Planning Commission Workshop

JUNE 4, 2024

Denise R. Grabowski, AICP, LEED AP

What is Jasper's Journey?

Master Plan for Jasper County

- Update of the 2018 plan

- Reflection of community's vision

- Roadmap for the future

- Guide for decision-makers

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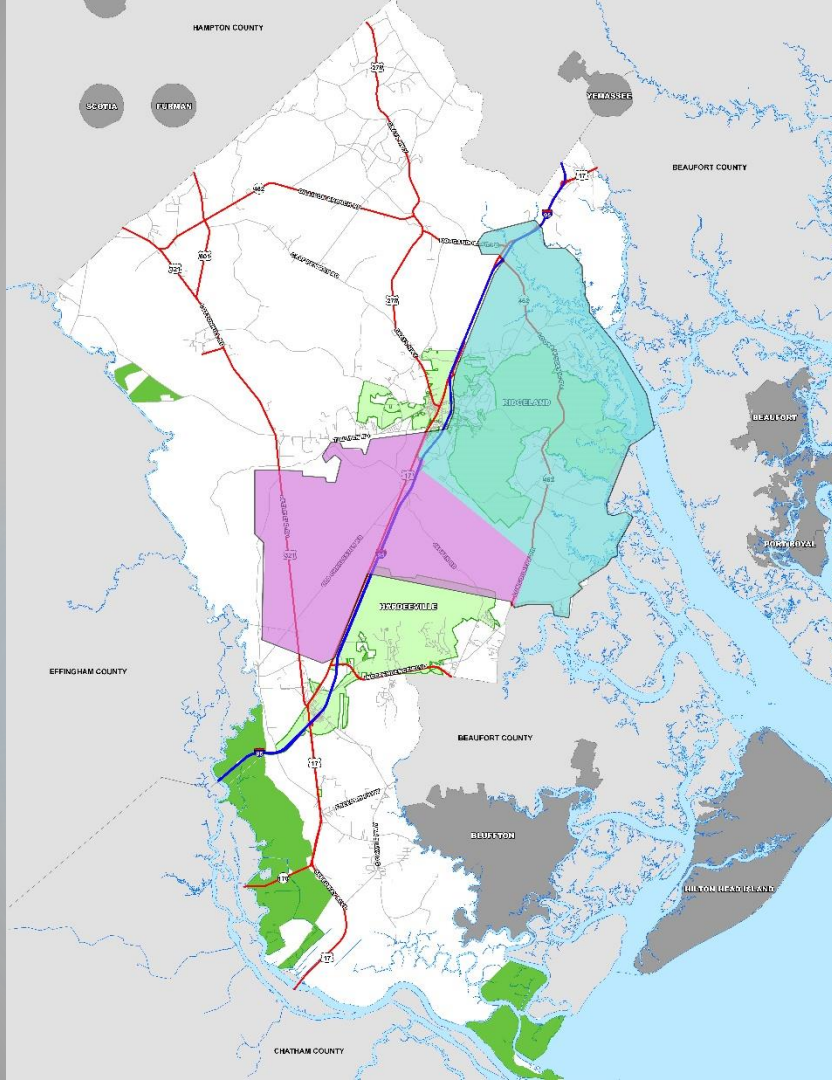
Euhaw Broad River Planning Area

- Moratorium until July 2024

- Build from the work of the Broad River Task Force

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Community Engagement to Date

2023

- September 5 – County Council Presentation
- Stakeholder Interviews and Focus Group Meetings
- Established project website
- October 3 – Steering Committee Meeting
- October 30 – Community Meeting
  - Online survey launched

2024

- January 25 – County Council Retreat Update
- February 22 – Jasper County/Hardeeville/Ridgeland Joint Meeting
- March 5 – Steering Committee Meeting
- March 25 – Community Meeting
  - Online survey launched
- June 4 – Planning Commission workshop

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What We've Heard...

▶ Maintain and enhance the vision of the comprehensive plan

▶ Implement the strategies to achieve community goals

OUR VISION

The identity of Jasper County is intrinsically rooted in the beauty and diversity of the natural environment, rich legacy of our history, and spirit of our people. Even as the county grows and develops, we will maintain our connection to the waters, marshes, and lands that sustain us.

Jasper County will work together as a community to reverse economic disparities, address our challenges, maximize our opportunities, and ensure all residents have access to a high quality of life. Jasper County will prosper economically, physically, and socially.

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Community Principles

Jasper County will….
Protect and foster the rural character of Jasper County that defines our sense of place.
Take pride in its land through the stewardship of historic, natural, and cultural resources and reduction in litter and blight.
Support economic development initiatives to provide jobs, education, and training to our community.
Prioritize the maintenance of existing infrastructure over the development of new infrastructure by guiding growth and development to the places most suitable to serve new development.
Embrace collaboration with other governmental leaders, education providers, non-governmental organizations, and the community to address community challenges and embrace opportunities, particularly related to education, equity, and leadership.

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Goals

Natural Resources

Protect the natural and scenic beauty of the County's landscape; the forests, tree canopied roads and wildlife habitat for natural, ecological, and economic benefits; and the quality of water resources for potential recreational opportunities and long-term public water supplies.
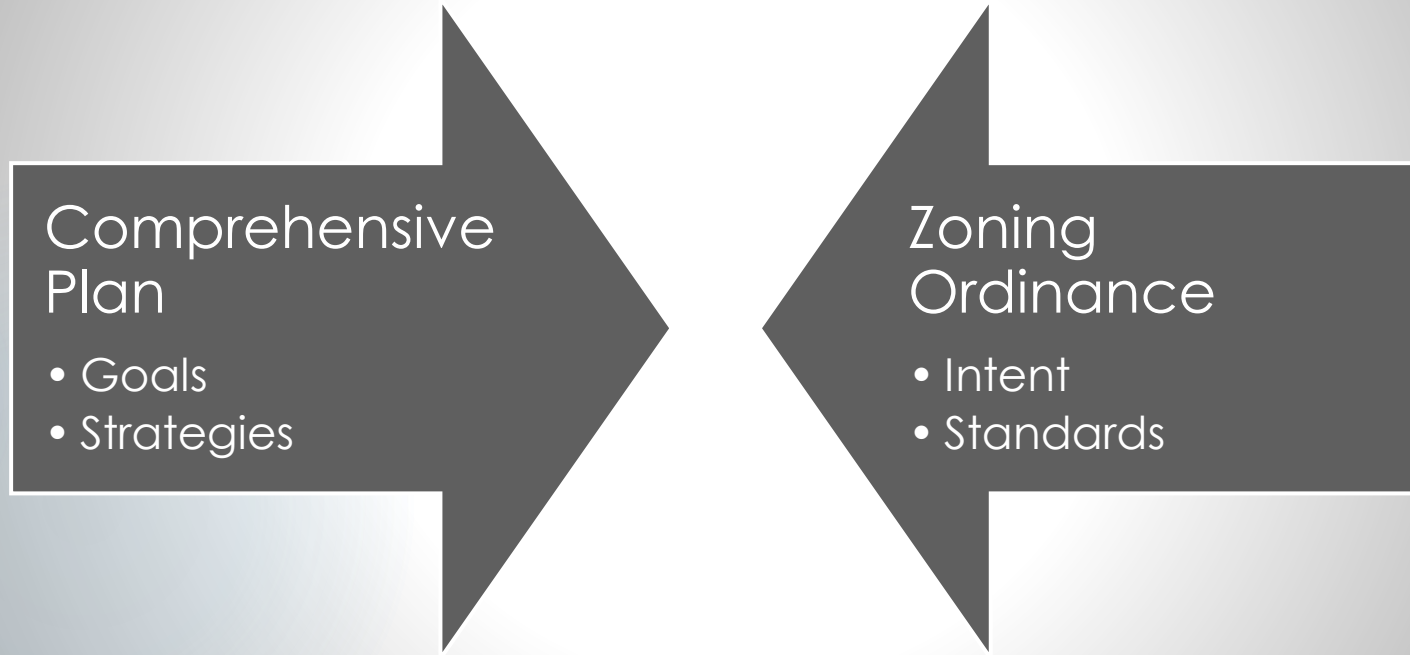
Land Use

▶ Promote thoughtful, balanced growth and compatible land-use patterns that protect the character of Jasper County and provide a high quality of life for the community.

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Making the Connection

Comprehensive Plan
- Goals
- Strategies

Zoning Ordinance
- Intent
- Standards

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Development Patterns – Rural Residential

Residential District (R)

Zoning Ordinance Intent

Foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.
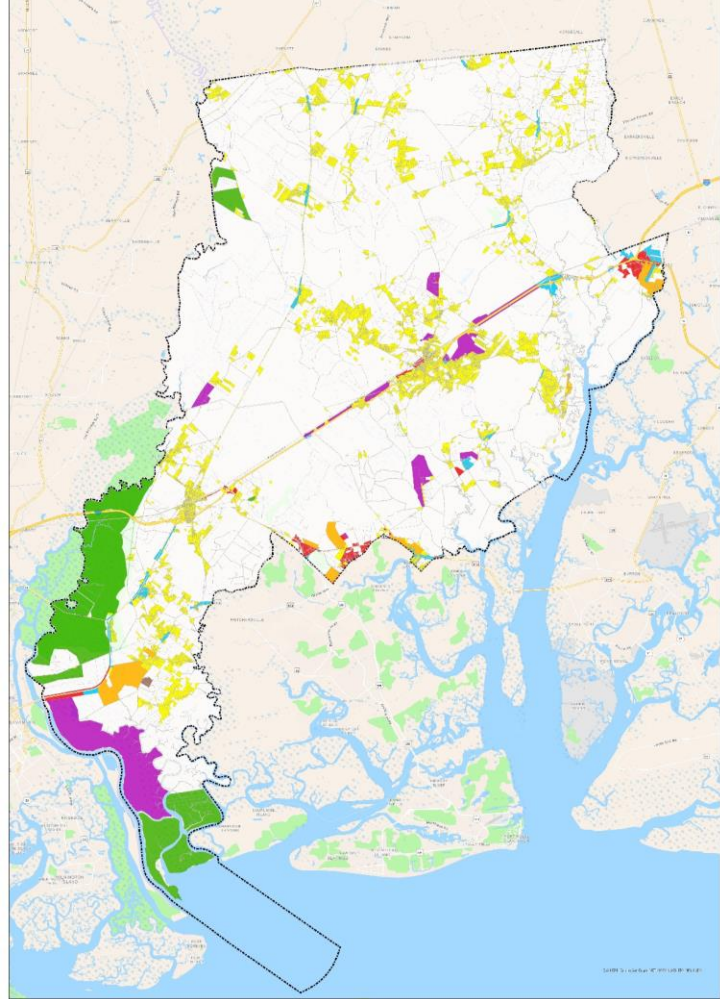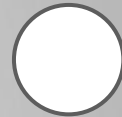
symbioscity
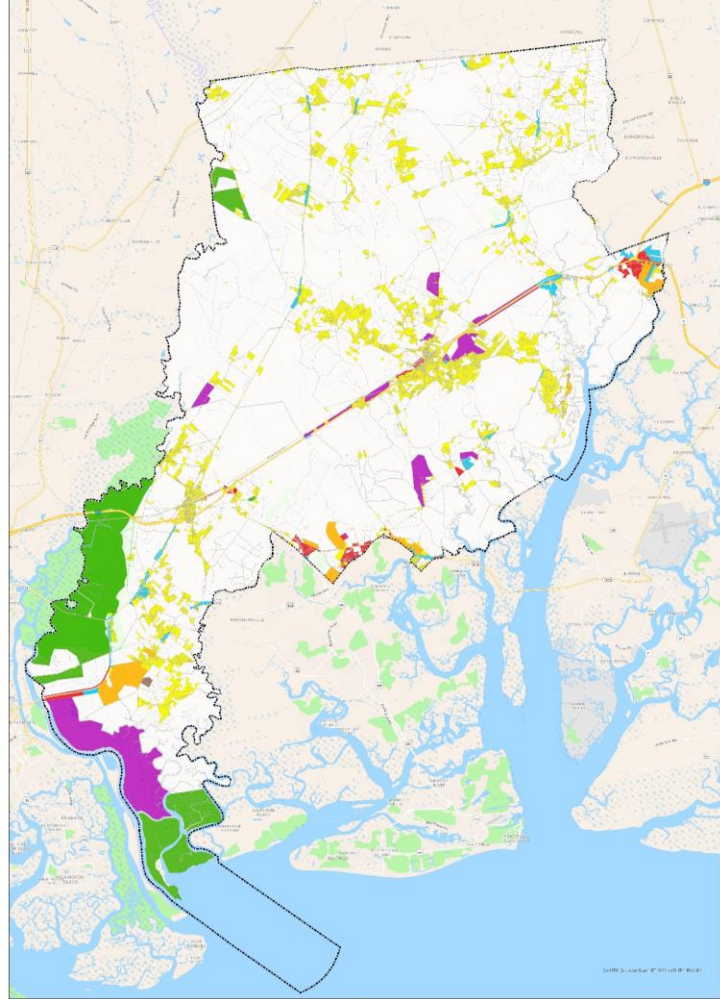
Development Patterns – Rural Residential

