

AGENDA

ITEM # 16



2025 Community Development Block Grant (CDBG)

Program Year: April 1, 2025—March 31, 2026
Community and Economic Development

Strengthening People Strengthening Communities

FAIR HOUSING IS THE LAW

Also, as a part of the requirements of the program, the locality is expected to undertake activities that promote Fair Housing. Title VIII of the Civil Rights of 1968 stipulates that we all have the right to be treated fairly regardless of our **race, color, religion, sex, disability, familial status, or national origin.**



- In the sale and rental of housing
- In residential real estate transactions
- In the provision of brokerage services

If you believe that you have been a victim of discriminatory housing practices, you have avenues by which the matter can be investigated.



Beaufort County and Lowcountry Council of Governments are committed to Fair Housing.

For more information contact

LCOG at (843) 473-3990.

The SC CDBG Program is designed to provide assistance to units of local government in improving economic opportunities and meeting community revitalization needs, particularly for persons of low and moderate income (LMI).

LMI QUALIFIED

Jasper County

Jasper County		<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
<i>Jasper County, SC HUD</i>	30% Limits	\$14,650	\$16,750	\$18,850	\$20,900	\$22,600	\$24,250	\$25,950	\$27,600
<i>Metro FMR Area</i>	50% Limits	\$24,400	\$27,850	\$31,350	\$34,800	\$37,600	\$40,400	\$43,150	\$45,950
	80% Limits	\$39,000	\$44,600	\$50,150	\$55,700	\$60,200	\$64,200	\$69,100	\$73,550

2024 Income Limits effective May 1, 2024 (cdbgsc.com)

The CDBG program has been funded through the State since 1982 by the US Department of Housing and Urban Development (HUD) under Title I of the Housing Community Development Act of 1974 as amended (Title I).

The Annual allocation from HUD for the program is administered by the SC Department of Commerce – Division of Grant Administration.

SC has been allotted approximately \$19,809,810 in CDBG funds for 2025.

SC STATE CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

Draft 2025 Action Plan

Written comments on the plan can be submitted from **December 30, 2024- January 28, 2025, 5PM.**

Email: ehuff@sccommerce.com

Mail: Lisa Huff

SC Department of Commerce
Business Incentives & Grants Administration
1201 Main Street, Suite 1600
Columbia, SC 29201

GRANT PROGRAM CATEGORIES

There are three broad grant program categories:

- **Community Development**
- **Business Development**
- **Regional Planning**



The Community Development Program is further broken down into several subcategories to address infrastructure, community facilities, and neighborhood priorities as follows:

Community Development Program

COMMUNITY INFRASTRUCTURE

\$9,000,000 est.

APPLICATION REQUEST **March 21, 2025**
APPLICATION DEADLINE **April 21, 2025**

WATER

SEWER

DRAINAGE

ROADS

MINIMUM FUNDING AMOUNT - \$50,000

MAXIMUM FUNDING AMOUNT -
\$1,000,000 est.

LOCAL PRIORITIES \$1,000,000 est.

APPLICATION REQUEST **August 15, 2025**
APPLICATION DEADLINE **September 15, 2025**

ECONOMIC DEVELOPMENT

PUBLIC HEALTH & SAFETY, QUALITY OF
LIFE, AND SUSTAINABILITY

RESILIENCY AND NARROW THE DIGITAL
DIVIDE

MINIMUM FUNDING AMOUNT - \$50,000
MAXIMUM FUNDING AMOUNT - \$300,000

COMMUNITY ENRICHMENT

\$7,365,516 est.

APPLICATION REQUEST **August 15, 2025**
APPLICATION DEADLINE **September 15, 2025**

BROWNFIELD PROJECTS/DEMOLITION OBSOLETE
BUILDINGS

DOWNTOWN STREETScape IMPROVEMENTS*
PLANNING FOR REGIONAL INFRASTRUCTURE
(\$50,000 maximum)

LIBRARIES

PUBLICLY OWNED FACILITIES

TRANSPORTATION-ORIENTED PUBLIC FACILITIES

PUBLIC SAFETY FACILITIES/SERVICES

DEMOLITION VACANT, DILAPIDATED STRUCTURES
TO ADDRESS/SUPPORT CRIME PREVENTION

FIRE SUBSTATIONS OR FIRE TRUCKS

HEALTH CLINIC FACILITIES/EQUIPMENT

PUBLIC FACILITY MODIFICATIONS

NEW SIDEWALKS IN LMI AREAS

MINIMUM FUNDING AMOUNT - \$50,000
MAXIMUM FUNDING AMOUNT - \$750,000

Community Development Program

READY TO GO \$500,000

APPLICATION REQUEST **ONGOING**
 APPLICATION DUE **30 DAYS AFTER REQUEST**

ACTIVITIES LISTED IN COMMUNITY
 INFRASTRUCTURE & COMMUNITY
 ENRICHMENT

MINIMUM FUNDING AMOUNT - \$50,000
 MAXIMUM FUNDING AMOUNT - \$500,000*
 (*maximum waiver available)

NATIONAL OBJECTIVE

- Benefit low-to-moderate income (“LMI”) Persons
- Aid in the prevention or elimination of slums or blight
- Meet other urgent community needs posing a serious threat to the health or welfare of the community

10% MATCH REQUIREMENT FOR ALL PROJECTS

GRANT PROGRAM CATEGORIES

Business Development Program: \$1,000,000

This program provides financial resources for local governments to pursue opportunities that create new jobs, retain existing employment, stimulate private investment, and revitalize or facilitate the competitiveness of the local economy. Funding will be prioritized based on the following order:

1. New or expanding businesses tied to job creation
2. Area economic development activities not associated with job creation
3. New or expanding local businesses that provide essential goods and services in predominately LMI communities

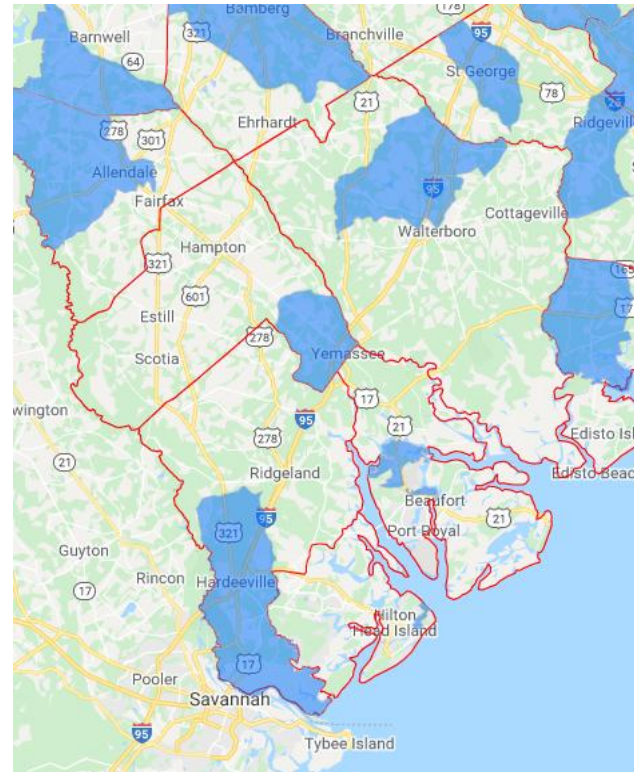
Regional Planning Program: \$500,000

This program is designed to provide CDBG funds to Councils of Governments to assist local governments in developing plans and building local community development capacity.

State TA & Admin: \$ 695,999

OPPORTUNITY ZONES

Projects located in Opportunity Zones will receive an additional 10 bonus points (scoppportunityzone.com)



PERFORMANCE THRESHOLD

A unit of local government can apply for an additional Community Development grant if it has no more than two open CDBG grants (excluding Business Development or Regional Planning grants).

However, the open grants must not have exceeded a **30-month grant period**.

PERFORMANCE THRESHOLD



No more than one Neighborhood Revitalization/Village Renaissance or streetscape project.



No more than one Ready to Go project.



No more than one project for the same general target area/neighborhood open at the same time, unless the current project is under construction.

BEAUFORT COUNTY/ LOWCOUNTRY REGIONAL HOME CONSORTIUM

The Beaufort County/Lowcountry Regional HOME Consortium (LRHC) is comprised of the following counties: Beaufort, Colleton, Hampton, and Jasper and all 21 municipalities in the region.

BEAUFORT COUNTY/ LOWCOUNTRY REGIONAL HOME CONSORTIUM

TOP THREE OBJECTIVES:

**Rehabilitation of
substandard housing**

**Increase accessibility to
adequate and affordable
housing**

**Support the
development and
availability of safe,
decent, and affordable
housing**

BEAUFORT COUNTY/ LOWCOUNTRY REGIONAL HOME CONSORTIUM



Beaufort, Hampton, Colleton and Jasper Counties have areas that are in need of affordable housing, rehabilitation of substandard housing, and demolition of vacant/dilapidated houses.



As the housing stock ages, there becomes a greater need for rehabilitation of substandard houses and the number of vacant/dilapidated houses increases while increasing the number of persons at risk for homelessness.



Please give us a list of the priority housing needs for your area to be considered in our upcoming 2025-2026 Annual Action Plan to be submitted to HUD by April 30, 2025.

AGENDA

ITEM # 17

Wanda Simmons

From: Nicole Holt
Sent: Tuesday, February 11, 2025 9:36 AM
To: Wanda Simmons; Andrew Fulghum
Cc: Kimberly Burgess
Subject: FW: jd
Attachments: Deputy Treasurer Assistant.docx

Please see attached job description for Mike Skinner's position that he would like to add. He would like to pay \$40-\$42,000.00. I've sent to MAG for salary range based on duties. I will forward over once I receive back from them.



Nicole Holt, PSHRA-CP
Human Resources Director
Jasper County
P.O. Box 150
Ridgeland, SC 29936

Location: 358 Third Avenue, Suite 212
Jasper County Clementa C. Pinckney Government Building
Telephone Number: 843-717-3680
Facsimile: 843-726-7996
Email: nholt@jaspercountysc.gov

An Equal Opportunity Employer

CONFIDENTIAL & PRIVILEGED

Special Accommodations Available Upon Request to Individuals with Disabilities. This email message contains confidential and/or privileged information that is intended solely for the addressee. If you have received this message in error, please notify us by return email, and delete it from your system. Reading, copying or disseminating this message is strictly prohibited.

From: Mike Skinner <miskinner@jaspercountysc.gov>
Sent: Tuesday, February 11, 2025 8:52 AM
To: Nicole Holt <nholt@jaspercountysc.gov>
Subject: RE: jd

Nicole, sorry..meant to reply and got sideways. Please proceed. Salary range I am looking and asking for will be around \$40-\$42k annual.

