



Jasper County Planning Department

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Jasper County Board of Zoning Appeals August 24, 2023 MINUTES

Jasper County Board of Zoning Appeals Members Present: Chairman, Jeff Richardson; Vice Chairwoman, Carmen Malphrus; Ms. Barbara Bartoldus; and Ms. Frances Chalmers

Staff Present: Ms. Lisa Wagner, Director of Planning and Building Services, and Ms. Tara Hayes, Secretary of the Board of Zoning Appeals.

Call to Order: Chairman Jeff Richardson brought the meeting to order at approximately 10:00 A.M.

Invocation and the Pledge of Allegiance: Invocation was given by Ms. Chalmers. The Pledge of Allegiance was said in unison.

Approval of Agenda: Ms. Bartoldus moved, and Ms. Malphrus seconded the motion to approve the Agenda. The motion passed unanimously.

Approval of Minutes: Ms. Malphrus moved, and Ms. Bartoldus seconded the motion to approve the Meeting Minutes of December 15, 2022. The motion passed unanimously.

Election of New Officers: Ms. Bartoldus nominated Mr. Jeff Richardson as Chairman, Ms. Malphrus seconded, the motion passed unanimously. Chairman Richardson nominated Ms. Carmen Malphrus as Vice-Chairwoman, Ms. Bartoldus seconded, the motion passed unanimously. Ms. Wagner suggested Ms. Tara Hayes serve as Secretary, Chairman Richardson made a motion, Ms. Bartoldus seconded, the motion passed unanimously.

Variance Request: Edward Beck, 2331 Osprey Lakes – Article 7.3 Yard and Setback Requirements: Ms. Wagner read the Staff Report and went over the original setbacks and plat for the property. Ms. Wagner shared comments from two neighbors not in favor of the variance request, and one neighbor in favor of the variance request.

Mr. Edward Beck, the homeowner, addressed the Board showing a photo of what he would like to build and said that he has an established dense hedge that will fill-in and screen the addition from view, while creating a natural buffer between his property and the main entrance road. Ms. Celeste Davis read letters from two neighbors with no objection to the variance request. Mr.

Beck stated that the HOA has approved the request and it will not interfere with the 10-foot utility easement. Mr. Joe Titus, a neighbor, addressed the Board and said the design is in line with other homes in the community.

Ms. Malphrus moved to grant a variance from Article 7.3 Yard and Setback Requirements, reducing the setback from 25' to 18' for the eastern side yard. Ms. Chalmers seconded the motion. The motion passed unanimously.

Variance Request: Safety & Security Services, LLC, Lots 3 and 5 Palm Key Inn – Article 7.3 Yard and Setback Requirements: Ms. Wagner read the Staff Report and went over the setbacks, community layout, and site plans for the properties. Ms. Wagner shared a comment from one neighbor not in favor of the variance request.

Mr. Charles Huggins addressed the Board and said that he has approval from the POA. There was discussion about the “postal stamp” lot sizes, critical water line, and the setbacks of previous homes built in the community. Ms. Wagner pointed out that the home Mr. Huggins wants to build is identical to some of the homes already built in the community and is in harmony with the built community.

Ms. Malphrus moved to grant a variance from Article 7.3 Yard and Setback Requirements, reducing the setback from 25' to 9' for the front and rear property lines and from 10' to 4' for the side yard property lines. Ms. Chalmers seconded the motion. The motion passed unanimously.

Open Discussion:

Ms. Chalmers was welcomed to the Board of Zoning Appeals by all the members and instructed on requirements and training by Ms. Wagner.

Adjourn: Chairman Richardson moved, and Ms. Bartoldus seconded the motion to adjourn. The motion passed unanimously. The Meeting adjourned at approximately 10:52 A.M.

Submitted by:
Tara Hayes, Secretary
Planning & Zoning Coordinator