Rural Preservation District (RP)

Zoning Ordinance Intent

Preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balance rural-urban environment.
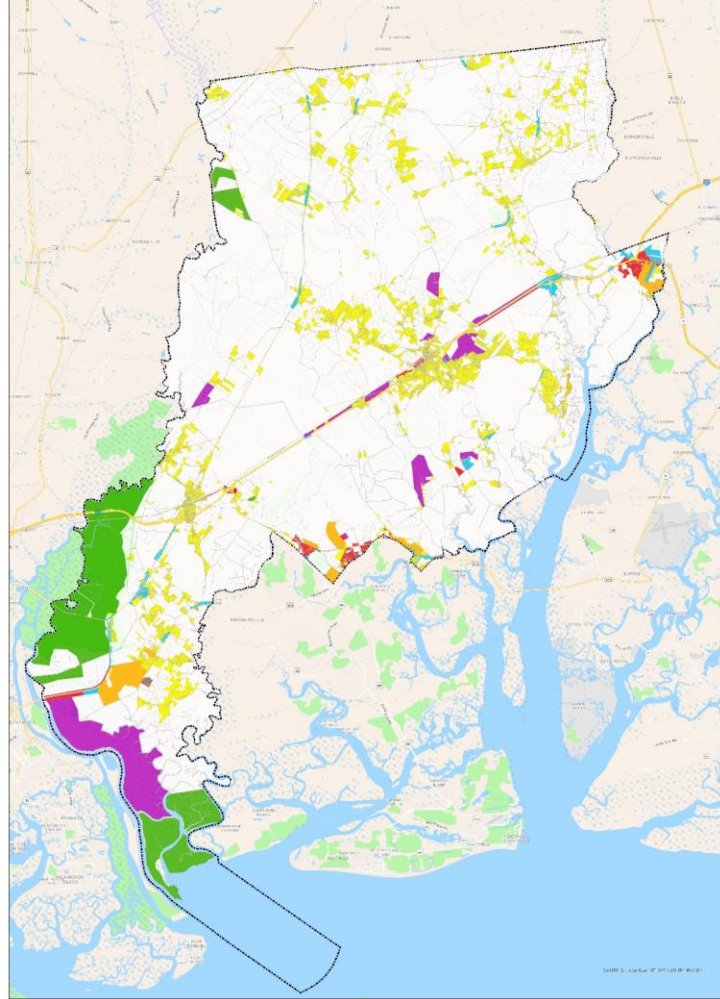
Zoning Map
Jasper County, SC

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Development Patterns – Rural Residential

Resource Conservation District (RC)

Zoning Ordinance Intent

Protect from misuse and to ensure for future generations the county's environmentally sensitive, wetlands, marshes, rivers, creeks, and other natural resources critical to the ecosystems they support, however, the above is not intended to discourage quality development....development standards are generally more rigid.

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Development Patterns – Rural Residential
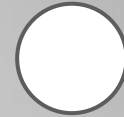
Residential

Minimum lot size   *.5 acre*

Rural Preservation (RP)

Minimum lot size   *1 acre*

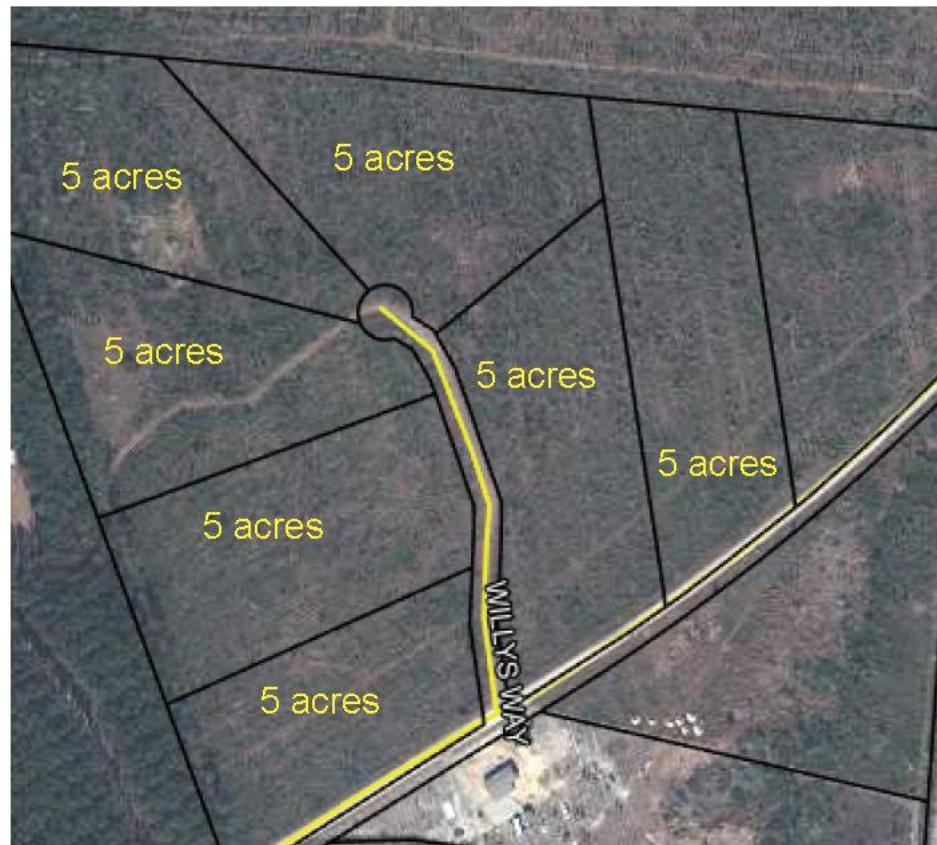**Resource Conservation District (RC)**

Minimum lot size   *5 acre*

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1.7 acres

1 acre

1.4 acres

BEES CREEK RD

400 ft

~One (1) acre lots

2 acres

SAND RIDGE LN

3 acres

~Two (2) acre lots

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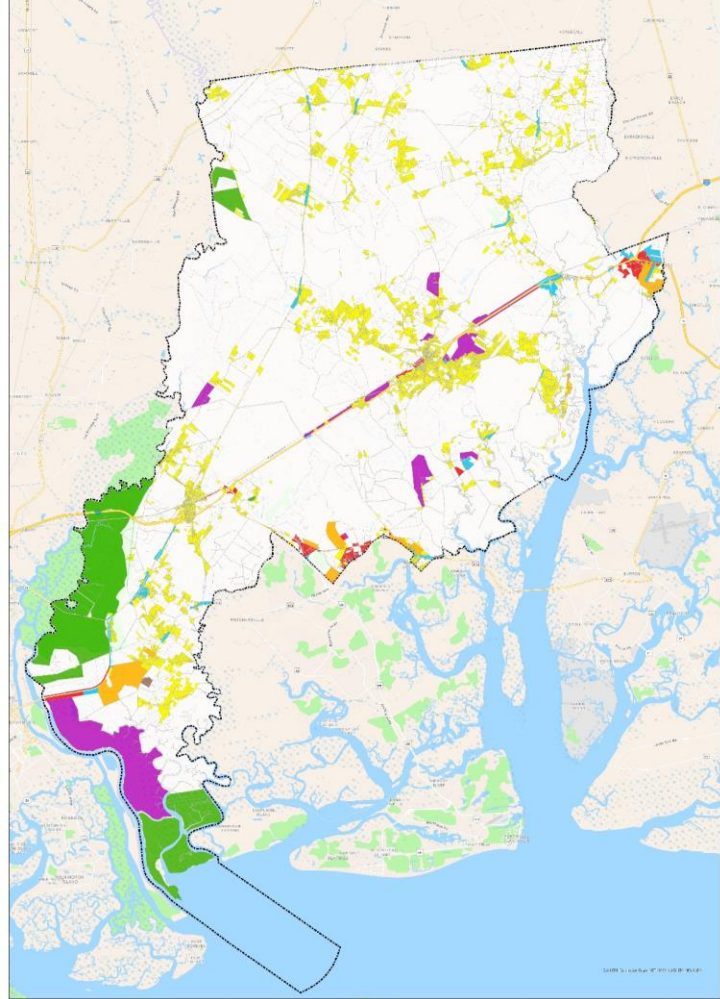
Five (5) acre lots

Ten (10)+ acre lots

This plan has larger lots and divides the wooded and sensitive areas into individual lots.

This plan preserves the wooded and sensitive areas and has smaller lots, but leaves more of the land in a natural condition.