Respectfully,



Michael T. Skinner
Treasurer
Jasper County
P.O. Box 722
Ridgeland, SC 29936

Location: 358 Third Avenue, Rm 106
Jasper County Clementa C. Pinckney Government Building
Telephone Number: 843-717-3601
Email: miskinner@jaspercountysc.gov

From: Nicole Holt <nholt@jaspercountysc.gov>
Sent: Monday, February 10, 2025 4:46 PM
To: Mike Skinner <miskinner@jaspercountysc.gov>
Subject: RE: jd

Hi Mike,

We need to know if you want to proceed with going to council to get the additional position approved? Please see below and I have also attached the job description here for you in case you missed my previous email. We will need to know by tomorrow morning if you would like to proceed so that we can prepare the packet for council.

Thank you very much and let me know if you have any questions.

Sincerely,



Nicole Holt, PSHRA-CP
Human Resources Director
Jasper County
P.O. Box 150
Ridgeland, SC 29936

Location: 358 Third Avenue, Suite 212
Jasper County Clementa C. Pinckney Government Building

Telephone Number: 843-717-3680

Facsimile: 843-726-7996

Email: nholt@jaspercountysc.gov

An Equal Opportunity Employer

CONFIDENTIAL & PRIVILEGED

Special Accommodations Available Upon Request to Individuals with Disabilities. This email message contains confidential and/or privileged information that is intended solely for the addressee. If you have received this message in error, please notify us by return email, and delete it from your system. Reading, copying or disseminating this message is strictly prohibited.

From: Nicole Holt

Sent: Thursday, February 6, 2025 11:03 AM

To: Mike Skinner <miskinner@jaspercountysc.gov>

Subject: jd

Were you able to review the job description I sent yesterday morning?

Nicole Holt, PSHRA-CP

Human Resources Director

Jasper County

(843)717-3680 office

(843)368-0021 cell

nholt@jaspercountysc.gov

Equal Opportunity Employer



JASPER COUNTY HUMAN RESOURCES

*Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 150
Ridgeland, South Carolina 29936 - 843-717-3680 – Fax: 843-726-7996*

TITLE: Deputy Treasurer Assistant
DEPARTMENT: Jasper County Treasurer
REPORTS TO: Jasper County Treasurer
FLSA Status: Non-Exempt

POSITION SUMMARY:

This position is responsible for performing clerical and accounting duties in support of the Deputy Treasurer.

MAJOR DUTIES:

- Accepts tax payments; posts payments and issues receipts.
- Opens and processes mail.
- Balances the daily report and prepares bank deposits.
- Answers telephone, directs calls, takes messages and provides information as requested.
- Prepares and balances monthly reports.
- Prepares and sends letters to mortgage companies; codes notices.
- Researches tax records and property information as needed.
- Assists with returned checks.
- Resends tax notices as requested.
- Orders office supplies.
- Performs other related duties as assigned.

KNOWLEDGE REQUIRED:

- Knowledge of county and department policies and procedures.
- Knowledge of basic accounting principles and practices.
- Skill in operating a computer and standard office equipment.
- Skill in performing basic mathematical calculations.
- Skill in maintain records and files.
- Skill in 10-key operations.
- Skill in dealing with the public.
- Skill in oral and written communication.

MINIMUM QUALIFICATIONS:

- Ability to read, write and perform mathematical calculations at a level commonly associated with the completion of high school or equivalent.

- Sufficient experience to understand the basic principles relevant to the major duties of the position, usually associated with the completion of an apprenticeship/internship or having had a similar position for one to two years.

PHYSICAL DEMANDS:

The work is typically performed while intermittently sitting, standing, or stooping.

WORK ENVIRONMENT:

This work is typically performed in a professional office environment.

PREFERRED EDUCATION AND EXPERIENCE:

- High School Diploma or GED
- 2 years' experience in a similar position.

Please note this job description is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities that are required of the employee for this job. Duties, responsibilities and activities may change at any time with or without notice.

Employee signature below constitutes employee's understanding of the requirements, essential functions and duties of the position.

Employee signature: _____

Date: _____

AGENDA

ITEM # 18



Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	February 18, 2025
Project:	Zoning Map Amendment and Concept Plan - Planned Development District – Daly Organics PDD
Applicant:	Bellinger Hill Properties, LLC Madison and James Daly
Tax Map Number:	038-00-08-044
Submitted For:	2 nd Reading
Recommendation:	Planning Commission recommends approval of the PDD designation and Concept Map, provided that the PDD Standards limit the uses to only allow commercial and industrial uses that support the Daly Organic Farm, including the existing composting and mulching operation, and the proposed bagging facility.

Description: The Applicant is requesting approval of a Planned Development District (PDD) zoning designation for a commercial project, and if approved, will be known as Daly Organics PDD. Included with the Zoning Map Amendment application is a Concept Plan and PDD Standards. The project site consists of a 223.7 acre parcel located along Bellinger Hill Road. The property is currently zoned Rural Preservation and is developed as an existing farm, that includes organic composting and mulching operation. The applicant proposes adding a bagging facility, which according to the Zoning Ordinance, requires an Industrial zoning designation or a PDD that will allow this type of land use.

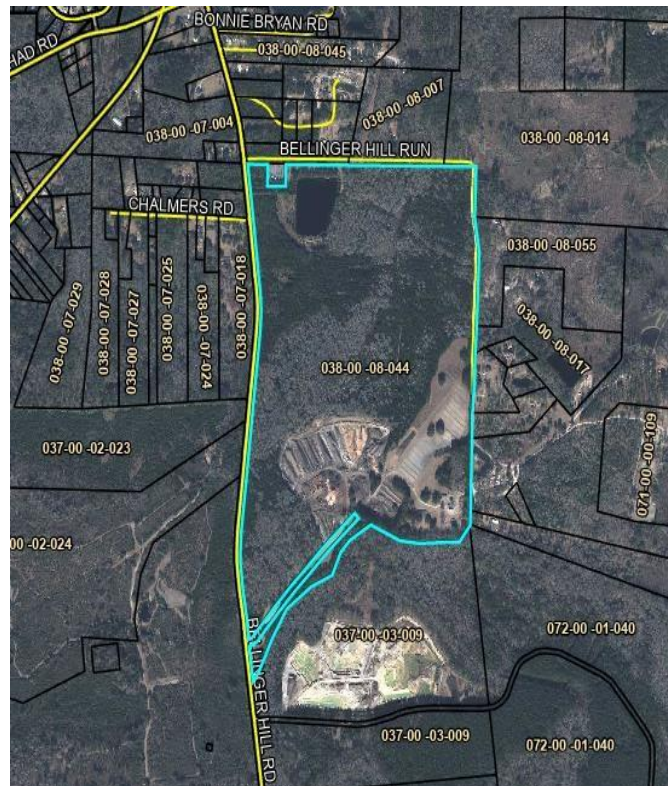
Analysis: In accordance with Article 8:1 of the Jasper County Zoning Ordinance, the intent of a PDD is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare. The PDD regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Transition.” The rural transition areas are located in southern Jasper County and will likely be under pressure to develop within the foreseeable future. Development proposals in existing communities, such as Levy-Limehouse, should be respectful and complement the scale and character of the area.
- **Adjacent Zoning and Land Uses:** Figure 1 below shows the project location and Table 1 shows the adjacent land uses and zoning designation:

Table 1. Adjacent Land Uses and Zoning Designations

Adjacent Property	Existing Uses	Zoning
North	Residential	Residential
South	Mining Operation	Resource Extraction
West	Residential and Vacant	Residential and PDD
East	Residential, Small Campground and Mining Operation	Residential, Rural Preservation and Resource Extraction

Figure 1.



- **Traffic and Access:** The subject property is accessed by Bellinger Hill Road and Bellinger Hill Run. Bellinger Hill Road is a 2-lane state maintained road, classified as a limited local road. Bellinger Hill Run is a private dirt road.

The Daly Organics Concept Plan (**Appendix H**) illustrates the proposed land use, the general layout, and access point. A Master Plan will be submitted separately and will provide additional information regarding the proposed layout of the development.

The proposed PDD will establish the following:

- **Access Points** – the main access point exists and is located on Bellinger Hill Road.
- **Allowed Land Uses** – rural preservation, general commercial and industrial.
- **Density** – 166 acres is designated to remain Rural Preservation, 36 acres is designated as General Commercial, and 21 acres is designated as Industrial.
- **Open Space** – a minimum of 10% open space based on overall commercial highlands will be provided.
- **Stormwater Management** – best management practices will be used in the development to ensure runoff leaving the site meets SC Department of Environmental Services Office of Ocean and Coastal Resource Management and Jasper County standards for water quality.
- **Setbacks and Buffers** – The concept map shows the commercial areas are setback 400' + from Bellinger Hill Road.
- **Landscaping Standards** – A landscape road-side buffer will be provided along Bellinger Hill as required by the Jasper County Zoning Ordinance.

At the January 6, 2025 County Council Meeting, a public hearing was held. Since that meeting a community meeting was held on January 28, 2025 at the Bellinger Hill Fire Department. The PDD Standards have been revised to prohibit additional uses, such as, public utility facilities, call centers, research and laboratories, regional malls, outlet centers, supermarkets, convenience stores, department stores, entertainment centers, medical and health facilities and a note was added to state the allowed uses are limited to the existing farm, including the composting and mulching operation, the proposed bagging facility, and other uses in support of the Daly Organic operations (see pages 13 and 14 of the PDD document).

The Daly Organics PDD and Concept Plan meets all of the requirements for a PDD *Application and Concept Plan* as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance. Hussey Gay Bell, engineering firm determined that the current use produces 40 trips a day, which is made up of 30 trucks/day (customers) and 10 cars/day (employees). The future conditions is predicted to produce 40 trucks/day (customers) and 20 cars/day (employees). The Daly Organic property is currently served by well and septic tank. Electric is provided by Palmetto Electric. Telecommunication and fiber are not currently available to serve the subject property.

Planning Commission Recommendation: A zoning designation of PDD does not entitle an applicant or owner of the affected property a right to develop or engage in any land use or land disturbing activity, other than the rights in existence at the time of the Concept Plan approval. To engage in development or any land use or land disturbing activity, a Master Plan and subsequent Development Plan(s) must be approved for the areas to be developed. While the Concept Plan is very generalized, a Master Plan is a more refined document which will be reassessed by the Planning Commission at a future date. **The Planning Commission recommends approval of the PDD designation and Concept Map, provided that the PDD Standards limit the uses to only allow**

commercial and industrial uses that support the Daly Organic Farm, including the existing composting and mulching operation, and the proposed bagging facility.

Attachments:

1. Application
2. Ordinance
3. PDD Document and Concept Plan

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

ORDINANCE #O-2025-02

**AN ORDINANCE OF
JASPER COUNTY COUNCIL**

To adopt Planned Development District Zoning, Planned Development District Standards, and Conceptual Master Plan for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, and known as Daly Organics PDD.

