

Development Patterns - Rural Residential

Land uses and development standards, such as lot size, setbacks, etc. are determined by the zoning district assigned to the property as indicated on the zoning map. The future land use map is a planning document to inform development decisions into the future.

INTENT Rural conservation seeks to protect and promote the rural character of unincorporated Jasper County. New development should be thoughtfully placed within the existing landscape.

CURRENT STANDARDS

The majority of unincorporated Jasper County is zoned as Rural Preservation (RP), which requires a minimum lot size of one (1) acre. This lot size does little to protect rural character and facilitates suburban style development patterns.

Resource Conservation (RC) districts require a minimum lot size of 5 acres. Most areas zoned RC are permanently protected through state or federal ownership or a conservation easement.

Subdivisions are typically zoned Residential (R) which requires a minimum lot size of one-half (.5) acre.

Zoning District	Minimum Lot Size
Rural Preservation	One (1) acre
Resource Conservation	Five (5) acres

WHAT'S PROPOSED

Rural Preservation

Increase minimum lot size requirements. Allow smaller lot sizes in exchange for protection of contiguous open space.

Resource Conservation

Increase minimum lot size requirements.

ADDITIONAL INFORMATION

The examples below illustrate how land can be developed with the same number of units, but the character of each development is different.



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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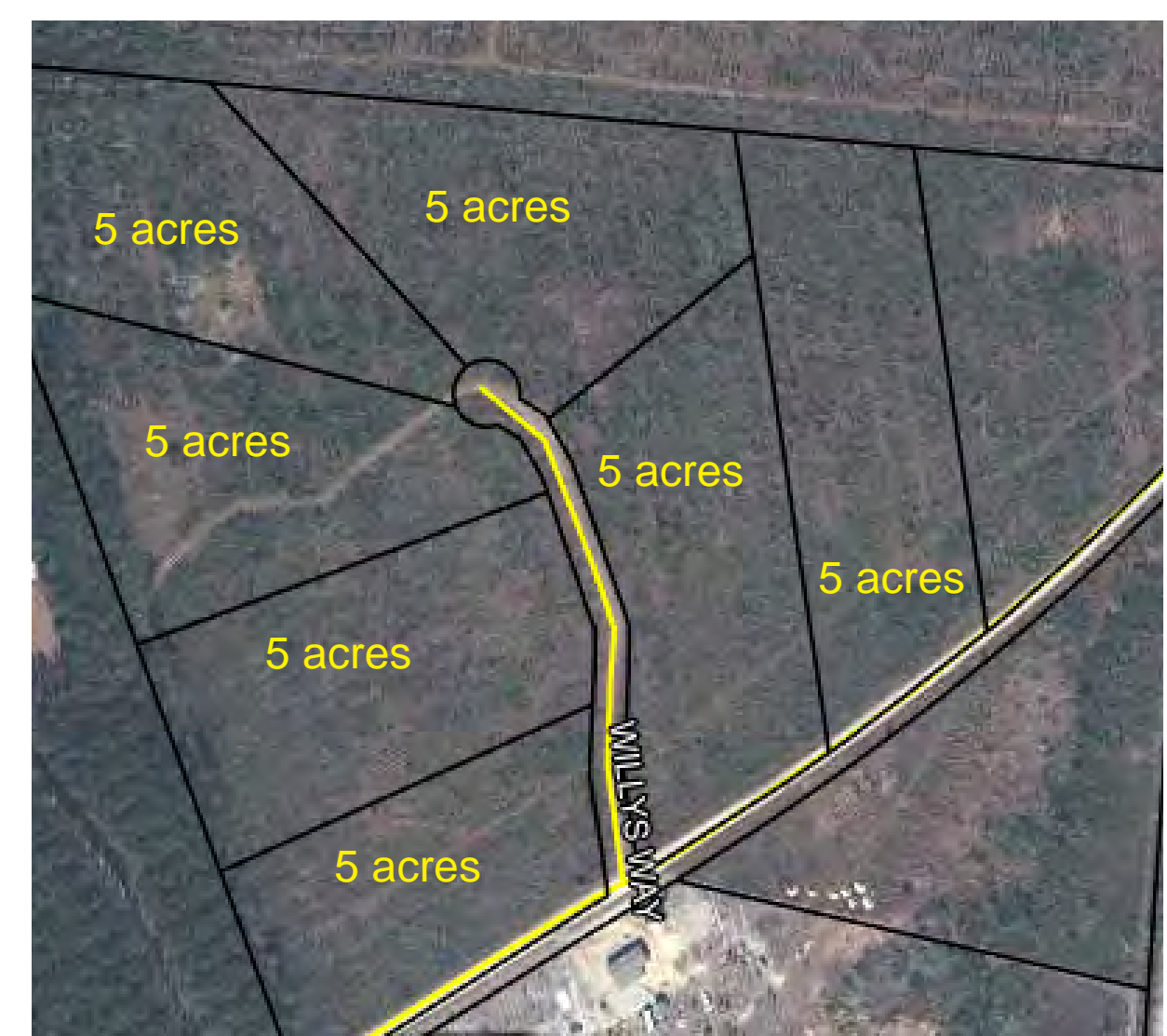
Examples of Lot Sizes
Each image is shown at approximately the same scale