Source: Chautauqua County
Design Principles Guidebook,
Randall Arendt, June 2009

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Development Patterns – Rural Residential - *Proposed*

Residential
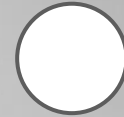
Minimum lot size .5 acre
No change
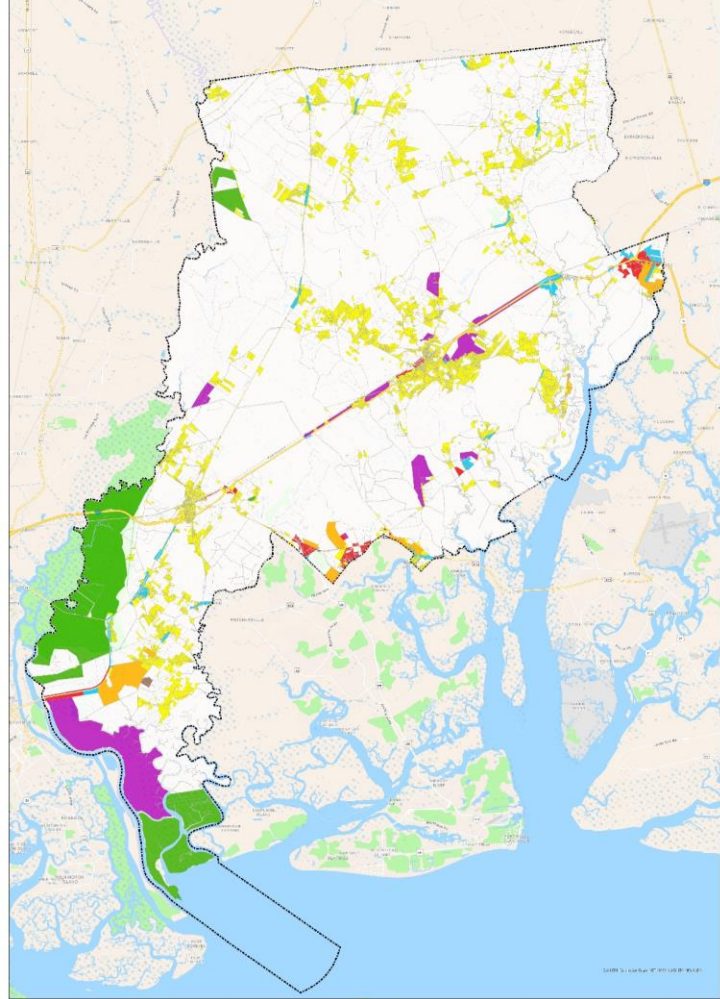
Rural Preservation (RP)

Minimum lot size 1 acre
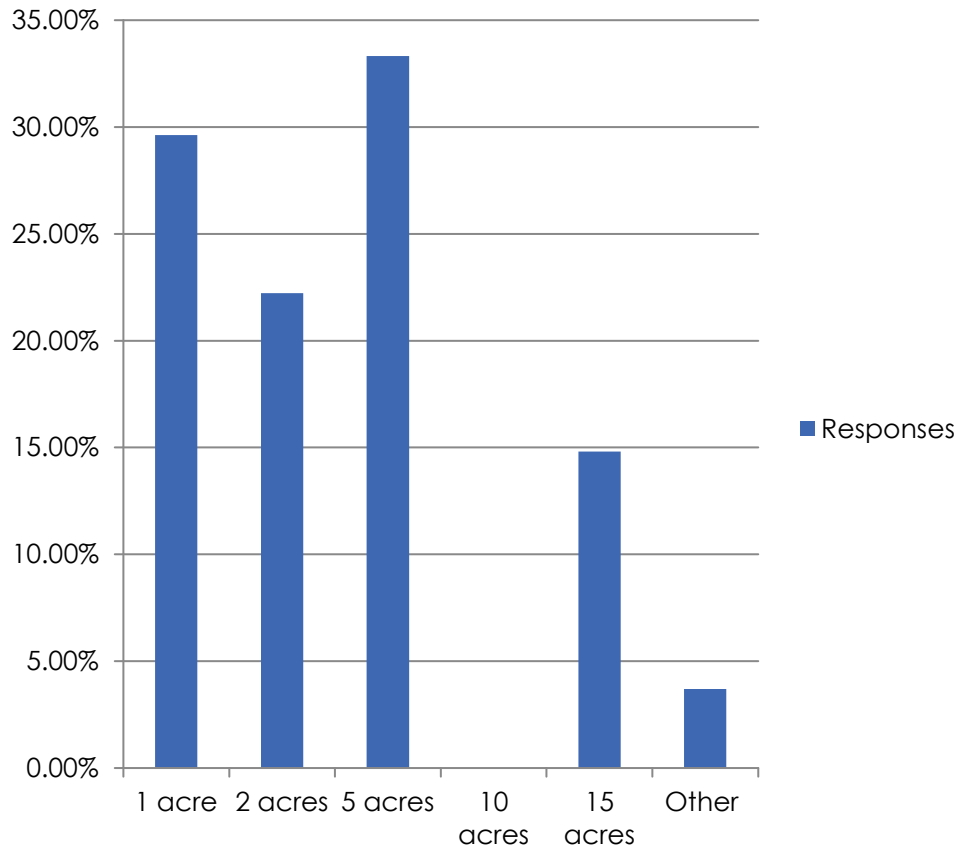Increase lot size + smaller lots for protected contiguous open space

Resource Conservation District (RC)

Minimum lot size 5 acre
Increase lot size + smaller lots for protected contiguous open space
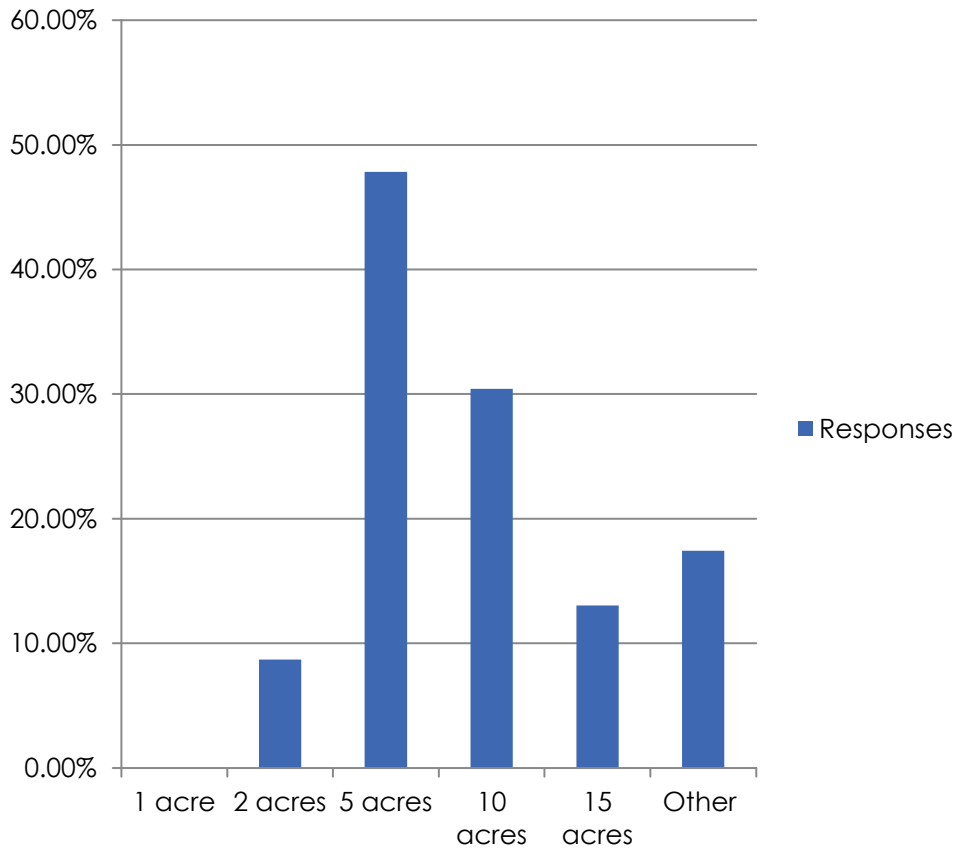
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What should be the minimum lot size in the **Rural Preservation (RP)** zoning district?

ANSWERED: 27   SKIPPED: 3

What should be the minimum lot size in the **Resource Conservation (RC)** zoning district?

ANSWERED: 27   SKIPPED: 3

Development Patterns – Rural Residential - *Proposed*
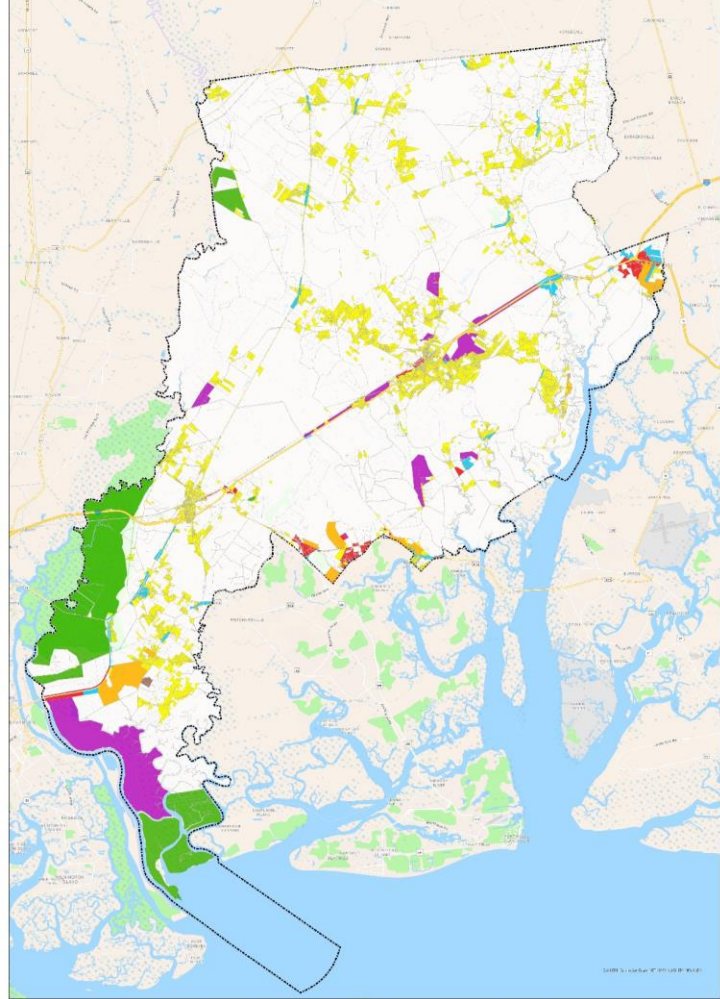
Residential