WHEREAS, The Planned Development District Zoning standards were adopted by Jasper County to permit and encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare; and

WHEREAS, Jasper County has received a request from the owner of a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, to zone such in accordance with submitted Planned Development District Standards prepared for Daly Organics and accompanying Planned Development District Standards and Conceptual Master Plan; and

WHEREAS, the above mentioned property was duly posed, with public meetings properly noticed and held by the Jasper County Planning Commission on November 12, 2024, which recommended approval and adoption by the Jasper County Council on November 12, 2024; and

WHEREAS, Jasper County Council finds the Planned Development District Standards and the Concept Map (Appendix H) to be in accordance with the statutory requirements of the state, and consistent with the Jasper County Comprehensive Plan, *Jasper's Journey*, as well as the Jasper County Zoning and Land Development Ordinances; and

NOW THEREFORE, BE IT RESOLVED by Jasper County Council, in council duly assembled and by the authority of the same:

1. Jasper County Council finds in accordance with the staff report, and the recommendation of Jasper County Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown to approve the applicant's request for Planned Development District Zoning for the Property, and of the Planned Development District Standards and Conceptual Master Plan (Appendix H), and to amend the Jasper County Official Zoning Map to reflect Planned Development District zoning for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, and known as Daly Organics PDD.
2. This ordinance shall take effect upon approval by Council.

L. Martin Sauls IV
Chairman

ATTEST:

Wanda Giles
Clerk to Council

ORDINANCE: # O-2025-02

First Reading: December 2, 2024

Public Hearing: January 6, 2025

Second Reading: January 6, 2025

Adopted: February 18, 2025

Considered by the Jasper County Planning Commission at it's meeting on
November 12, 2024 and recommended for approval.

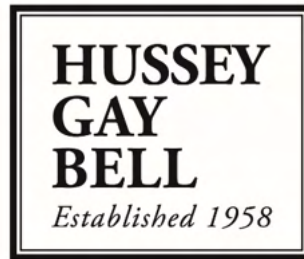
Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date

PLANNED DEVELOPMENT DISTRICT AND CONCEPT PLAN

JASPER COUNTY, SOUTH CAROLINA



FOR

DALY ORGANICS



BELLINGER HILL PROPERTIES, LLC

1465 BELLINGER HILL ROAD

HARDEEVILLE, SC 29927

BY

HUSSEY GAY BELL

329 COMMERCIAL DRIVE

SAVANNAH, GA 31406

ORIGINALLY SUBMITTED SEPTEMBER 10TH, 2024
(REVISED NOVEMBER 5TH, 2024; JANUARY 23RD, 2025;
FEBRUARY 10TH, 2025)

**PLANNED DEVELOPMENT DISTRICT
AND
CONCEPT PLAN**

DALY ORGANICS

TABLE OF CONTENTS

SECTION I – SITE DEVELOPMENT

A.	The Property	3
B.	Planned Development District and Development Agreement Process	4
C.	Concept Plan	5
D.	Environmental Protection	7
E.	Cultural and Historical Resources	7
F.	Water and Sewer Service	8
G.	Utility Service	8
H.	Roadways and Traffic	8
I.	Parking	9
J.	Stormwater Management	10

SECTION II - LAND USE

A.	Introduction and Narrative	11
B.	Allowed Land Uses	12
C.	Allowed Density	12
D.	Definitions of Land Use Terms and Density Terms	13

LIST OF APPENDICES

Appendix A	Site Location Map
Appendix B	Recorded Plat
Appendix C	Freshwater Wetlands Delineation
Appendix D	USDA Soils Data
Appendix E	Aerial Site Map
Appendix F	USGS Quadrangle Map
Appendix G	FEMA Map
Appendix H	Conceptual Master Plan
Appendix I	Development Schedule

DALY ORGANICS

PLANNED DEVELOPMENT DISTRICT

CONCEPT PLAN

SECTION I – SITE DEVELOPMENT

A. THE PROPERTY

The Daly Organics Planned Development District (PDD) is located in Jasper County, South Carolina with frontage on Bellinger Hill Road and Bellinger Hill Run. The tract is located near Hardeeville and is approximately 223.7 acres. A site location map is provided in Appendix A.

The Daly Organics Tract is currently owned by Bellinger Hill Properties, LLC (“Owner”), its successors or assigns. The Owner proposes that this property be zoned and developed as a PDD in accordance with the Jasper County Zoning Ordinance (ZO) and Land Development Regulations (LDR) in effect at the time of submittal to Jasper County. The PDD designation will be utilized to encourage unified planning and development, promote economical and efficient land use, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

The Daly Organics Tract (TM# 038-00-08-044) is located in Jasper County, South Carolina and is located southeast of the intersection of S. Okatie Highway and Bellinger Hill Road. The property is currently farmed and has an existing organic composting and mulching operations under the existing Rural Preservation zoning. The property has approximately 5,000 linear feet (LF) and 2,400 LF of road frontages along Bellinger Hill Road and Bellinger Hill Run, respectively. A site survey is included as Appendix B.

The property encompasses approximately 223.7 acres which does not include any jurisdictional wetlands within the current project area (existing operations of Daly Organics). The property does not contain. The U.S. Army Corps of Engineers (USACE) wetland verification letter and survey are included in Appendix C. Preliminary soil data has been evaluated using available on site soil data and USDA soils information. On site soils are Williman loamy fine sand, Coosaw loamy fine sand, Seewee fine sand, and a Seabrook fine sand. The soils are expected to be acceptable to current operations as well as the future plans for expansion for Daly

Organics. USDA soils data is included as Appendix D.

The land adjacent to the PDD is Rural Preservation and Residential zoning and existing uses consist mostly of farming, larger residential lots, and parcels that are currently undeveloped. An aerial overlay map of the PDD and surrounding area is included as Appendix E.

Based on a review of the USGS Jasper quadrangle map, site elevations range from approximately 15 - 18 feet above mean sea level on average. A portion of the USGS map is included as Appendix F. The site has gentle slopes ranging from 0-2%.

Based on a review of FEMA Maps, the site is within the 100-year flood plain. A portion of FEMA Map Panel Number 450112, dated September 29, 1986, is included as Appendix G.

B. PLANNED DEVELOPMENT DISTRICT (PDD) AND DEVELOPMENT AGREEMENT (DA) PROCESS

The PDD overlay zone was adopted by the Jasper County Council to permit and encourage the effective, efficient, and economical development of large tracts of land in Jasper County. The PDD application will be accompanied by a Development Agreement, the intent of which is to protect the rights and entitlements specified in the PDD for the property from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the PDD or in any way hinder, restrict, or prevent the development of the project. The Development Agreement will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State. The Development Agreement is being made and entered between Owner and The Jasper County Council, under the terms of the Act, for the purpose of providing assurances to Owner that it may proceed without encountering future changes in law which would materially affect the ability to develop under the plan, and for the purpose of providing important protection to the natural environment and long term financial stability and a viable tax base to Jasper County. The Owner as well as its successors, assigns, and future owners will adhere to the provisions of the PDD and Development Agreement for the duration that each remains in effect, unless one or both is modified or extended through mutual agreement with the Jasper County Council.

C. CONCEPT PLAN

The Daly Organics property is an approximately 223.7 acre tract of land located adjacent to Bellinger Hill Road in Jasper County, South Carolina. It is anticipated that the property will be developed over a period of several years as the existing organic composting and mulching operations expand, in accordance with the Concept Plan as set forth in this document or amended in the future. The Concept Plan sets forth the general scope of the development including number of units, phasing, development standards, open space and other issues. In addition to the Concept Plan, development of the property is controlled by other provisions of the PDD and further guaranteed by the Development Agreement (DA) between the applicant and the Jasper County Council.

The Conceptual Master Plan is included in Appendix H.

The goal of the development is to produce a high quality, mixed use development. The tract of land provides an opportunity for a mix of land uses that will be developed over a period of time. The PDD designation is necessary to accommodate the mix of land uses and provide for the responsible planning and development of the property over time.

The Daly Organics Concept Plan, prepared by Hussey Gay Bell, shows a general access layout and a proposed mix-use Planned Development District showing areas designated for **Rural Preservation (current and existing zoning), General Commercial, and Industrial Development**. Proposed land uses in the Rural Preservation (current and existing zoning), General Commercial, and Industrial Development areas are detailed under Section 2 - Land Use Designation and Definitions.

The proposed uses will consist of the following acreages: Rural Preservation (166.2 acres), General Commercial (36.2 acres), and Industrial Development (three (3) areas at 6.1 acres, 6.8 acres and 8.4 acres). Appropriate buffers shall be provided between incompatible land uses. Buffer widths are described in Section II.D.5 of the PDD.

Development is planned to occur in accordance with the Development Schedule presented in Appendix I, which is preliminary and subject to change based on market conditions.

The proposed Concept Plan will maintain open space requirements as per Section II, D.4 of this document. The open space and amenities will be owned and maintained in the manner approved with appropriate covenants and restrictions by the developer, homeowner's association, or other legally designated entity. Property

deeded to a governmental entity becomes the maintenance responsibility of that entity.

Activities along any external property lines of the PDD shall conform to the setback, buffer, screening as described in Section II.D.5 of the PDD. Height requirements shall conform to the latest adopted version of the Jasper County Zoning Ordinance (ZO) and Land Development Regulations (LDR).

The Concept Plan and Development Agreement may constitute a request for a waiver from the current Jasper County ZO and LDR where differences occur. However, activities in the PDD shall conform to all other Jasper County Ordinances and Regulations where differences do not occur. The Concept Plan may introduce land uses that do not exist in the current Zoning Ordinance. Based on the PDD, Daly Organics does not request deviations from the ZO/LDR provisions.

General Requirement	Description of Proposal
N/A	N/A

The provisions of the Development Agreement and the Concept Plan shall apply to development in the Daly Organics PDD. In the event of a conflict, the hierarchy of documents is the following: 1) Development Agreement; 2) PDD and Concept Plan; 3) Jasper County ZO and LDR in effect at the time of Final Adoption of the Daly Organics PDD.

D. ENVIRONMENTAL PROTECTION

Environmental protection is a priority for the Applicant. As part of the development process, Bellinger Hill Properties, LLC developers (owners) will meet or exceed the stormwater management requirements of the Jasper County LDR/Stormwater Regulations and the South Carolina Department of Health’s Office of Ocean and Coastal Resource Management (OCRM).

Bellinger Hill Properties, LLC developers (owners) will prepare stormwater management plans for the tracts of land as they are developed. The plan will address the hydrological characteristics of the site as well as predevelopment conditions and post-development stormwater management facilities for flood control and sediment reduction.

Freshwater wetlands on the property are typical of the South Carolina Lowcountry. None of the area planned expansion to the Organic Composting and Mulching Operations is within jurisdictional wetlands. A plat indicating the freshwater wetlands on the property is included in Appendix C.

On-site wetland impacts resulting from the development of the Daly Organics PDD will be permitted jointly through the USACE and OCRM. All impact mitigation will be accomplished through a combination of buffers and preservation of jurisdictional wetlands located on the property and will meet or exceed state and/or federal standards.

E. CULTURAL AND HISTORICAL RESOURCES

As part of the comprehensive study of the property, a preliminary assessment of the cultural and historical resources on the site has not been prepared at this time. As part of Master Plan Approval and prior to final design, the South Carolina Department of Archives and History will be contacted by the Owner to request a review of the Department’s cultural resource inventory database. The Owner will follow the direction and procedures of the Department of Archives and History as appropriate and if necessary, will address all cultural resource issues with the State Historic Preservation Office. A final determination will be provided as part of Master Plan Approval.