~One (1) acre lots



~Two (2) acre lots



Five (5) acre lots



Ten (10)+ acre lots

Scenic Roadways

Jasper County enjoys beautiful canopied roadways throughout the county that are a critical defining element to the county's character and a reflection of its rich natural resources. Conserving these canopy roadways can still allow for development while maintaining the community's character.

INTENT The intent of the Highway Corridor Overlay District is to provide additional buffering protection along frontage properties in special growth areas in accordance with the Jasper County Comprehensive Plan.

CURRENT STANDARDS

The Highway Corridor Overlay District is in place on the roadways shown in the map to the right. This designation includes the following standards:

- 50' landscape buffer, including requirements for overstory and understory trees and shrubs
- Tree removal restrictions
- Protects trees over 6" DBH
- Architectural design requirements, such as building materials and color

WHAT'S PROPOSED

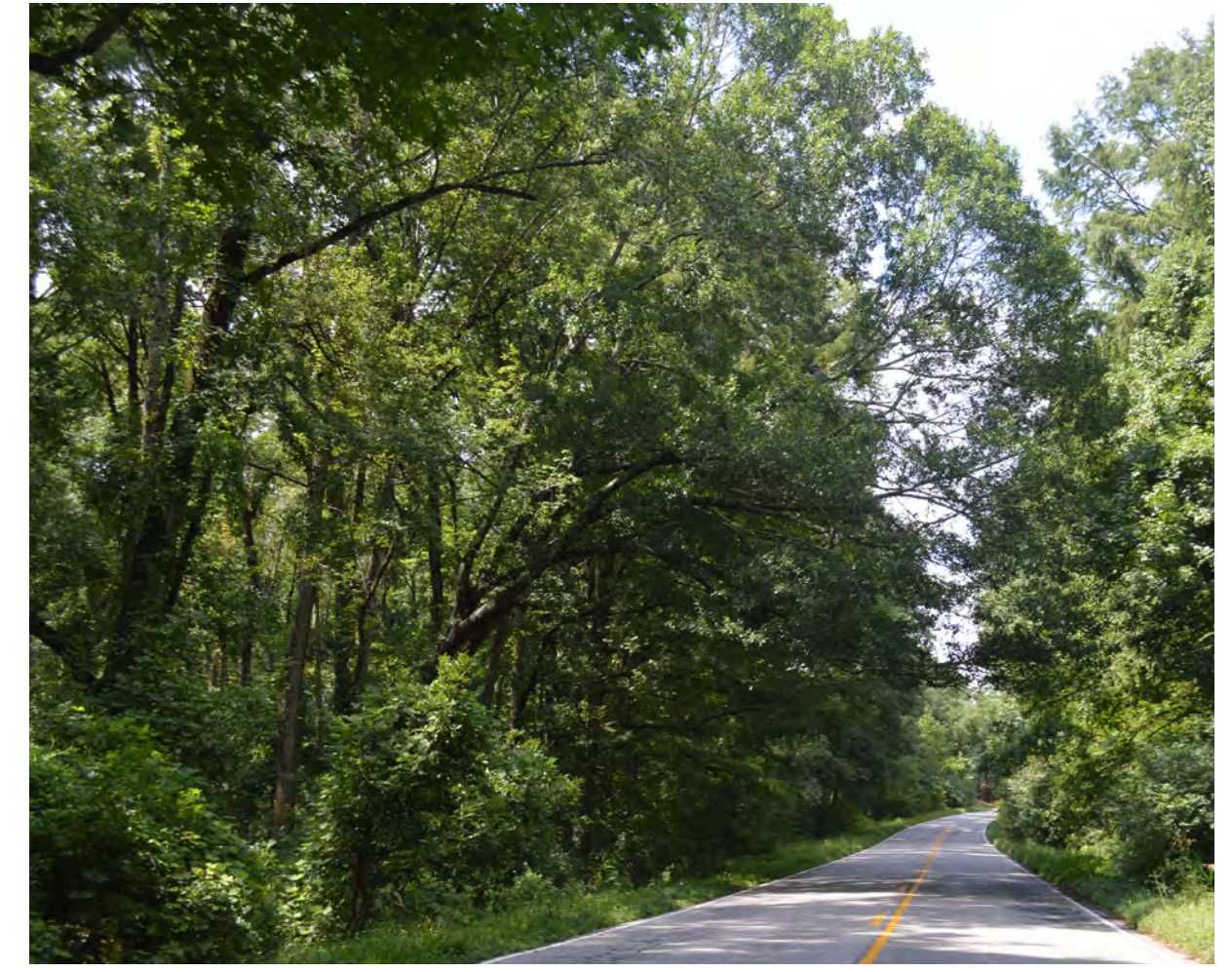
Expand the Highway Corridor Overlay district to the Conservation Corridors in unincorporated Jasper County (see map).

Pursue Scenic Corridor status for S.C. Highway 462. To achieve South Carolina Scenic Byway designation, a road must exhibit one or more of the following six core intrinsic qualities:

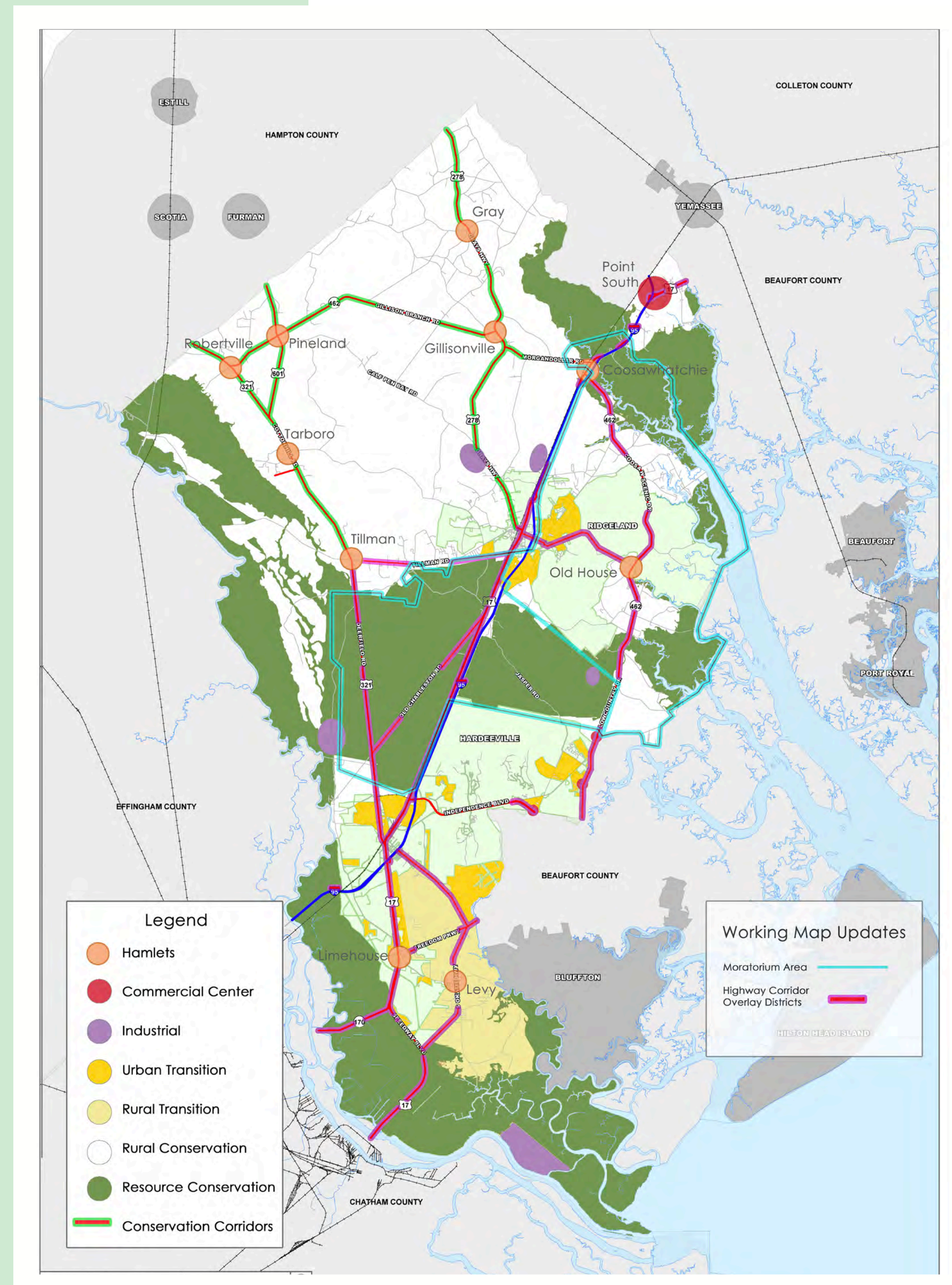
- *Scenic*: The route should offer captivating views of natural landscapes, vistas, or other visually appealing features.
- *Historic*: It should pass through areas with significant historical importance, such as historic sites, landmarks, or battlefields.
- *Recreational*: The byway should provide opportunities for outdoor activities, like hiking, biking, or picnicking.
- *Cultural*: It must showcase cultural heritage, traditions, or artistic elements unique to the region.
- *Archaeological*: If the road passes near archaeological sites or ancient ruins, it qualifies.
- *Natural*: The byway should traverse areas of natural beauty, including forests, rivers, or wildlife habitats.



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Canopied roadways help to define the rural character and showcase the natural beauty of Jasper County.



Many major highways and roadways in southern Jasper County are in the Highway Corridor Overlay district.

Urban Growth Boundary

Do you think urban growth boundaries should be established in Jasper County? Using the push pins, “draw” your version of the ideal urban growth boundaries. Then, ask a member of the planning team to take a picture!