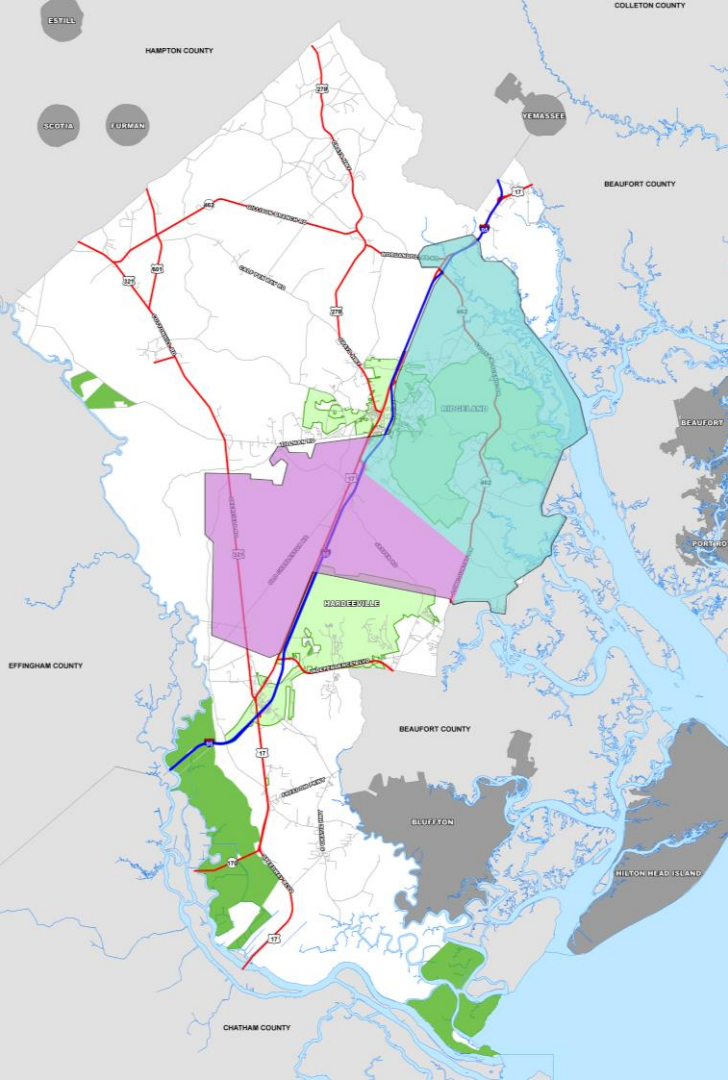*Minimum lot size* .5 acre
No change

Rural Preservation (RP)

Minimum lot size **5 acres**
Smaller lots for protected contiguous open space

Resource Conservation District (RC)

Minimum lot size **10 acres**
Smaller lots for protected contiguous open space

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Development Patterns – Rural Residential - *Proposed*

Euhaw Broad River Planning Area

Minimum lot size   *10 acres*
        Smaller lots for protected contiguous open space

Increase riparian buffer requirements

Establish maximum impervious lot coverage

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Development Patterns – Transition Areas & Hamlets

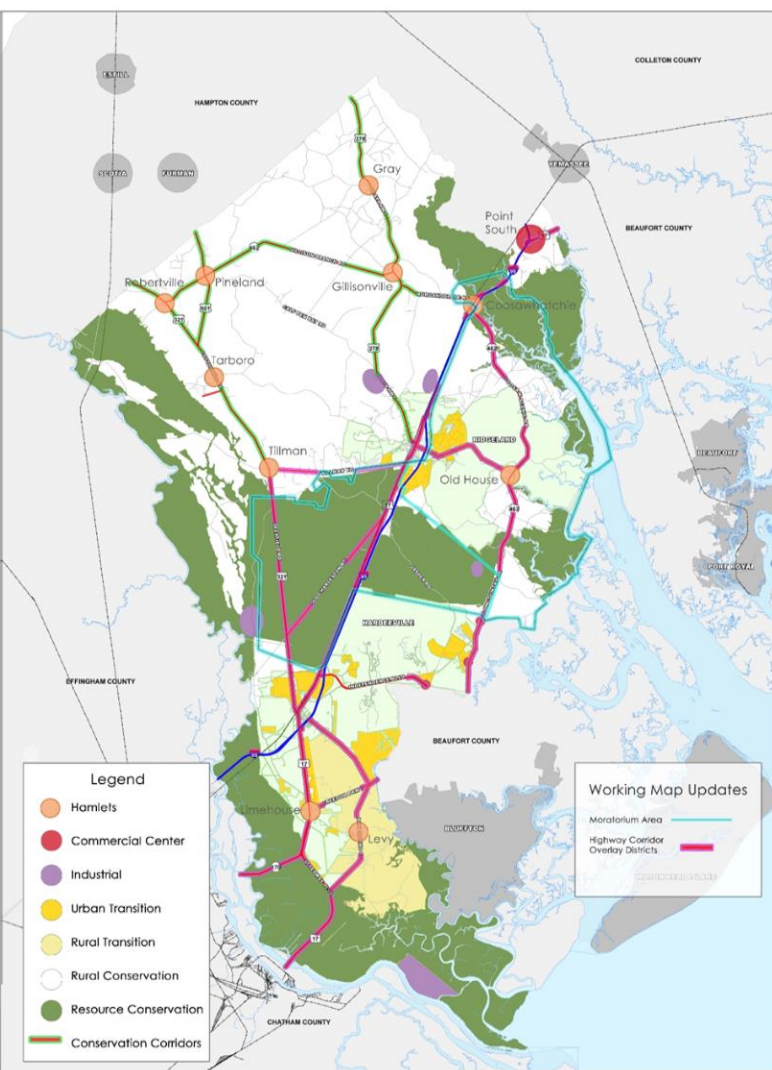**Urban Transition**

Annex into adjacent municipality

Rural Transition

Create new zoning district

Hamlets

Create new zoning district

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Development Patterns – Transition Areas & Hamlets

As the former County Seat, Gillisonville developed as the center of the community. Homes are typically on smaller lots and the remnants of courthouse square still provide a central civic space.

Duplexes and other multiple family dwelling structures can be designed to blend with single-family residential areas.

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Development Patterns – Transition Areas & Hamlets

Encouraging growth in and adjacent to the municipalities allows new development to be served more efficiently and can help to maintain the rural character in the unincorporated areas of Jasper County.
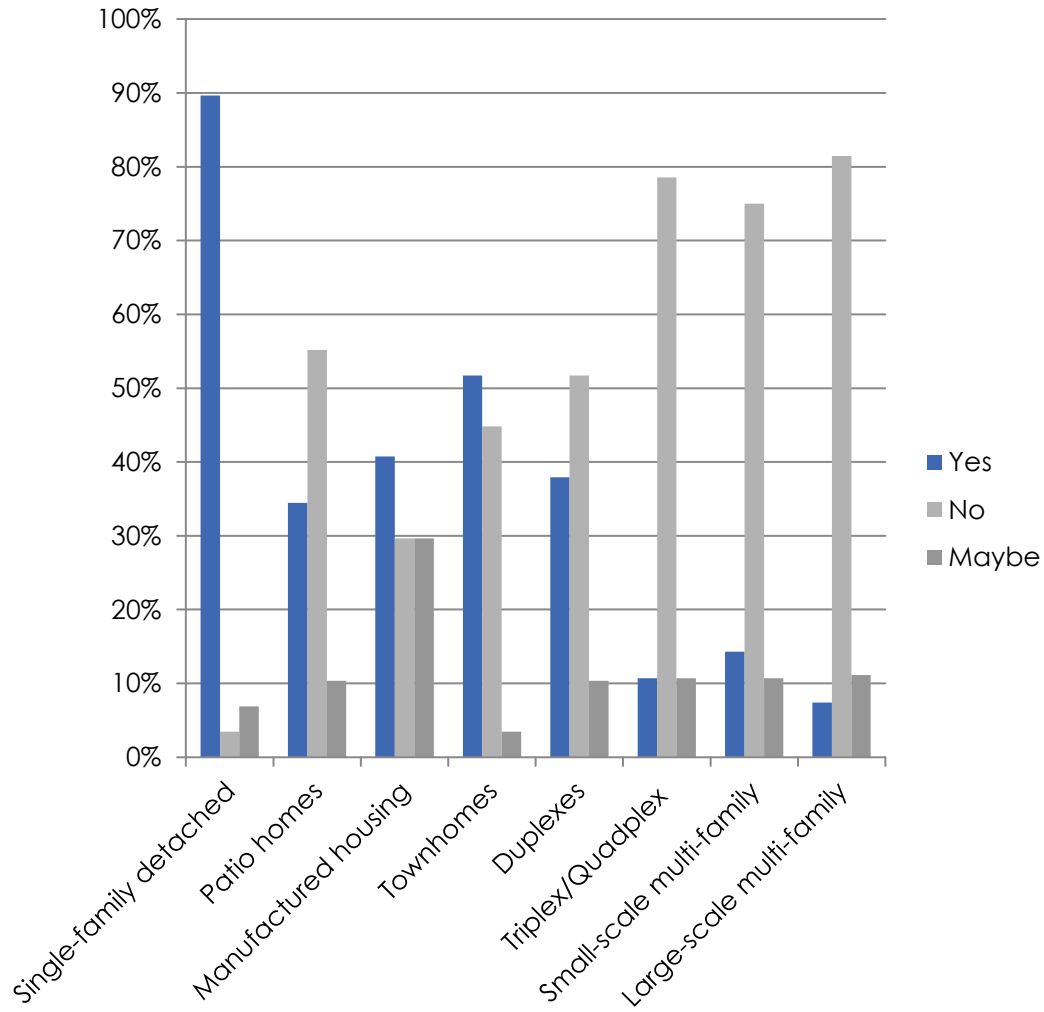

Existing commercial structures should inspire the design of new commercial buildings to respect the Lowcountry vernacular.