F. WATER AND SEWER SERVICE

Water and sewer service to Daly Organics is private (well and septic). Detailed planning for the water and sewer systems will commence at the time of Development Agreement and PDD approval by Jasper County, if public service ever becomes available to the property.

G. UTILITY SERVICE

Daly Organics is currently served by Palmetto Electric for electrical power. The Owner will coordinate with Palmetto Electric regarding planning for the PDD as necessary.

Telecommunications and fiber are not currently available to serve Daly Organics.

Other utility services may be provided by legally established entities at the discretion of the Owner, provided such are in accordance with applicable franchising ordinances and licensing requirements of Jasper County.

H. ROADWAYS AND TRAFFIC

Daly Organics has approximately 5,000 linear feet (LF) and 2,400 LF of road frontages along Bellinger Hill Road and Bellinger Hill Run, respectively, with respect to access, construction, improvements and maintenance. Establishing safe and reasonable ingress and egress for the property is a priority for the Owner, South Carolina Department of Transportation (SCDOT), and Jasper County. Full access shall be defined as access which allows any and all possible vehicular traffic movements into and out of the development. Limited access shall be defined as access which limits the movement of traffic into and out of a development (i.e., right-in, right-out). Any proposed roadway improvements shall be subject to approval by Jasper County and, where appropriate, the SCDOT.

All new access points shall be accompanied by a traffic analysis that demonstrates consistency with the Jasper County and SCDOT Highway Management Access Plans and design criteria. These accesses may be relocated to accommodate traffic modeling information, site specific characteristics and adjacent land uses as part of the access management plan. Additional ingress and egress to the property from Bellinger Hill Road may result by sharing the existing full access points from the currently developed outparcels, or by sharing other limited or full access points with adjacent property owners.

Primary access to the interior of the development will be via the Bellinger Hill Road as shown on the Conceptual Master Plan. Connectivity between the various development parcels and these access locations will be planned and incorporated into the site plans for the individual developments as they are submitted to Jasper County for review. Traffic circulation and access systems will be developed to maximize the public utility of full access points to Bellinger Hill Road and Bellinger Hill Run from Daly Organics and also from adjacent and opposite parcels, to the extent practical. Interconnectivity between different proposed uses within the PDD will be promoted in order to encourage efficient traffic flow within the PDD and minimize access locations onto Bellinger Hill Road and Bellinger Hill Run.

The Daly Organics PDD may have roads designed with funding as outlined in the Development Agreement. Roads indicated on the Conceptual Master Plan are subject to modification at the time of Development Plan approval based upon specific soil conditions, environmental concerns, physical constraints and design parameters.

The access point locations described above and shown on the Conceptual Master Plan are preliminary and may be relocated during Master Plan approval and final development plans. Planning, design and construction of these accesses as well as all roadways and transportation elements shall be in accordance with SCDOT standards, Jasper County Ordinances, traffic impact assessment, PDD standards, or other engineering standards reasonably acceptable to the County engineer. Typical roadway sections will be submitted for review at the Master Plan approval stage.

Potential access across the jurisdictional wetlands surrounding adjacent tracts may be allowed if approved by OCRM and the USACE. Road linkages to adjacent properties may include impacts to jurisdictional wetlands.

Notwithstanding other provisions of this document and subject to approval by Jasper County, roadway design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised. Protection and preservation of significant trees will be encouraged. Reductions of roadway and right-of-way widths may not occur unless specifically authorized by the County.

I. PARKING

The total number of required parking spaces for all land uses allowed herein shall conform to the Jasper County ZO and LDR in effect at the time of Final Adoption of the Daly Organics PDD. Modulation of those standards may be allowed provided the applicant furnishes actual documentation that the new proposed standard meets the parking needs of the proposed land use and the County agrees at Master Plan approval.

J. STORMWATER MANAGEMENT

Daly Organics PDD shall conform to the Jasper County ZO, LDR and Stormwater Management Ordinance in effect at the time of Master Plan approval for the Daly Organics PDD as well as all other applicable state and federal requirements. Sufficient stormwater best management practices will be employed in the development of the PDD to ensure runoff leaving the site does not degrade water quality within surrounding wetlands and the receiving waterways.

SECTION II – LAND USE

A. INTRODUCTION AND NARRATIVE

The Daly Organics PDD has a total area of 223.7 acres, which does not include any jurisdictional wetlands within the current project area (existing operations of Daly Organics), as indicated in the ‘Hardeeville Wetland Survey’.

The Concept Plan consists of the following land use areas:

Rural Preservation (RP – the current and existing zoning), General Commercial (GC), and Industrial Development (ID).

The developed acres are intended for types of non- residential uses, which are preliminary and subject to change based on market conditions. A portion of the existing Rural Preservation use will remain as indicated on the Concept Plan.

The land use areas indicated on the Concept Plan are not intended to be rigid exact boundary lines for future land use and improvements. The Concept Plan for the Daly Organics PDD shall maintain flexibility to accommodate specific soil conditions, environmental concerns, pedestrian friendly requirements, physical constraints, market conditions and design parameters and as such, the exact location of boundary lines between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time Development Permit Plan(s) are submitted for development; provided, however, that maximum densities and other conditions of this PDD and the Development agreement between the Owner and Jasper County, South Carolina, will be strictly adhered to, unless adjustment is requested by the Owner and approved by the County. The boundaries of the PDD may be modified to include adjacent acreage subject to the approval of Jasper County by appropriate petition/application to the County to amend the PDD and the Development Agreement.

B. ALLOWED LAND USES

The following land uses shall be permitted in the Daly Organics PDD. The purpose of this portion of the PDD document is to state which land uses shall be allowed within the Daly Organics PDD; however, by allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.

The following land uses and definitions shall be permitted in the Daly Organics PDD:

Rural Preservation (RP): Current and existing zoning as permitted in Jasper County ZO and LDR.

General Commercial (GC): Existing Operations for Organic Composting / Mulching and Area for Expansion plus uses permitted in the Jasper County ZO and LDR.

Industrial Development (ID): Including future Bagging Plant plus uses permitted in the Jasper County ZO and LDR.

Apart from operations/construction offices, mobile homes shall not be an allowed land use.

Any easement that occurs within the property shall have the same land uses as any of the adjacent land uses. Any restrictions shall be based on the legal definition of the easement.

Design Regulations and Performance Standards will be established for each area at the time of the Master Plan approval. Unless otherwise agreed at Master Plan approval or in this PDD, the standard for uses and design criteria from the Jasper County ZO and LDR will apply.

C. ALLOWED DENSITY

Of the approximately size upland acres, the Concept Plan for the Daly Organics PDD consists of approximately 166.2 acres of Rural Preservation (current and existing zoning), approximately 36.2 acres of General Commercial, and approximately 21.3 acres (total of three (3) areas) of Industrial Development. The Concept Plan may be modified at Master Plan approval, taking into consideration the potential need to change the exact locations of the proposed use(s) in order to address traffic considerations and in response to market conditions.

Commercial acreage shall include the commercial uses of Existing Operations for Organic Composting / Mulching and Area for Expansion plus uses permitted in the

Jasper County ZO and LDR), as well as other uses and shall have no cap placed on unit density (building square footage/acre), provided compliance with stormwater, parking, buffering, landscaping and other site design requirements of the PDD and the Jasper County ZO and LDR are met. Hotel/Inn/Bed and Breakfast Properties, and assisted living, congregate care, and nursing home facilities shall not have a specified dwelling unit per acre maximum, provided compliance with stormwater, parking, buffering, landscaping and other site design requirements of the PDD and the Jasper County Ordinances and Regulations are met. All commercial development shall be subject to the provisions of the Jasper County ZO and LDR unless specifically exempted by this document. In addition to the Prohibited Uses specified in Section II(D)(5), trucking terminals will not be a permitted use in the commercial use areas.

D. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS

In the absence of a term definition in this Concept Plan or in the Daly Organics Development Agreement with Jasper County, the definitions of the Jasper County Zoning Ordinance shall apply in the interpretation of this Concept Plan.

However, the definitions below shall generally describe the allowed uses within the PDD.

1. Industrial Development

This designation allows for a multi-use Business Park to meet regional demands for Light Industrial, Office, Commercial Services and Wholesale/Retail Businesses. Permitted uses include:

- a. *Establishments involved in light manufacturing, regional warehouses, distribution operations, back-office operations, commercial businesses, office space, office/warehouse operations, wholesale/retail businesses, commercial service businesses, public building, agricultural farm, horticultural nursery, off street commercial parking or storage area for customers, client, or employee-owned vehicles. **NOTE: The allowed uses are limited to the existing farm, including the composting and mulching operations, the proposed bagging facility, and other uses in support of Daly Organics operations.*
- b. Build-to-property lines subject to Master Plan Review by the Planning Commission will be allowed to reduce cost of utilities and create a more pedestrian friendly environment as long as fire protection between adjacent and party-walls is strictly adhered to and visual design standards are met.

- c. Light Industrial uses shall provide a minimum buffer in accordance with Section 12.8.1-12.8.9 of the LDR from adjacent non-compatible uses not separated by a road right of way, or wetland of an equal width (including wetland buffer).
- d. Excluded Uses: Public utility facilities, TV stations and transmission towers, commercial trade or vocational schools, water supply systems, sewer systems, wholesale of used motor vehicle parts, junkyards, retail trade of vehicles and parts, retail trade of home furnishings, electronics, gasoline stations, truck stops, fuel dealers, transportation (air, rail, truck, transit, scenic), motor vehicle towing, publishing industry, motion picture, banks, credit intermediation, incinerator, marinas, auto repair & maintenance, funeral home, cemeteries, crematories, laundry services, parking garages, research or experimental laboratories, call centers.

2. General Commercial

The general commercial designation allows for the development of concentrated commercial and office nodes located on primary vehicular routes to serve the Daly Organics PDD and surrounding area.

a. Permitted Uses:

- (1) Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods; establishments providing services or entertainment to the general public including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments; office buildings and/or office for government, business professional or general purposes, unless specifically prohibited under Prohibited Uses below.
- (2) Assembly and Worship
- (3) Schools, Neighborhood (elementary and middle school)
- (4) Schools (community high school)
- (5) Daycare, commercial
- (6) Utilities
- (7) Public Services
- (8) Government Office
- (9) Commercial lodging (hotel and motel)
- (10) Commercial Retail
- (11) Office
- (12) Restaurant (including outdoor seating)
- (13) Service Businesses

- (14) Commercial Amusement (indoor)
 - (15) Christmas Tree Sales
 - (16) Roadside Stands (on designated areas only)
 - (17) Commercial Outdoor Sales (related to existing retail)
 - (18) Public Interest and Special Events (permitted, located, and scheduled ahead of time)
 - (19) Grocery
 - (20) Mini-warehouse facilities will be limited to a maximum height of 35 feet from finished grade.
- b. Sidewalk displays are permitted directly in front of an establishment, if at least five (5) feet of sidewalk is maintained for adequate and uncluttered pedestrian access.
 - c. Commercial uses shall provide a minimum buffer of twenty-five (25) feet from any adjacent residential use not separated by a road right of way, excluding TND uses.
 - d. Excluded Uses: Regional malls, shopping centers, supermarkets, department stores, convenience stores, gas stations, automotive and boat dealers, entertainment establishments (movie theaters, bowling, etc.), medical and health facilities, colleges and schools, hotel/motel, parking garages, laundry services, commercial amusement, nightclub and entertainment, go-cart racing, flea markets, junkyards or auto salvage yards, gambling facilities not authorized by law, sexually-oriented businesses, colleges and professional schools.