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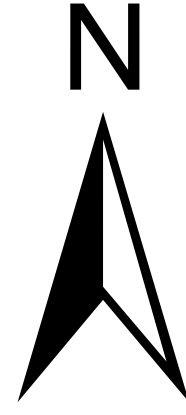
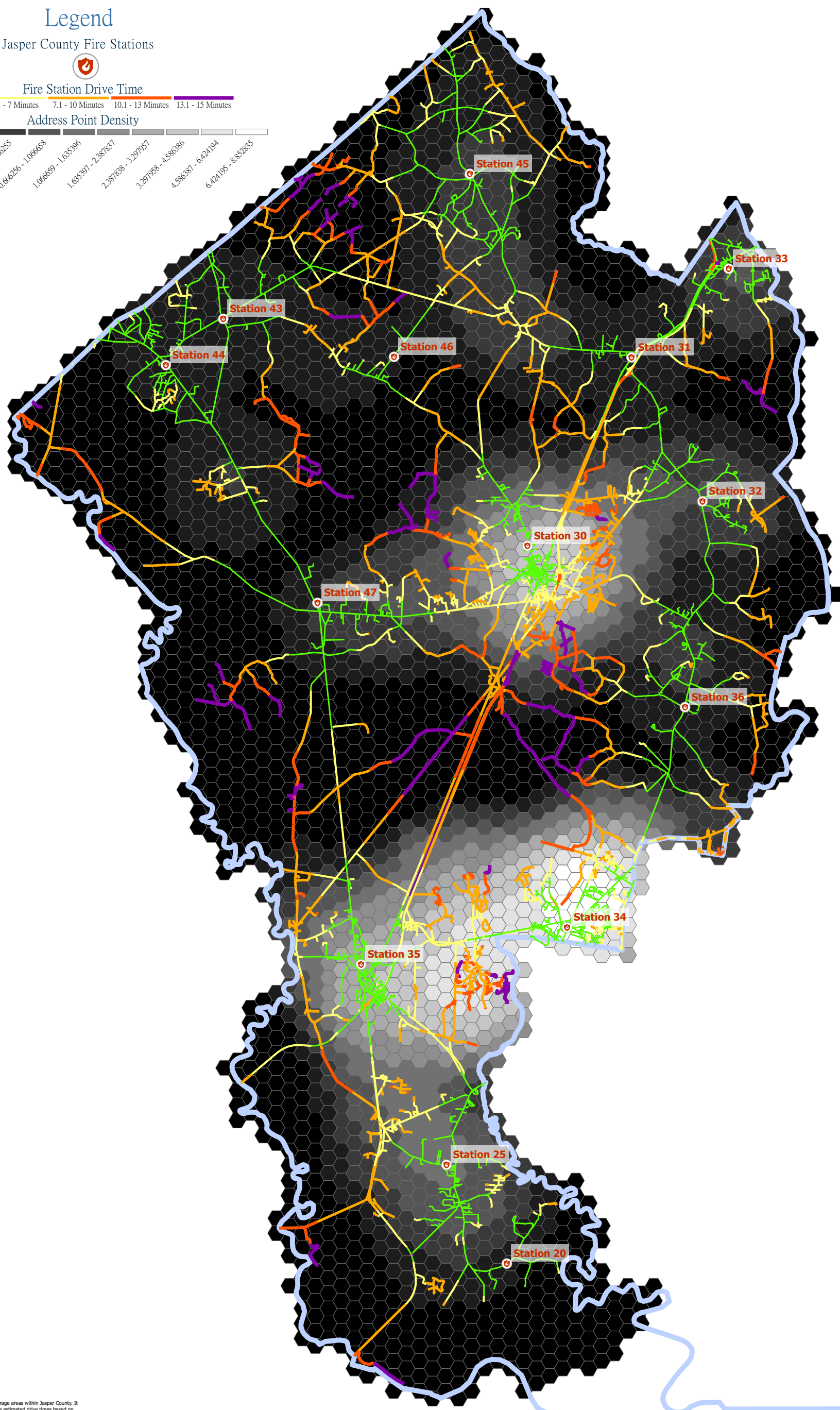
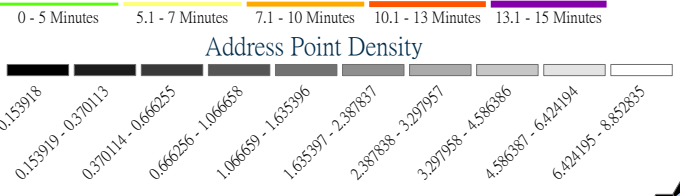
Jasper County Emergency Services Fire Drive Time and Address Density Map