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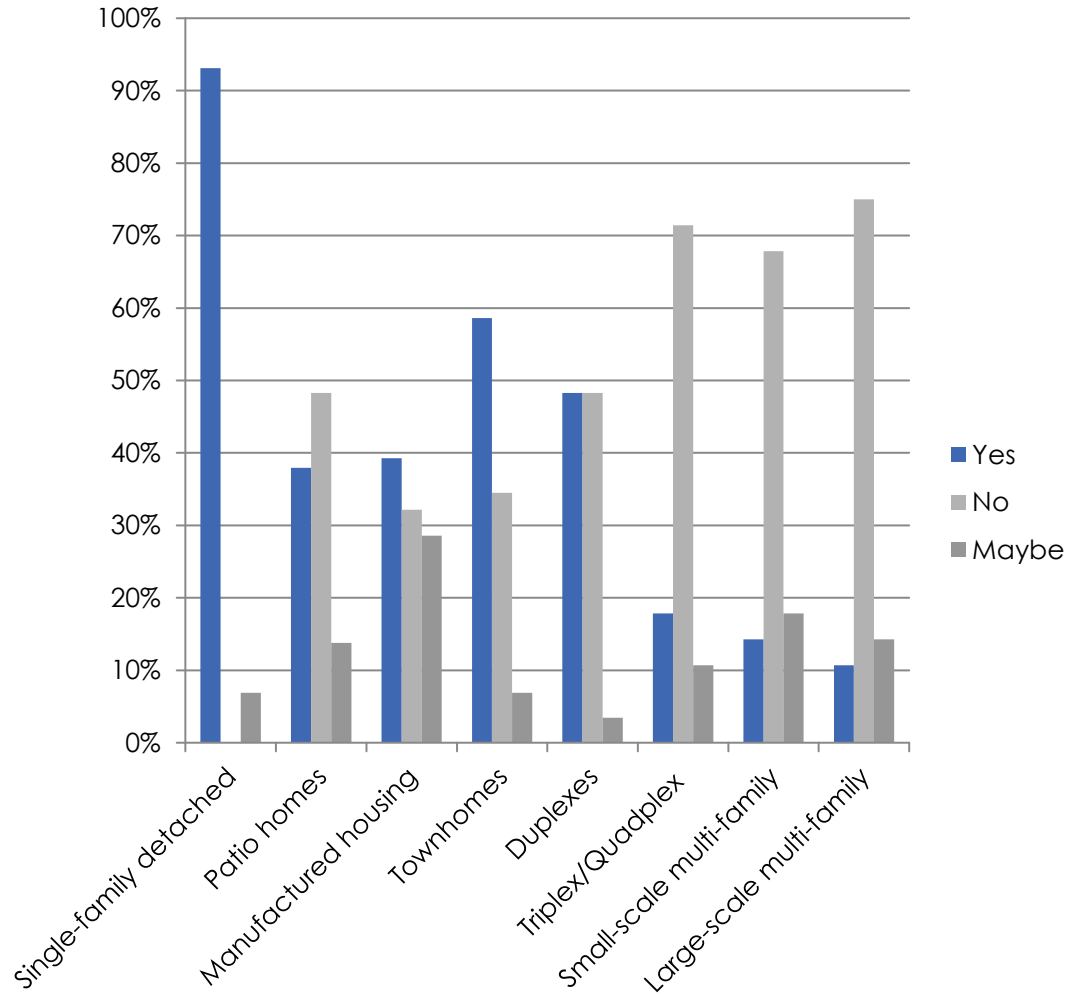
Do you support these housing types within the proposed new zoning district for **transition areas**?

ANSWERED: 29   SKIPPED: 7

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Do you support these housing types within the proposed new zoning district for **hamlets**?

ANSWERED: 29   SKIPPED: 1

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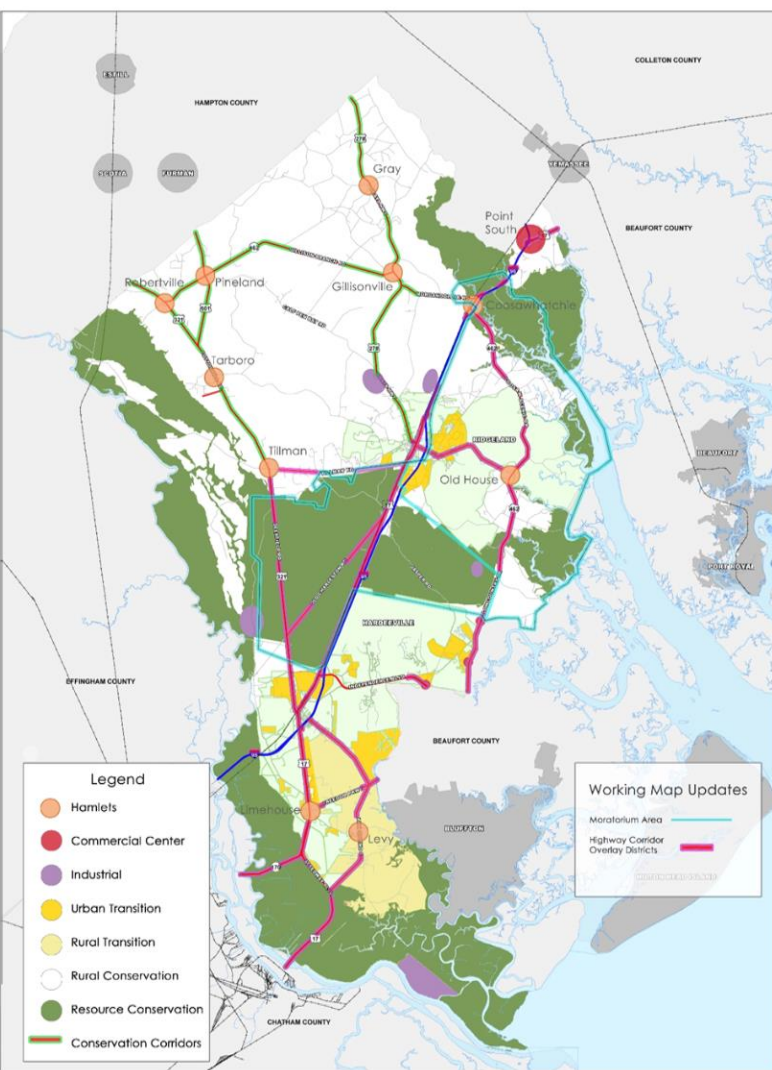# Transition Areas & Hamlets - *Proposed*

Transition Areas

New zoning district

- ▶ Smaller lot sizes
- ▶ Diverse housing types

Hamlets

New zoning district

- ▶ *Smaller lot sizes*
- ▶ *Diverse housing types*
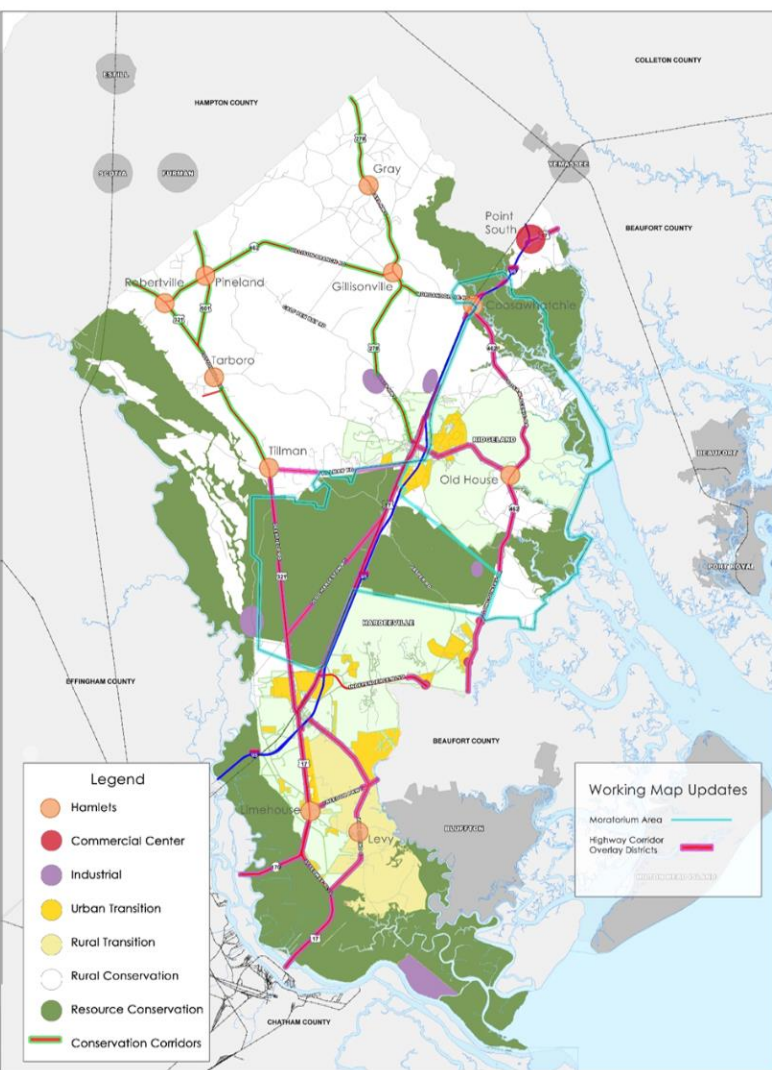- ▶ *Small-scale commercial to support local residents*

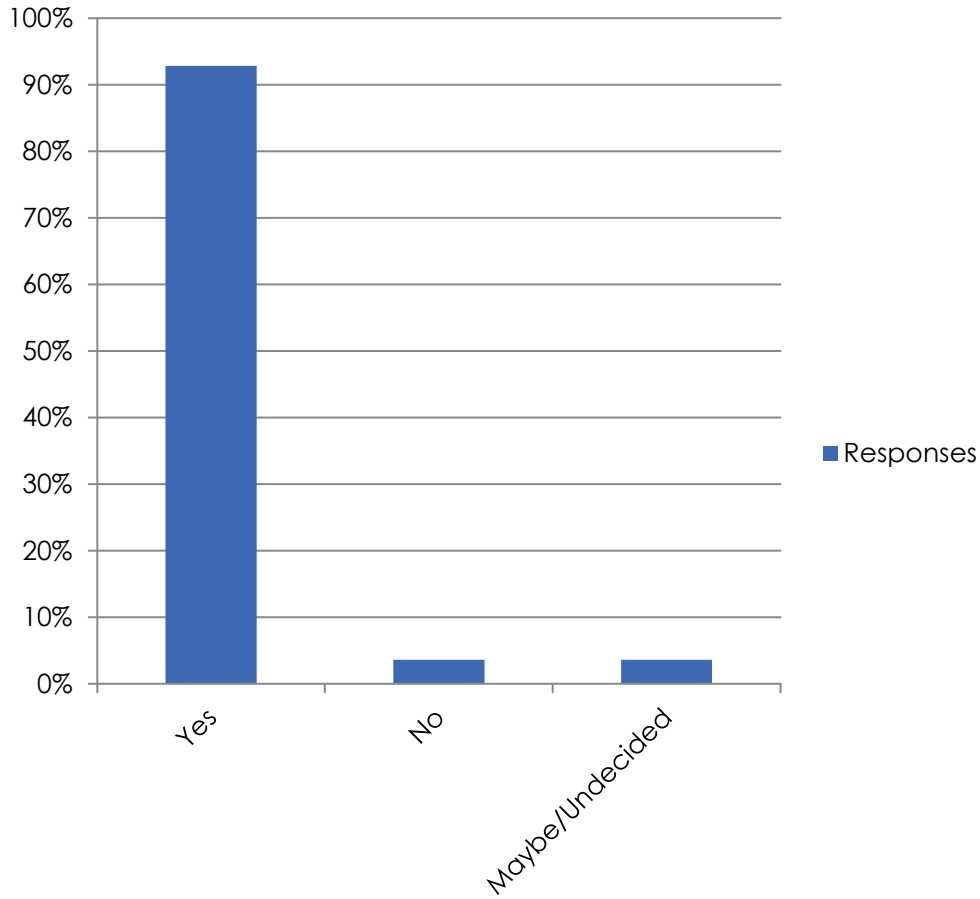symbioscity

Scenic Roadways

Highway Corridor Overlay (HCO)