Maximum building height shall meet the requirements of the Jasper County Ordinances and Regulations for group dwellings and multiple family dwellings.

3. Maintenance Areas

The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties and golf courses within the Daly Organics PDD. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, golf course maintenance, recreation area maintenance or individual property regime maintenance. Permitted uses include:

- a. Vehicle maintenance
- b. Storage of vehicles and parts, boats, recreational vehicles and resident storage
- c. Fuel storage

- d. Shops for woodworking, metalwork and painting.
- e. Greenhouses, plant propagation areas and holding yards
- f. Mulching facility and mulch storage.
- g. Storage of chemicals and bulk materials as permitted by law.
- h. Offices associated with community and maintenance.

4. Open Space

There shall be no requirement for additional open space for the Commercial portions of the development; however 10% of the overall Commercial uplands will remain pervious. Open space may be located in restricted access, gated communities and shall consist of the following:

- (1) Landscaped areas including manicured village greens
- (2) Forest, wildlife preserves/corridors, conservation areas and greenbelts
- (3) Community garden plots
- (4) Recreation areas including swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, public or private regulation or par three golf courses, etc.
- (5) Pedestrian/bicycle trails

5. Setbacks and Buffers

Setbacks and buffers required by the HCOD shall apply according to the LDR if and when necessary. All other buffers and setbacks shall be maintained as described below:

- a. Setbacks and buffer standards within the Daly Organics PDD shall include:
 - (1) There shall be no minimum setbacks applied to the Concept Plan other than those described in the HCOD where necessary, those required by Fire Code, and those described elsewhere in this document.
 - (2) Buffers between non-compatible land uses shall comply with Section 12.8.1-12.8.9 of the LDR. The required buffers shall be a total width and can be met by sharing a buffer across a property line.
 - (3) At jurisdictional wetlands or recorded conservation easements the setbacks and buffers shall be as determined by the state and federal agencies having jurisdiction over the wetlands. The project shall also comply with Section 7.4 of the LDR with regards to riparian buffering. The project shall

have the right to buffer average in accordance with USACE and OCRM standards.

- (4) A 10-foot setback shall be required for all drainage systems and retention ponds within the development.
- b. Perimeter setbacks and buffers at adjacent property boundaries of Daly Organics shall comply with Section 8.1.6 of the LDR. Stormwater features related to the outfall from a detention, retention or filtration system shall be allowed within the perimeter setbacks and buffers. Only temporary flood control and soil erosion control devices shall be permitted in the perimeter setback and buffer areas during construction. These devices shall be immediately removed upon stabilization of these areas.

6. Signage Control

Signage for the Daly Organics PDD shall be governed by the Jasper County ZO and LDR in effect at the time of the submission of final development plans or as herein contained.

7. Wetlands

This designation allows the following uses within wetlands. Freshwater wetlands on the property shall be those areas over which the applicable governmental agencies claim jurisdiction for freshwater wetlands. Unless restricted via a future Memorandum of Agreement (MOA) to the contrary, the following are permitted uses:

- a. Buffers
- b. Conservation areas
- c. Activities in all wetland areas as permitted by the USACE and OCRM
- d. Disposal of reclaimed water as permitted by SCDHEC
- e. Stormwater management and recreational lakes
- f. Boardwalks, trails, bridges and other permitted structures
- g. Game Management

8. Utilities

This designation allows for utility service to serve the planned tracts of the Daly Organics PDD. Utility types and facilities not germane to the development will be subject to review by the Planning Commission as part of the Master Plan review process. The following land uses shall be allowed:

- a. Potable water supply and distribution
- b. Wastewater collection, treatment and disposal
- c. Stormwater collection, treatment and detention
- d. Irrigation
- e. Communication towers
- f. Satellite antennas
- g. Cable television facilities
- h. Telephone facilities
- i. Power transmission and distribution
- j. Fiber optic lines
- k. Other utility services (i.e., Internet access and other telecommunication uses)

Certain community-wide infrastructure is required for the development of any large, master-planned community. This infrastructure may include, but is not limited to the following:

- a. Arterial streets and primary access roads
- b. Water supply
- c. Wastewater treatment and effluent disposal
- d. Power substations
- e. Central telephone facilities
- f. Stormwater management lagoons
- g. Natural gas supply

In the case of this Concept Plan, the community-wide infrastructure may serve more than one planning tract. Infrastructure serving the community (on-site and off-site) will be approved as part of the Master Plan approval process. Infrastructure projects must receive a Jasper County Development Permit prior to construction.

APPENDIX A

SITE LOCATION MAP



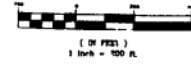
VICINITY MAP

APPENDIX B

RECORDED PLAT

WE warrant that ALL INFORMATION CONTAINED ON THIS SURVEY WAS OBTAINED FROM THE FIELD BY THE SURVEYORS AND ENGINEERS AND THAT THE SAME IS TRUE AND CORRECT IN ALL RESPECTS. ANY AND ALL INFORMATION OF A NATURE NOT SO OBTAINED BY THE SURVEYORS AND ENGINEERS IS NOT WARRANTED.

GRAPHIC SCALE



MAGNETIC



Δ = 1350°55'
P = 216.8 92'
L = 524.23'
Chd = 522.96'
Chd Brg = N 63°34'41" W

(Known as Bellinger Hill Rd.)
S.C. HWY 92
66' R/W

Δ = 12°48'36"
R = 2018.74'
L = 451.35'
Chd = 450.41'
Chd Brg = N 00°03'31" W

N/F
Hargray Telephone
Company

N/F
Palmetto Electric
Cooperative, Inc.

N/F
Delta Plantation
Corporation

There is an unrecorded "barn" located on the north side of the property, the location and location of which is shown on the plat. It is located on the north side of the property, the location and location of which is shown on the plat.

Notes:
1. According to the Flood Insurance Rate Map, this property is in a flood hazard area. The flood hazard area lines as shown on the map are graphically from said map and have not been verified in the field.
2. The old data upon which this plat is based has a closure error of 0.2' per point, and was adjusted for closure, and on a scale of 1 foot in 20,000 feet or better.
3. The bearings shown on this plat are magnetic, and are based on a declination of 12° 00' 00" (See reference No. 1).

JASPER COUNTY PLANNING COMMISSION
"FINAL PLAT"
"APPROVED FOR RECORDING"
DATE: 12/15/87
DRAWN: [Signature]

Legend

P/C	Part of Commonly Owned Property
P/OB	Part of Boundary
DB Pg	Deed Book/Page
78 Pg	High Book/Page
CMC	Concrete Monument Found
CMS	1"x1 1/2"x24" Concrete Monument Found
SMD Pg	Subdivision Map Book
OTF	Open Top Pipe Found
OTP	Open Top Pipe Found
DHL	Overhead Lines
R/W	Right-of-Way
U/L	Utility Line
FL	Fence Line
100	100 Feet
1/2" = 100'	1/2" Scale
1/4" = 100'	1/4" Scale
1/8" = 100'	1/8" Scale
1/16" = 100'	1/16" Scale

- References:
1. Survey of 108.28 Acres of Land Owned by Union Camp Corp., prepared for Union Camp Corp. by M.J. Gardner under the direction of Neil Lamar Anderson, South Carolina R.L.S. No. 4412, dated September 30, 1987.
 2. Corner Lot of Lands of Allen Paulson, prepared for Allen Paulson by Thomas & Hutton Engineering Co., dated 6/25/90.
 3. Palmetto Electric Corporation, Lands of Allen Paulson, prepared for Palmetto Electric Corporation, by Thomas & Hutton Engineering Co., dated 6/25/90.

217.029 Acres Non-Easement
6.667 Acres in Easement
223.696 Acres Total

Boundary Survey of a 223.696 Acre Portion of the Lands of Delta Plantation Corporation Being a Portion of the Union Camp Corp. Pierpont Tract Situated in Jasper County, South Carolina

Prepared For:
James A. Daly & Lake Walker Daly
Date: [Blank]

THOMAS & HUTTON
ENGINEERING CO.

710 BOY LARK SAVANNAH, GEORGIA 31401
3101 WILSON PROFESSIONAL BLVD. (912) 303-5000



APPENDIX C

FRESHWATER WETLANDS DELINEATION

GREENTREE LAND MANAGEMENT

February 28, 2022

SCDHEC Solid Waste Permitting and Monitoring

Attn: Summer Justice

2600 Bull Street

Columbia, SC 29201

**Re: Permit #: COM-00243
Daly Organics
1465 Belliger Hill Road
Parcel ID No. 038-00-08-044**

Dear Ms. Justice:

This letter is in reference to the January 28th, 2021 comment letter to Daly Organics per the proposed composting permit COM – 00243 located at 1465 Belliger Hill Road in Hardeeville, SC. As part of this comment letter, SCDHEC requested a wetland survey be completed. On February 15, 2022, I conducted a wetland delineation of the Daly Organics site and found no wetlands within the identified project area. The area had high chroma soils, no hydrology or evidence of past hydrology in the soils. The vegetation had been removed however; the adjacent undisturbed area was used as a reference site. Based on the USACE's 1987 guidance on wetland delineation and the Rapanos decision, no wetland areas were identified within the project area. USACE data sheets and corresponding maps are attached for your review.