Legend

Jasper County Fire Stations

Fire Station Drive Time

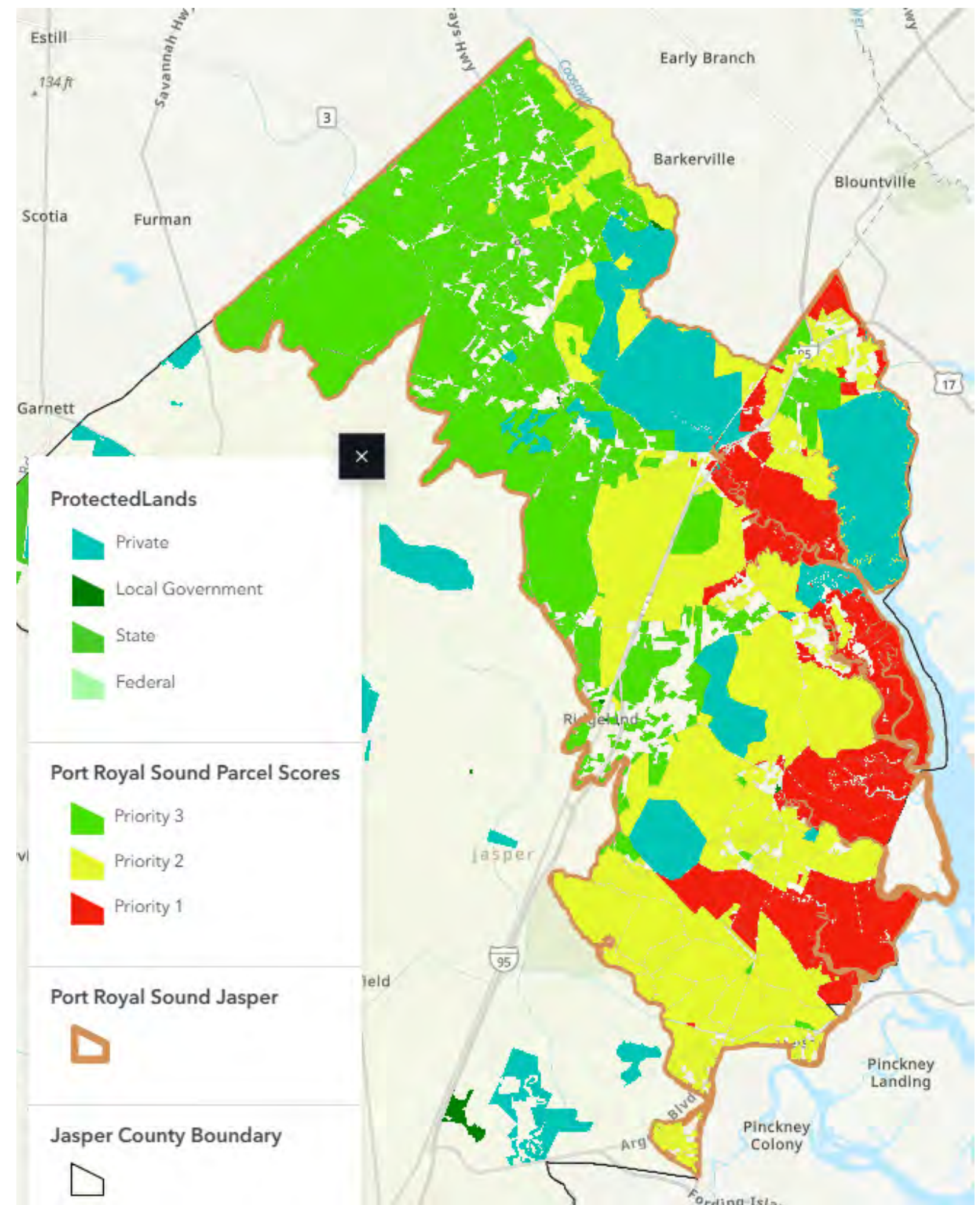


Map Overview
This map provides a detailed visualization of the urban growth boundary and coverage areas within Jasper County. It is designed to assist in the strategic planning of emergency services, particularly fire response, by highlighting areas with higher address density and longer drive times from fire stations. The map is intended for informational purposes and does not constitute a legal document.