Zoning Ordinance Intent

Provide additional buffering protection along frontage properties in special growth areas in accordance with the Jasper County Comprehensive Plan.
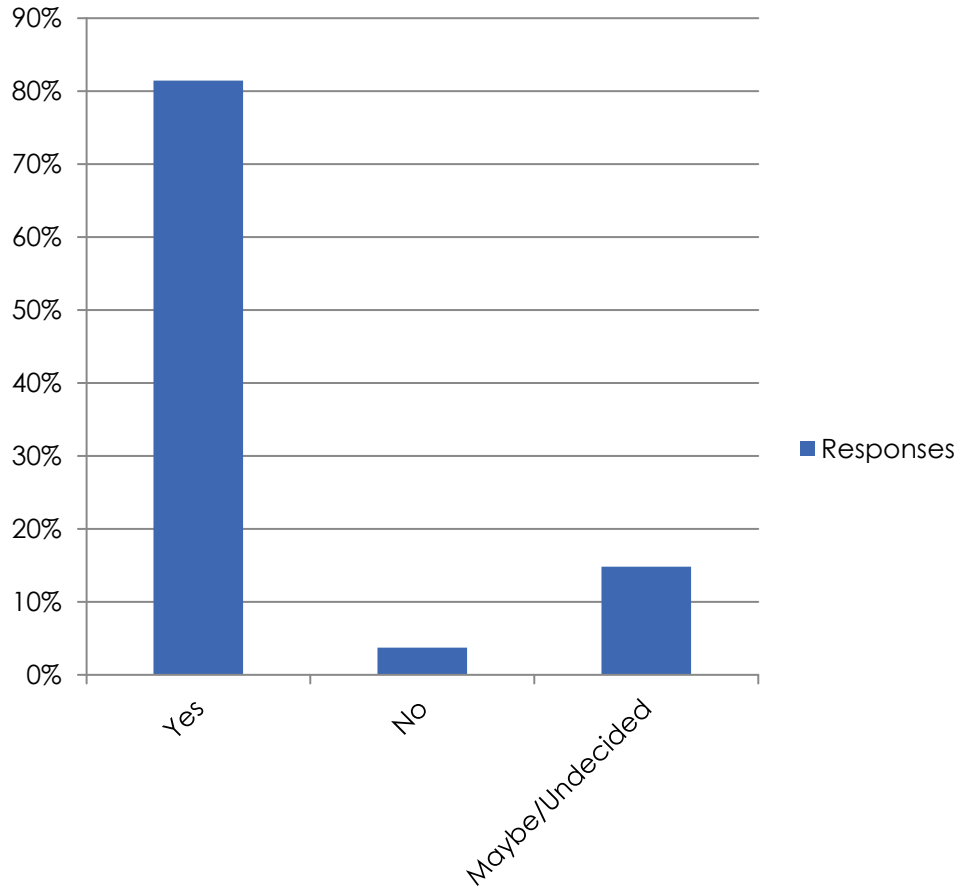
Do you support the designation of SC Highway 462 as a Scenic Corridor?

ANSWERED: 28   SKIPPED: 2

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Do you support the designation of the Conservation Corridors as Highway Corridor Overlay districts?

ANSWERED: 27   SKIPPED: 3

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Scenic Roadways
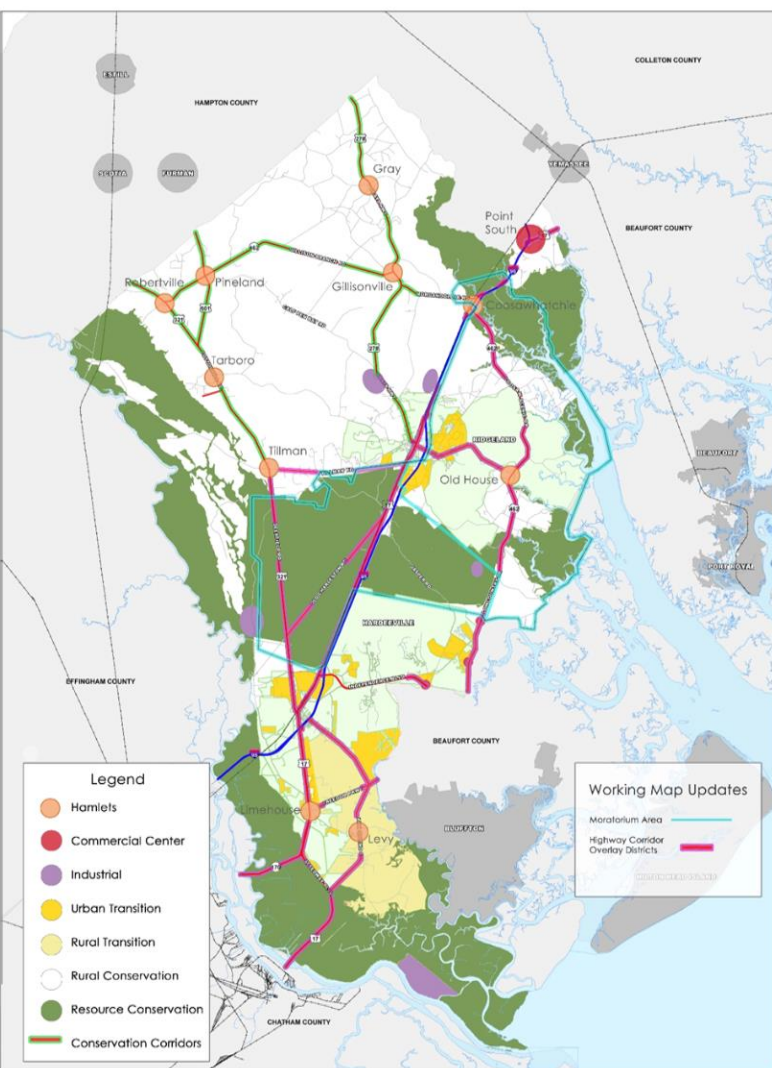# *Proposed*

Highway Corridor Overlay (HCO)

Pursue Scenic Corridor Status for S.C. Highway 462

Expand HCO designation to additional corridors

Revised standards

▶ *Connectivity requirements*

▶ *Fencing standards*

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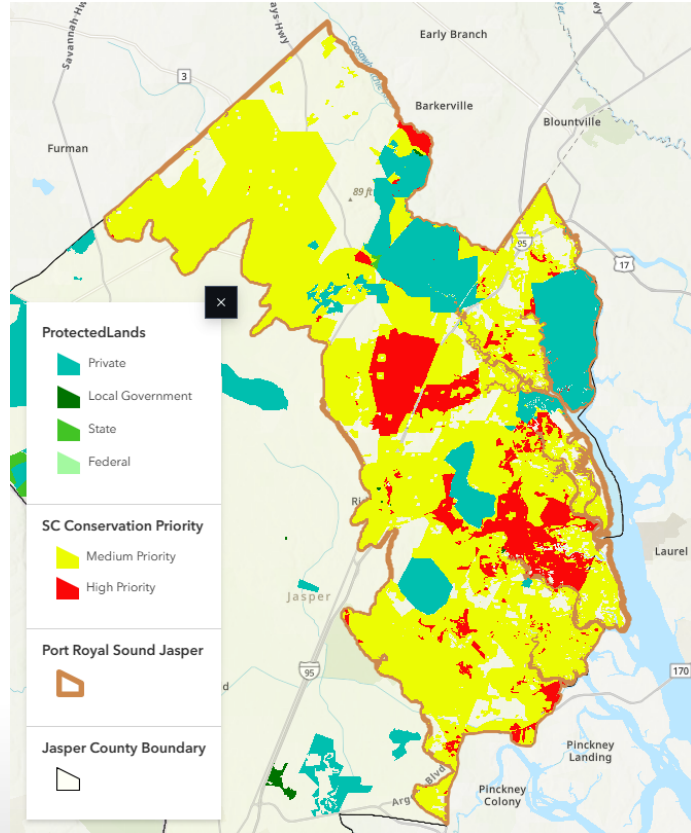# Urban Growth Boundary

What is an Urban Growth Boundary?

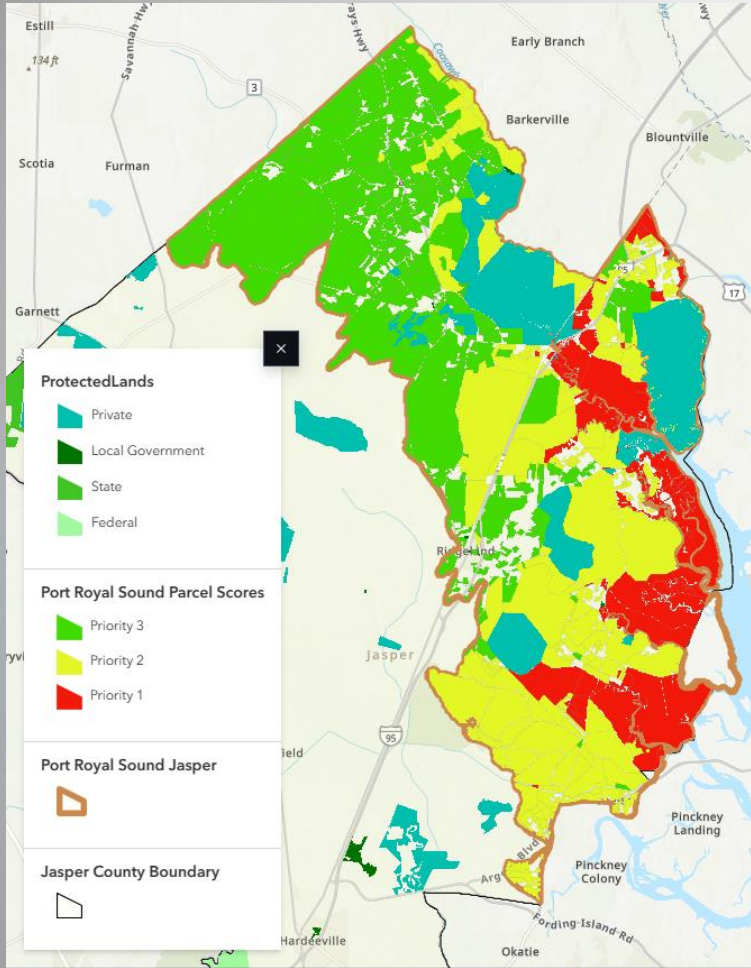*Intended to direct growth and development to locations best served by infrastructure and services*