Sincerely,

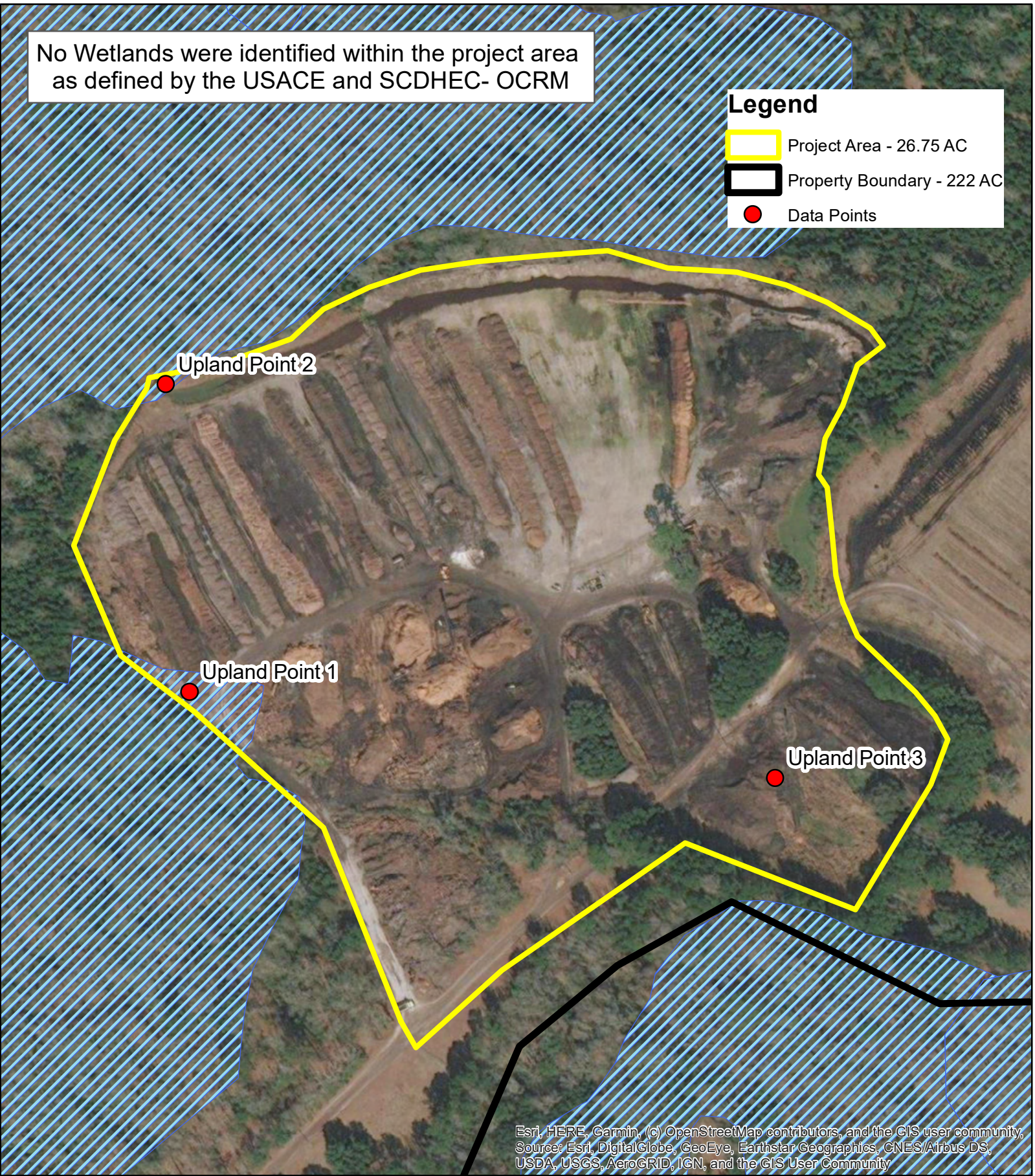
A handwritten signature in black ink, appearing to be 'RS', followed by a long horizontal line extending to the right.

Robert Strange
Greentree Land Management
SCRF # 1931

No Wetlands were identified within the project area as defined by the USACE and SCDHEC- OCRM

Legend

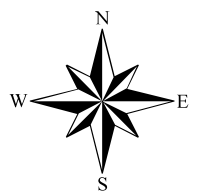
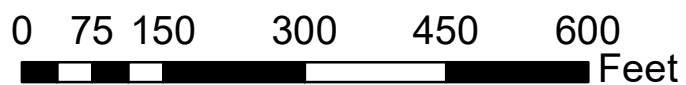
-  Project Area - 26.75 AC
-  Property Boundary - 222 AC
-  Data Points



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community




Greentree Land Management, LLC.
105 Wappoo Creek Drive, STE 4A
Charleston, SC 29412
(843) 830-5375

Bellinger Debris Yard Jasper County



No Wetlands were identified within the project area as defined by the USACE and SCDHEC- OCRM

Legend

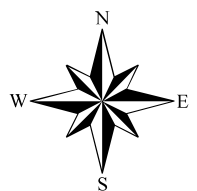
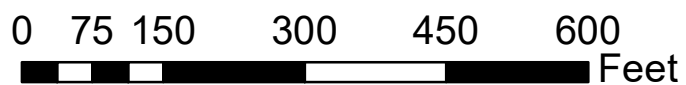
-  Project Area - 26.75 AC
-  Property Boundary - 222 AC
-  Data Points



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Greentree Land Management, LLC.
105 Wappoo Creek Drive, STE 4A
Charleston, SC 29412
(843) 830-5375

Bellinger Debris Yard
Jasper County



WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Bellinger Debris Site City/County: Hardeeville Sampling Date: 2/15/22
 Applicant/Owner: Daly Organics State: SC Sampling Point: DP 1 UP
 Investigator(s): Robert Strange Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR or MLRA): LRR T Lat: 32° 9' 49.933" N Long: 81° 1' 24.097" W Datum: NAD 83
 Soil Map Unit Name: Williman Loamy Sand NWI classification: U42

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Remarks: DP 1 UP is not a wetland due to lack of all 3 wetland parameters. At the time of sampling, weather was in the 60s with 0.2" of rainfall in the last 48 hours. Vegetation has been cleared from the site.					

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one is required; check all that apply)			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Marl Deposits (B15) (LRR U)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Water-Stained Leaves (B9)		<input type="checkbox"/> FAC-Neutral Test (D5)	
		<input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)	
Field Observations:			
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Wetland Hydrology not present due to lack of indicators.			

VEGETATION (Five Strata) – Use scientific names of plants.

Sampling Point: DP 1 UP

	Absolute % Cover	Dominant Species?	Indicator Status	
<u>Tree Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
_____ = Total Cover				
50% of total cover: _____		20% of total cover: _____		
<u>Sapling Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
_____ = Total Cover				
50% of total cover: _____		20% of total cover: _____		
<u>Shrub Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
_____ = Total Cover				
50% of total cover: _____		20% of total cover: _____		
<u>Herb Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
50% of total cover: _____		20% of total cover: _____		
<u>Woody Vine Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				
50% of total cover: _____		20% of total cover: _____		
Dominance Test worksheet:				
Number of Dominant Species That Are OBL, FACW, or FAC:		0	(A)	
Total Number of Dominant Species Across All Strata:		0	(B)	
Percent of Dominant Species That Are OBL, FACW, or FAC:		0	(A/B)	
Prevalence Index worksheet:				
Total % Cover of:		Multiply by:		
OBL species	_____	x 1 =	_____	
FACW species	_____	x 2 =	_____	
FAC species	_____	x 3 =	_____	
FACU species	_____	x 4 =	_____	
UPL species	_____	x 5 =	_____	
Column Totals:	_____ (A)	_____ (B)		
Prevalence Index = B/A = _____				
Hydrophytic Vegetation Indicators:				
<input type="checkbox"/>	1 - Rapid Test for Hydrophytic Vegetation			
<input type="checkbox"/>	2 - Dominance Test is >50%			
<input type="checkbox"/>	3 - Prevalence Index is ≤3.0 ¹			
<input type="checkbox"/>	Problematic Hydrophytic Vegetation ¹ (Explain)			
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.				
Definitions of Five Vegetation Strata:				
Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).				
Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.				
Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.				
Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, <u>and</u> woody plants, except woody vines, less than approximately 3 ft (1 m) in height.				
Woody vine – All woody vines, regardless of height.				
Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Remarks: (If observed, list morphological adaptations below). All vegetation has been removed from the site.				

SOIL

Sampling Point: DP 1 UP

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 2/2	100					SL	
4-8	10YR 4/4	100					SL	
8-20+	10YR 6/4	100					SL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U)	<input type="checkbox"/> 1 cm Muck (A9) (LRR O)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)	<input type="checkbox"/> 2 cm Muck (A10) (LRR S)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)	<input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 153B)	
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Red Parent Material (TF2)	
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Marl (F10) (LRR U)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)		
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)		
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)		
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)		
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)		
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)		
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)			

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No

Remarks: Due to lack of indicators and presence of high chroma soil, hydric soil is not present.

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Bellinger Debris Site City/County: Hardeeville Sampling Date: 2/15/22
 Applicant/Owner: Daly Organics State: SC Sampling Point: DP 2 UP
 Investigator(s): Robert Strange Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR or MLRA): LRR T Lat: 32° 9' 54.921" N Long: 81° 1' 24.550" W Datum: NAD 83
 Soil Map Unit Name: Williman Loamy Sand NWI classification: U42

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks: DP 2 UP is not a wetland due to lack of all 3 wetland parameters. At the time of sampling, weather was in the 60s with 0.2" of rainfall in the last 48 hours. Vegetation has been cleared from the site.			

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one is required; check all that apply)			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Marl Deposits (B15) (LRR U)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Water-Stained Leaves (B9)		<input type="checkbox"/> FAC-Neutral Test (D5)	
		<input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)	
Field Observations:			
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____		
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Wetland Hydrology not present due to lack of indicators.			

VEGETATION (Five Strata) – Use scientific names of plants.

Sampling Point: DP 2 UP

	Absolute % Cover	Dominant Species?	Indicator Status	
<u>Tree Stratum</u> (Plot size: _____)				
1.	_____	_____	_____	
2.	_____	_____	_____	
3.	_____	_____	_____	
4.	_____	_____	_____	
5.	_____	_____	_____	
6.	_____	_____	_____	
_____ = Total Cover				
50% of total cover: _____ 20% of total cover: _____				
<u>Sapling Stratum</u> (Plot size: _____)				
1.	_____	_____	_____	
2.	_____	_____	_____	
3.	_____	_____	_____	
4.	_____	_____	_____	
5.	_____	_____	_____	
6.	_____	_____	_____	
_____ = Total Cover				
50% of total cover: _____ 20% of total cover: _____				
<u>Shrub Stratum</u> (Plot size: _____)				
1.	_____	_____	_____	
2.	_____	_____	_____	
3.	_____	_____	_____	
4.	_____	_____	_____	
5.	_____	_____	_____	
6.	_____	_____	_____	
_____ = Total Cover				
50% of total cover: _____ 20% of total cover: _____				
<u>Herb Stratum</u> (Plot size: _____)				
1.	_____	_____	_____	
2.	_____	_____	_____	
3.	_____	_____	_____	
4.	_____	_____	_____	
5.	_____	_____	_____	
6.	_____	_____	_____	
7.	_____	_____	_____	
8.	_____	_____	_____	
9.	_____	_____	_____	
10.	_____	_____	_____	
11.	_____	_____	_____	
_____ = Total Cover				
50% of total cover: _____ 20% of total cover: _____				
<u>Woody Vine Stratum</u> (Plot size: _____)				
1.	_____	_____	_____	
2.	_____	_____	_____	
3.	_____	_____	_____	
4.	_____	_____	_____	
5.	_____	_____	_____	
_____ = Total Cover				
50% of total cover: _____ 20% of total cover: _____				
Dominance Test worksheet:				
Number of Dominant Species That Are OBL, FACW, or FAC:				0 (A)
Total Number of Dominant Species Across All Strata:				0 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC:				0 (A/B)
Prevalence Index worksheet:				
Total % Cover of:		Multiply by:		
OBL species	_____	x 1 =	_____	
FACW species	_____	x 2 =	_____	
FAC species	_____	x 3 =	_____	
FACU species	_____	x 4 =	_____	
UPL species	_____	x 5 =	_____	
Column Totals:	_____ (A)	_____ (B)		
Prevalence Index = B/A = _____				
Hydrophytic Vegetation Indicators:				
<input type="checkbox"/>	1 - Rapid Test for Hydrophytic Vegetation			
<input type="checkbox"/>	2 - Dominance Test is >50%			
<input type="checkbox"/>	3 - Prevalence Index is ≤3.0 ¹			
<input type="checkbox"/>	Problematic Hydrophytic Vegetation ¹ (Explain)			
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.				
Definitions of Five Vegetation Strata:				
Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).				
Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.				
Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.				
Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, <u>and</u> woody plants, except woody vines, less than approximately 3 ft (1 m) in height.				
Woody vine – All woody vines, regardless of height.				
Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Remarks: (If observed, list morphological adaptations below). All vegetation has been removed from the site.				

SOIL

Sampling Point: DP 2 UP

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR 2/2	100					SL	Uncoated sand grains
2-5	10YR 5/4	100					SL	
5-20+	10YR 6/6	100					SL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) (LRR P, T, U)
- 5 cm Mucky Mineral (A7) (LRR P, T, U)
- Muck Presence (A8) (LRR U)
- 1 cm Muck (A9) (LRR P, T)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) (MLRA 150A)
- Sandy Mucky Mineral (S1) (LRR O, S)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR P, S, T, U)

- Polyvalue Below Surface (S8) (LRR S, T, U)
- Thin Dark Surface (S9) (LRR S, T, U)
- Loamy Mucky Mineral (F1) (LRR O)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR U)
- Depleted Ochric (F11) (MLRA 151)
- Iron-Manganese Masses (F12) (LRR O, P, T)
- Umbric Surface (F13) (LRR P, T, U)
- Delta Ochric (F17) (MLRA 151)
- Reduced Vertic (F18) (MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (MLRA 149A)
- Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

- 1 cm Muck (A9) (LRR O)
- 2 cm Muck (A10) (LRR S)
- Reduced Vertic (F18) (outside MLRA 150A,B)
- Piedmont Floodplain Soils (F19) (LRR P, S, T)
- Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No

Remarks: Due to lack of indicators and presence of high chroma soil, hydric soil is not present.

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Bellinger Debris Site City/County: Hardeeville Sampling Date: 2/15/22
 Applicant/Owner: Daly Organics State: SC Sampling Point: DP 3 UP
 Investigator(s): Robert Strange Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR or MLRA): LRR T Lat: 32° 9' 48.540" N Long: 81° 1' 12.943" W Datum: NAD 83
 Soil Map Unit Name: Coosaw NWI classification: U42

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks: DP 3 UP is not a wetland due to lack of all 3 wetland parameters. At the time of sampling, weather was in the 60s with 0.2" of rainfall in the last 48 hours. Vegetation has been cleared from the site.			

HYDROLOGY

<p>Wetland Hydrology Indicators:</p> <p><u>Primary Indicators (minimum of one is required; check all that apply)</u></p> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<p><u>Secondary Indicators (minimum of two required)</u></p> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
<p>Field Observations:</p> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Wetland Hydrology not present due to lack of indicators.	

VEGETATION (Five Strata) – Use scientific names of plants.

Sampling Point: DP 3 UP

	Absolute % Cover	Dominant Species?	Indicator Status	
<u>Tree Stratum</u> (Plot size: _____)				
1.				
2.				
3.				
4.				
5.				
6.				
				_____ = Total Cover
50% of total cover: _____				20% of total cover: _____
<u>Sapling Stratum</u> (Plot size: _____)				
1.				
2.				
3.				
4.				
5.				
6.				
				_____ = Total Cover
50% of total cover: _____				20% of total cover: _____
<u>Shrub Stratum</u> (Plot size: _____)				
1.				
2.				
3.				
4.				
5.				
6.				
				_____ = Total Cover
50% of total cover: _____				20% of total cover: _____
<u>Herb Stratum</u> (Plot size: _____)				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
				_____ = Total Cover
50% of total cover: _____				20% of total cover: _____
<u>Woody Vine Stratum</u> (Plot size: _____)				
1.				
2.				
3.				
4.				
5.				
				_____ = Total Cover
50% of total cover: _____				20% of total cover: _____
Dominance Test worksheet:				
Number of Dominant Species That Are OBL, FACW, or FAC:				0 _____ (A)
Total Number of Dominant Species Across All Strata:				0 _____ (B)
Percent of Dominant Species That Are OBL, FACW, or FAC:				0 _____ (A/B)
Prevalence Index worksheet:				
Total % Cover of:		Multiply by:		
OBL species	_____	x 1 =	_____	
FACW species	_____	x 2 =	_____	
FAC species	_____	x 3 =	_____	
FACU species	_____	x 4 =	_____	
UPL species	_____	x 5 =	_____	
Column Totals:	_____ (A)	_____ (B)		
Prevalence Index = B/A = _____				
Hydrophytic Vegetation Indicators:				
<input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation				
<input type="checkbox"/> 2 - Dominance Test is >50%				
<input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹				
<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)				
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.				
Definitions of Five Vegetation Strata:				
Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).				
Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.				
Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.				
Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, <u>and</u> woody plants, except woody vines, less than approximately 3 ft (1 m) in height.				
Woody vine – All woody vines, regardless of height.				
Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Remarks: (If observed, list morphological adaptations below). All vegetation has been removed from the site.				

SOIL

Sampling Point: DP 3 UP

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 2/1	100					SL	
5-9	10YR 4/3	100					SL	
9-20+	10YR 6/4	100					SL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U)	<input type="checkbox"/> 1 cm Muck (A9) (LRR O)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)	<input type="checkbox"/> 2 cm Muck (A10) (LRR S)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)	<input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Anomalous Bright Loamy Soils (F20)	
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> (MLRA 153B)	
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (TF2)	
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Marl (F10) (LRR U)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)		
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)		
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)		
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)		
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)		
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)		
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)			

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

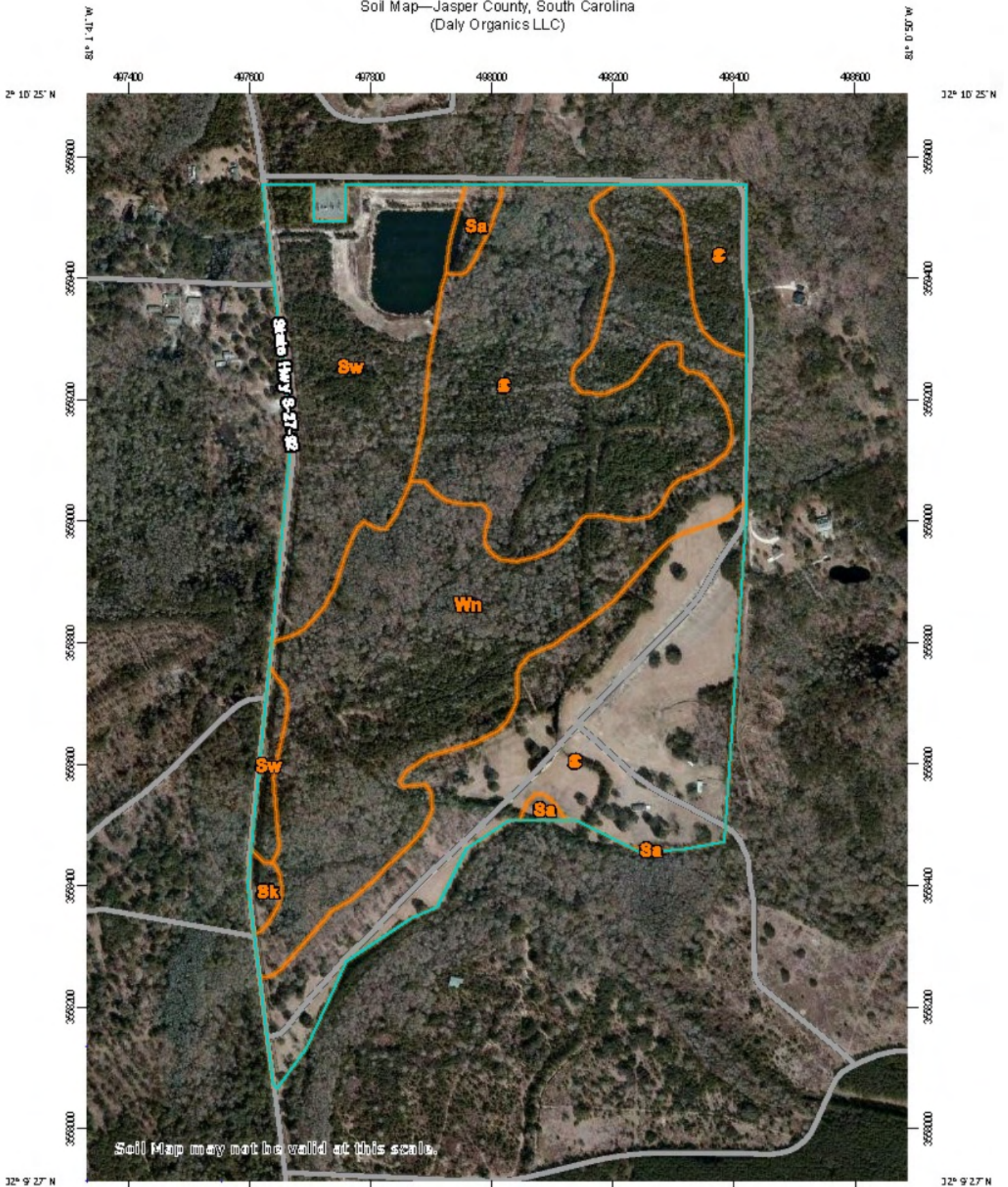
Hydric Soil Present? Yes No

Remarks: Due to lack of indicators and presence of high chroma soil, hydric soil is not present.

APPENDIX D

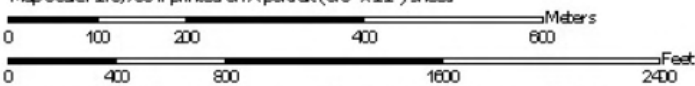
USDA SOILS DATA

Soil Map—Jasper County, South Carolina
(Daly Organics LLC)



Soil Map may not be valid at this scale.