Designation illustrated on a map indicating the intended boundary of development areas within the Town of Ridgeland and the City of Hardeeville.
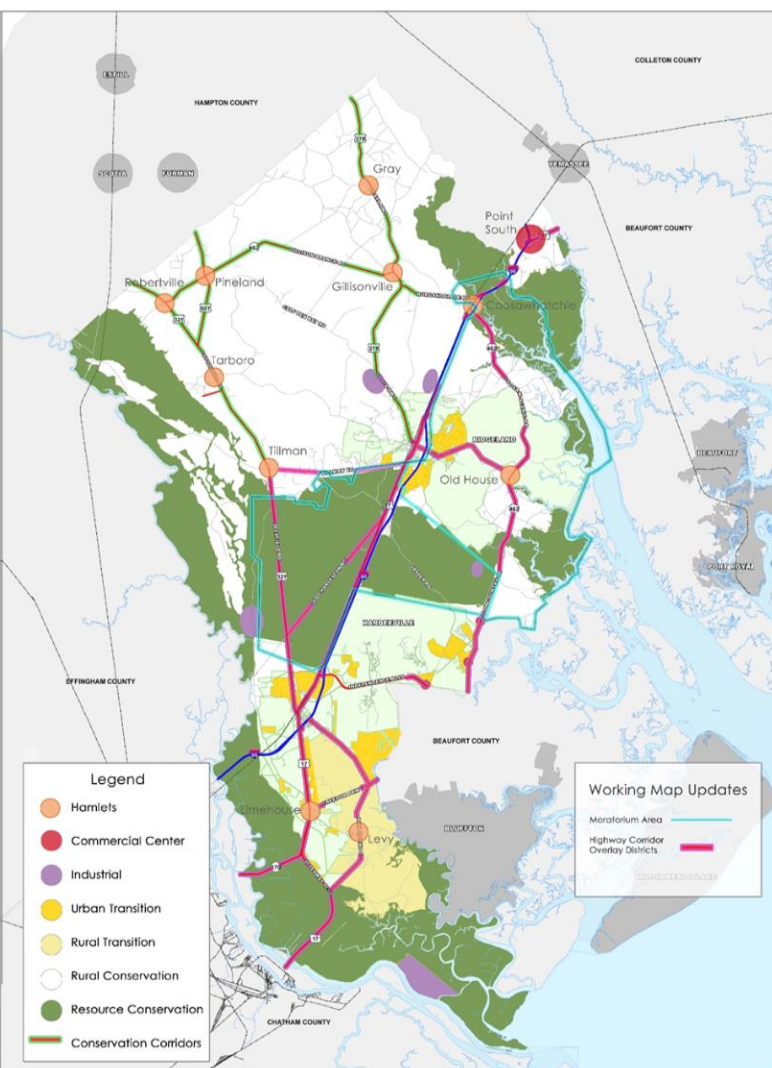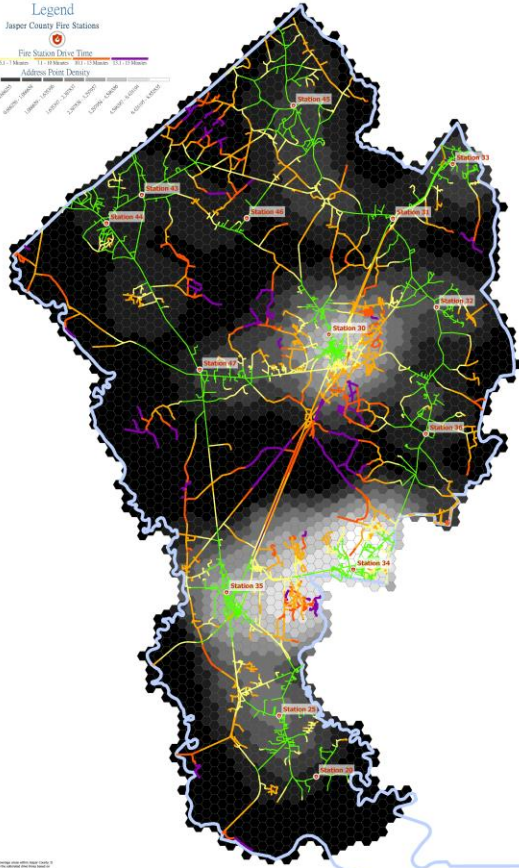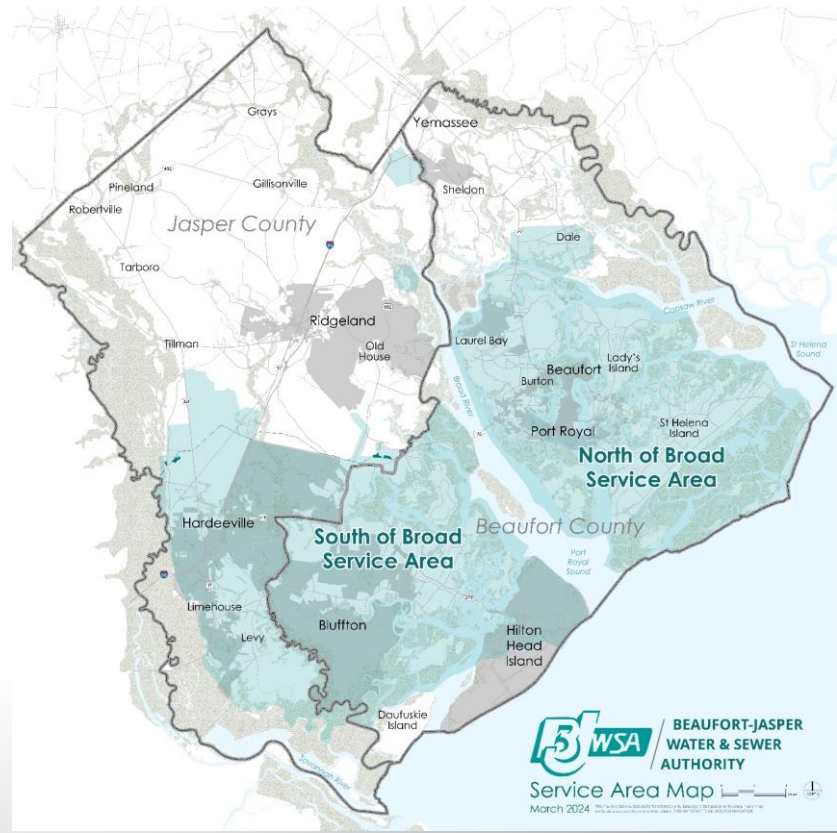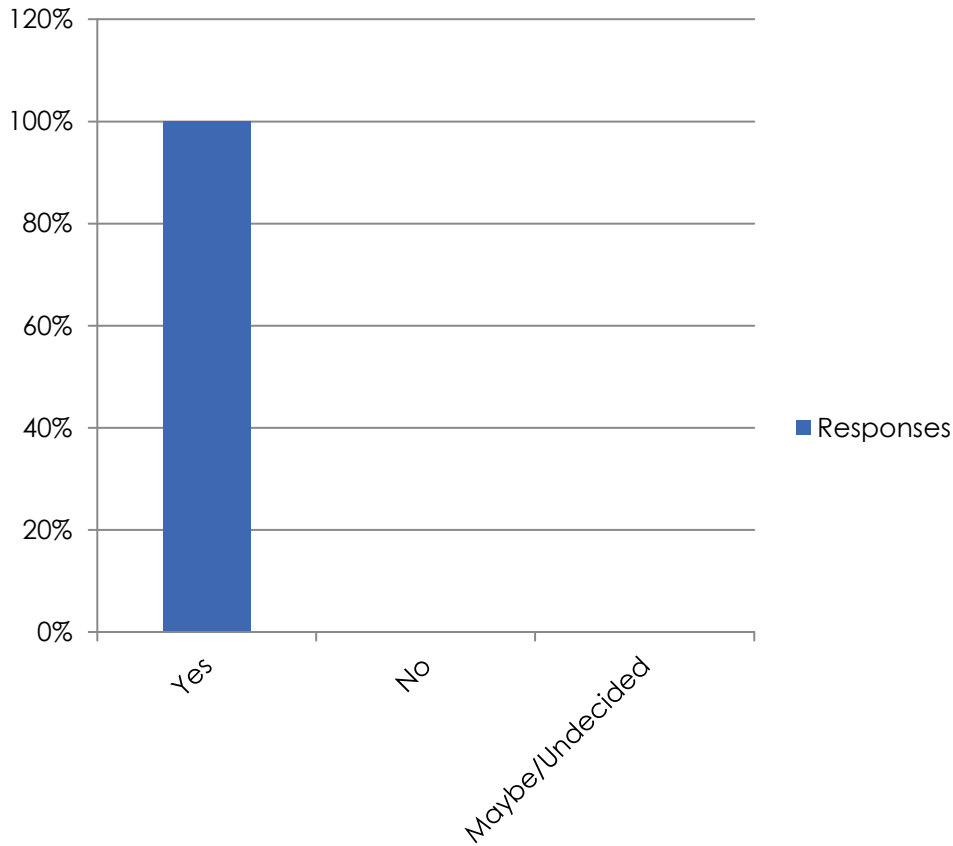
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Urban Growth Boundary

Urban Growth Boundary

Do you think urban growth boundaries should be established in Jasper County?

ANSWERED: 28   SKIPPED: 2

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Buffers

CURRENT STANDARDS: Screening Buffers

PROPOSED USE	EXISTING USE					
	Agriculture	Single-Family	Other Residential	Office/ Institutional	Commercial	Industrial
Office/ Institutional	None	10'	5' or fence	None	None	None
Multi-Family	None	10'	None	5'	10'	15'
Low Impact Commercial	None	10'	5'	None	None	None
Commercial	5'	15'	10'	None	None	None
Light Industrial	10'	25'	15'	10'	10'	None
Heavy Industrial	15'	25' - 50'	5' - 50'	15'	10'	None
Mining	15'	50' + fence	50' + fence	5' - 50'	10'	5'

CURRENT STANDARDS: Riparian Buffers

Water Resource	EXISTING USE			
	Individual Dwelling Unit	Single Family Residential Development	Multi-Family Residential	Non-Residential
Critical Area (Coastal waters, tidelands, beach/dune system)	15'	25'*	35'*	50'*
Jurisdictional wetlands - Saltwater or freshwater	15'	25'*	35'*	50'*
Non-jurisdictional wetlands - Saltwater or freshwater	15'	25'*	35'*	50'*
Rivers and streams (non-critical areas)	25'	50'	50'	50'

Screening Buffers

Intent

Minimize adverse impact between adjacent land uses and promote land use compatibility.

Riparian Buffers

Intent

Protects water quality, minimizes erosion, reduces flood damage, and provides habitat. Best Management Practice (BMP) for water quality protection.

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CURRENT STANDARDS:
Screening Buffers

PROPOSED USE	EXISTING USE					
	Agriculture	Single-Family	Other Residential	Office/Institutional	Commercial	Industrial
Office/Institutional	None	10'	5' or fence	None	None	None
Multi-Family	None	10'	None	5'	10'	15'
Low Impact Commercial	None	10'	5'	None	None	None
Commercial	5'	15'	10'	None	None	None
Light Industrial	10'	25'	15'	10'	10'	None
Heavy Industrial	15'	25' - 50'	5' - 50'	15'	10'	None
Mining	15'	50' + fence	50' + fence	5' - 50'	10'	5'

Buffer Type One (5')
- *5 trees*
- *3 trees + 6 shrubs*
- *12 shrubs*
- *6' fence*

Buffer Type Two (10')
- *10 trees*
- *6 trees + 12 shrubs*
- *24 shrubs*
- *6' fence*

Buffer Type Three (15')
- *15 trees*
- *8 trees + 24 shrubs*
- *48 shrubs*
- *6' fence + 20 shrubs or trees*

Buffer Type Four (25')
- *25 trees + 30 shrubs*
- *12 trees + 60 shrubs*
- *8' fence + 10 shrubs or trees*

Buffer Type Five (5' - 50')
Type A (50')
- *30 trees + 40 shrubs*
- *20 trees + 80 shrubs*
- *8' fence + 25 shrubs or trees*
Type B (25')
- *6' masonry wall + 25 tree or shrubs*
Type C (5')
- *8' masonry wall*

Buffer Type Six (25' - 50')
Type A (50')
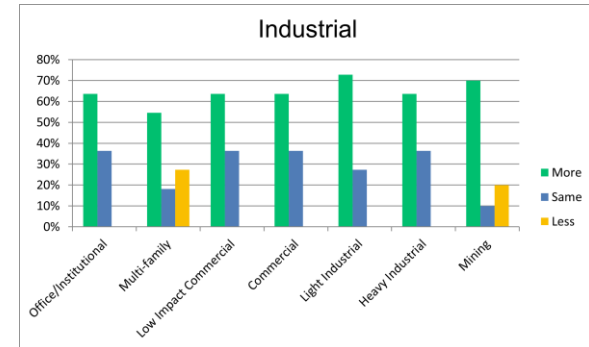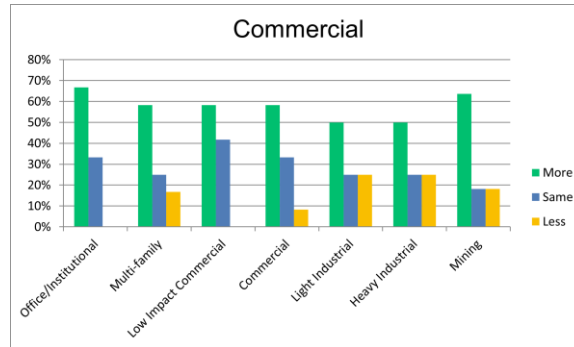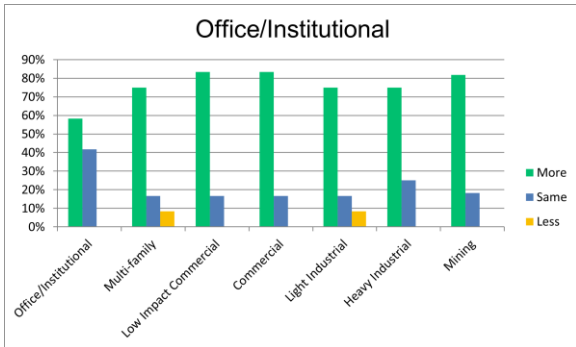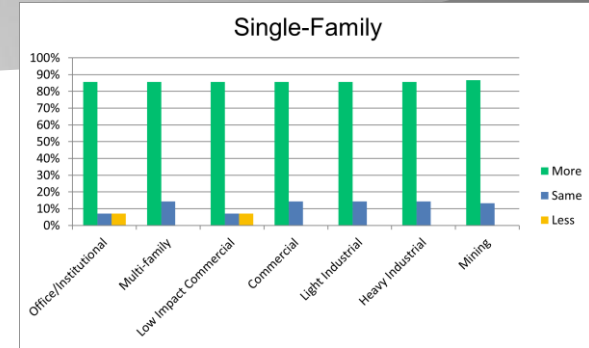- *8' fence + 45 trees + 80 shrubs*
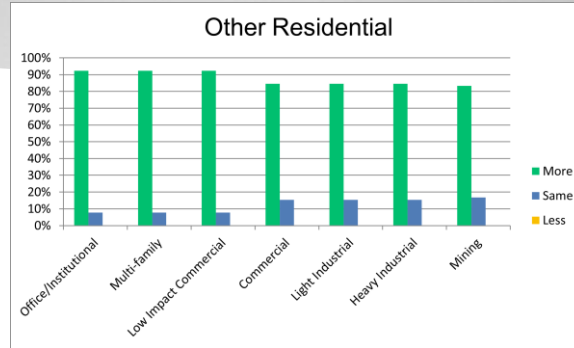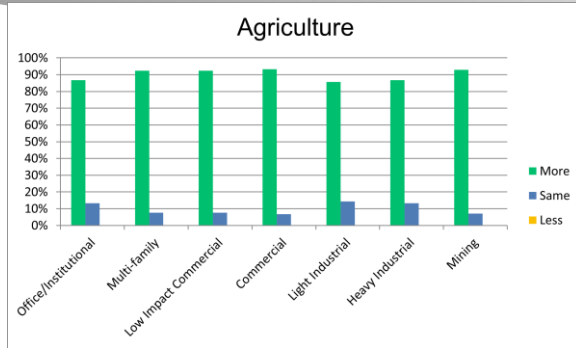- *8' fence + 30 trees + 120 shrubs*
Type B (25')
- *6' masonry wall + 25 tree or shrubs*

Buffer Type Seven (50')
- *6' fence + 45 trees + 80 shrubs*

Provide your feedback if you think screening buffers between the adjacent uses below should be more, less, or the same as they are now.
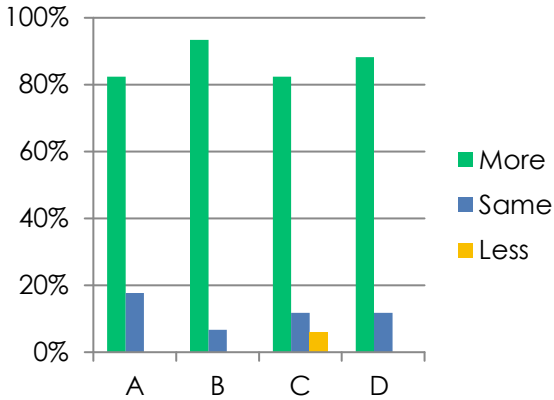
CURRENT STANDARDS:
Riparian Buffers

Water Resource	EXISTING USE			
	Individual Dwelling Unit	Single Family Residential Development	Multi-Family Residential	Non-Residential
Critical Area (Coastal waters, tidelands, beach/dune system)	15'	25'*	35'*	50'*
Jurisdictional wetlands – Saltwater or freshwater	15'	25'*	35'*	50'*
Non-jurisdictional wetlands – Saltwater or freshwater	15'	25'*	35'*	50'*
Rivers and streams (non-critical areas)	25'	50'	50'	50'

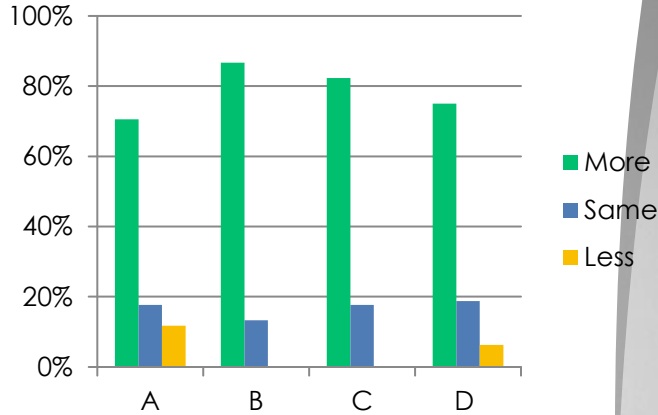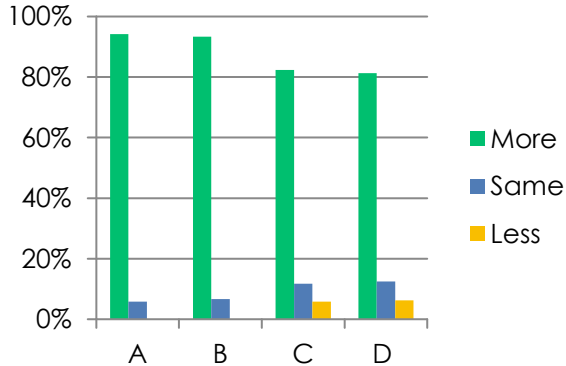*A riparian buffer adjacent to farmland.*

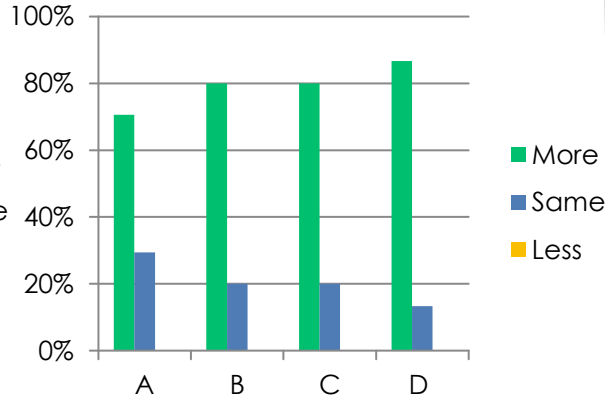symbioscity

Individual Dwelling Unit

SF Residential Development

Multi-Family Residential

Non-Residential

Provide your feedback if you think riparian buffers should be more, less, or the same as they are now.

ANSWERED: 17   SKIPPED: 13

A: Critical Area
B: Jurisdictional Wetland
C: Non-Jurisdictional Wetland
D: Rivers and Streams

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CURRENT STANDARDS:
Screening Buffers

PROPOSED USE	EXISTING USE					
	Agriculture	Single-Family	Other Residential	Office/Institutional	Commercial	Industrial
Office/Institutional	None	10'	5' or fence	None	None	None
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Low Impact Commercial	None	10'	5'	None	None	None
Commercial	5'	15'	10'	None	None	None
Light Industrial	10'	25'	15'	10'	10'	None
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CURRENT STANDARDS:
Riparian Buffers

Water Resource	EXISTING USE			
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Rivers and streams (non-critical areas)	25'	50'	50'	50'

Buffers
Proposed

Screening Buffers

Recommendation

Increase buffer requirements

Riparian Buffers

Recommendation

Increase buffer requirements

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Summary of Proposed Modifications

- Increase minimum lot size requirements, with flexibility for smaller lots with dedicated protected open space
  - Rural Preservation – 5-acre lot size or 1 unit/5 acres
  - Resource Conservation – 10-acre lot size or 1 unit/10 acre
  - Euhaw Broad River Planning Area

- Creation of new zoning districts
  - Transition areas
  - Hamlets

- Update Highway Corridor Overlay district standards

- Buffers
  - Increase distances
  - Simplify standards for screening buffers