Map Scale: 1:8,730 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edgetics: UTM Zone 17N WGS84

APPENDIX E

AERIAL SITE MAP



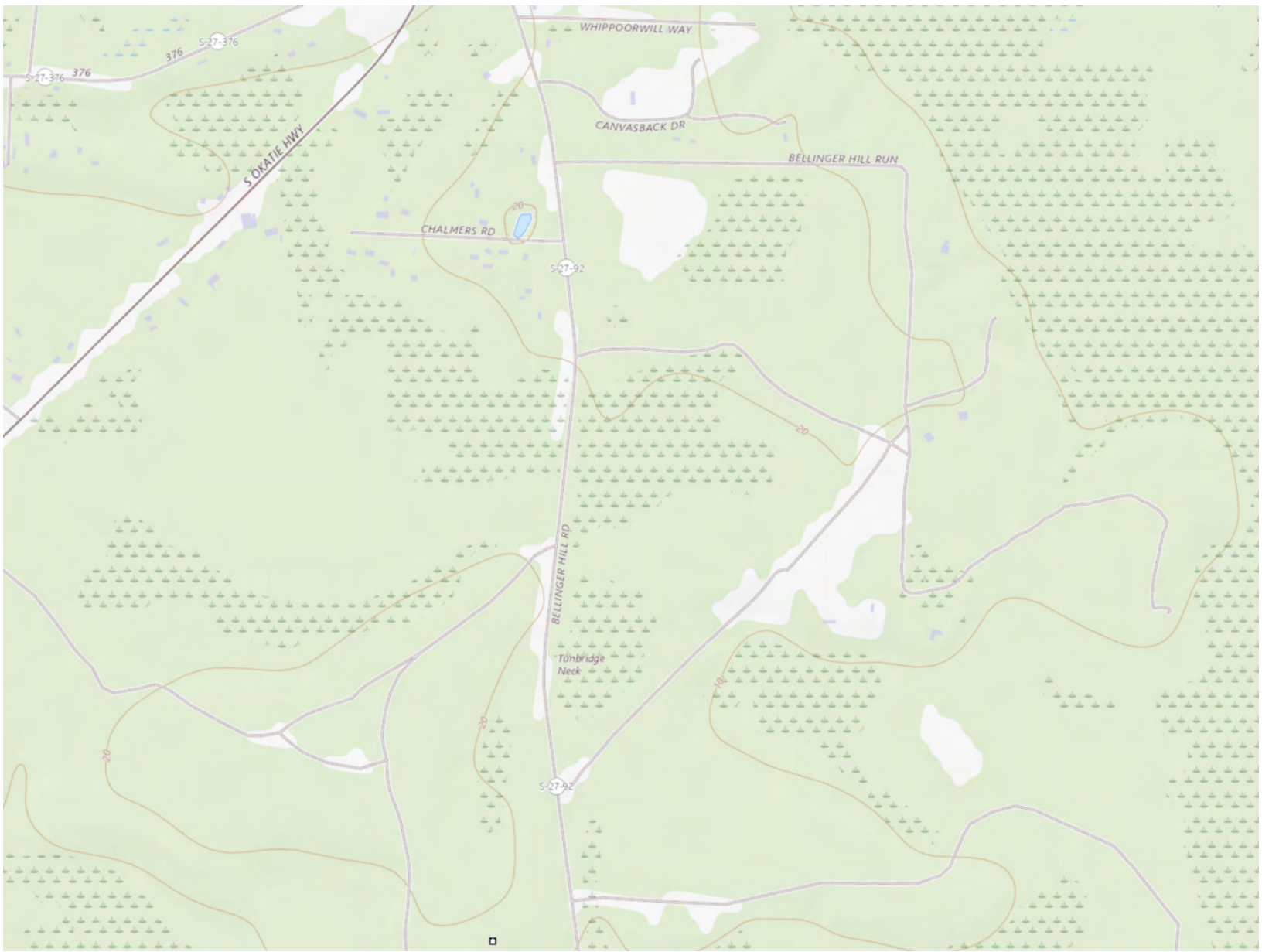
Farm 1457,
Tract 2169

Lakes/Rivers from US Census Dept, may not match parcels exactly

0 1300 2600 3900 5200 ft

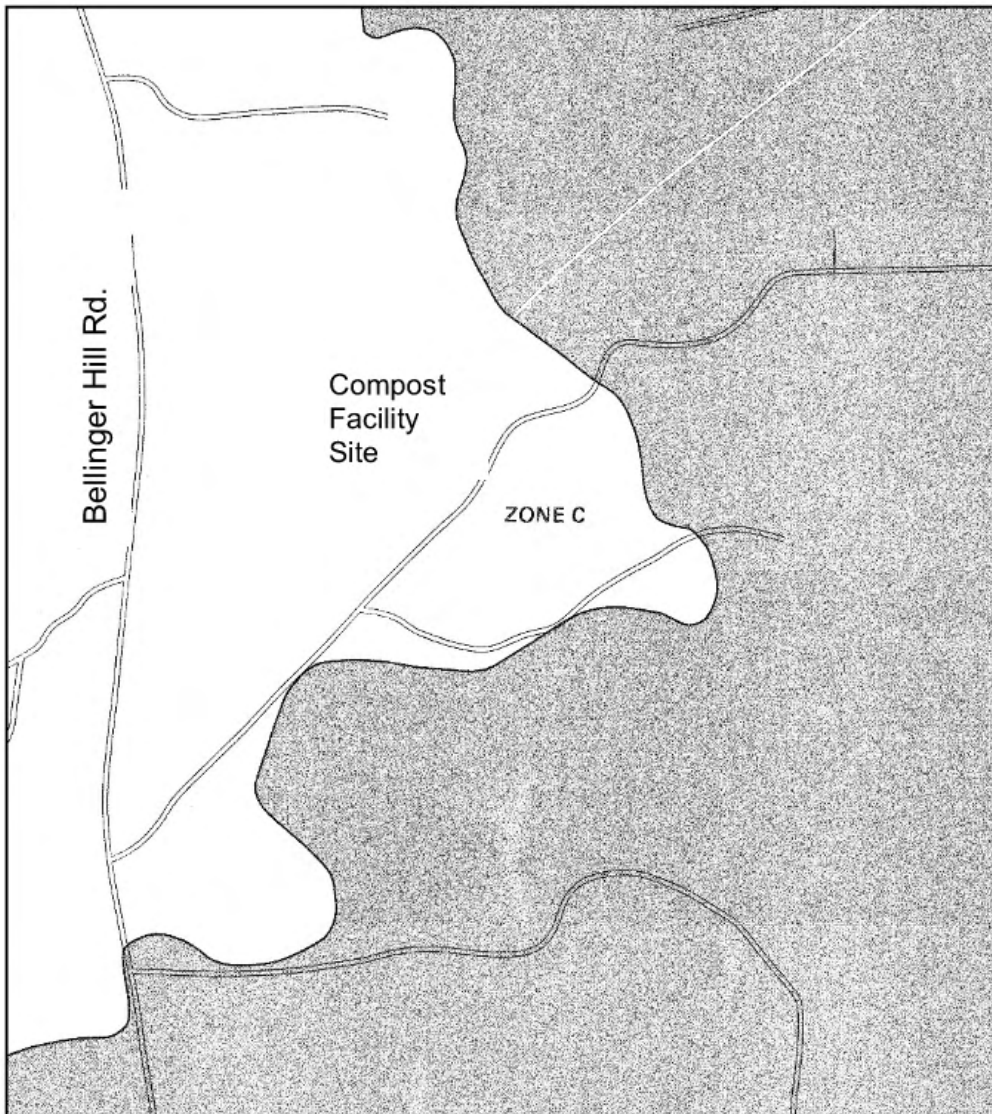
APPENDIX F

USGS QUADRANGLE MAP

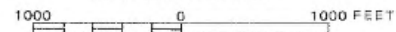


APPENDIX G

FEMA MAP



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY,
SOUTH CAROLINA
(UNINCORPORATED AREAS)

PANEL 230 OF 260
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
450112 0230 B

EFFECTIVE DATE:
SEPTEMBER 29, 1986

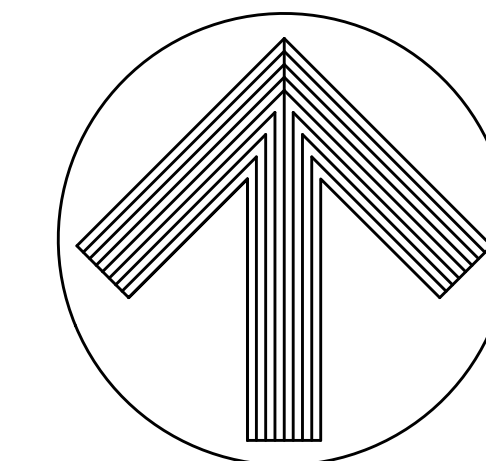


Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX H

CONCEPT PLAN



SITE HIGHLIGHTS:

DALY ORGANICS
TOTAL AREA = 223.7 ACRES
1465 BELLINGER HILL ROAD
PARCEL NO. 078-00-08-044

ZONING
PLANNED DEVELOPMENT DISTRICT (PDD)

LEGEND

- EXISTING RURAL PRESERVATION (RP)
- PROPOSED GENERAL COMMERCIAL ZONING (GC)
- PROPOSED INDUSTRIAL DEVELOPMENT (ID)

*GENERAL COMMERCIAL WILL BE IN COMPLIANCE WITH SCDHEC FOR EXPANSION AND PURSUIT OF A SOLID WASTE CLASS II FACILITY PERMIT.



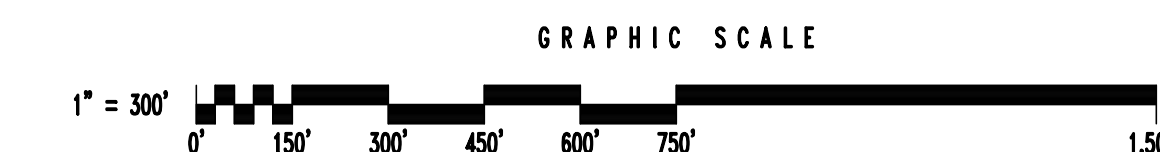
VICINITY MAP

SCALE 1" = 5000'



DALY ORGANICS

PDD ZONING PLAN
JASPER COUNTY, SC
DATE: MAY 21, 2024 SCALE: 1" = 300'



HUSSEY GAY BELL

Established 1958

S. OKATIE HIGHWAY

BELLINGER HILL RUN

CHALMERS ROAD

EXISTING ZONING TO REMAIN
(RURAL PRESERVATION)
166.2 ACRES

PROPOSED INDUSTRIAL DEVELOPMENT
6.1 ACRES

PROPOSED INDUSTRIAL DEVELOPMENT
6.8 ACRES

BAGGING PLANT PROPOSED INDUSTRIAL DEVELOPMENT
8.4 ACRES

ORGANIC COMPOSTING / MULCHING EXISTING OPERATIONS & AREA FOR EXPANSION (GENERAL COMMERCIAL)
36.2 ACRES

BELLINGER HILL ROAD

APPENDIX I

DEVELOPMENT SCHEDULE

The following is a Preliminary Development Schedule for Daly Organics PDD that is subject to change based on market conditions and other factors:

<u>Year</u>	<u>General Commercial / Industrial Development</u>
1	Bagging Plant construction begins.
2	Bagging Plant (Phase 1) production underway. Storage yard with stone base to be added for finished bag storage.
3	Expansion of storage yard (Phase 2).
4	Additional bagging machine installed for expansion of Bagging Plant (Phase 3). Additional expansion of the storage yard as part of this phase as well.
5	100% complete expansion for Daly Organics. Remaining development for the Rural Preservation and Industrial Development uses to be determined.
FUTURE	T.B.D.