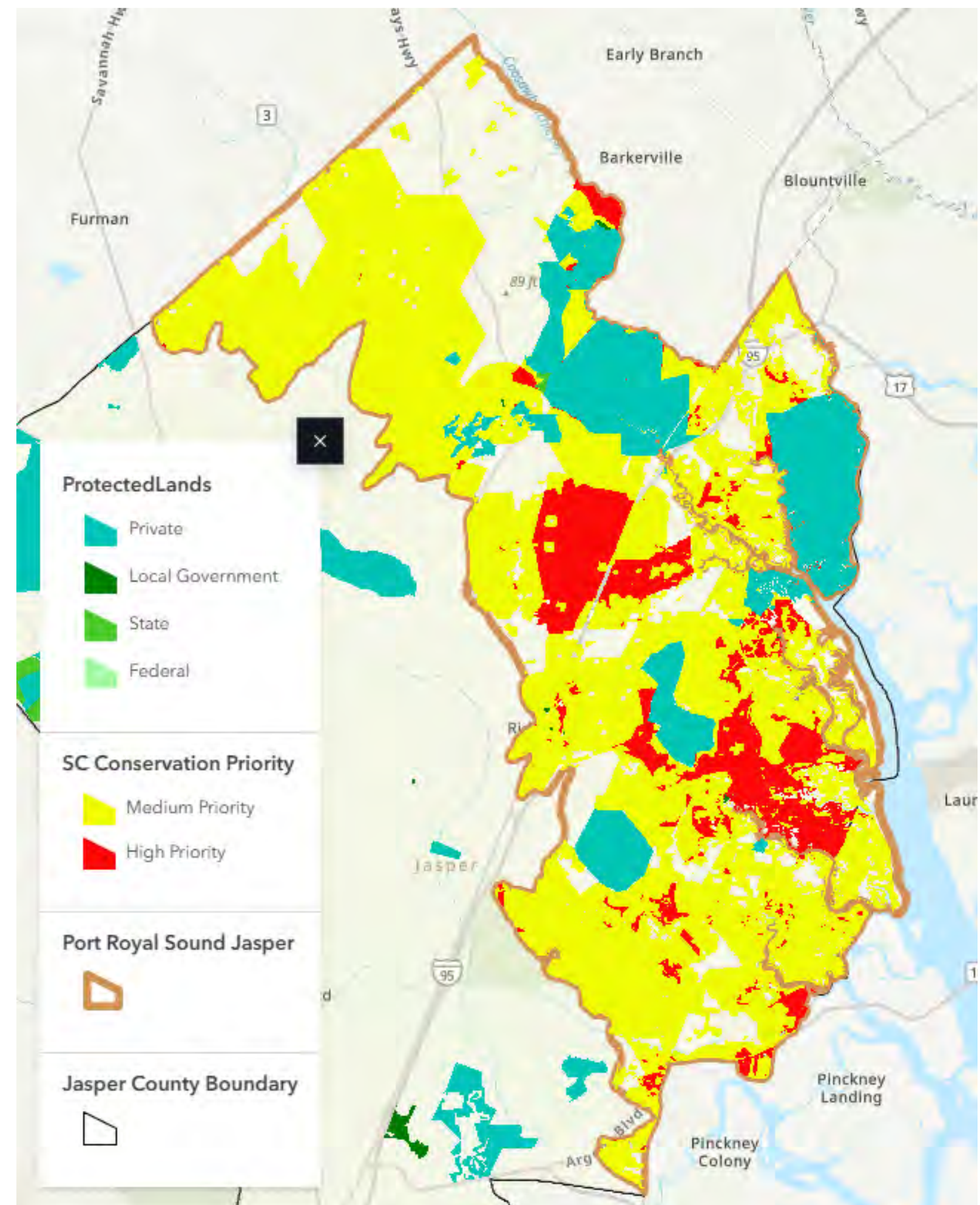
Map Data
The drive time coverage areas are calculated based on a network of roads, reflecting the operational capabilities of fire stations. These areas are subject to change based on road construction, traffic conditions, and other factors that may affect travel times.

Address Point Density
The density of address points is calculated through the use of U.S. Census Bureau data, providing a quantitative measure of population concentration. This data is used to identify areas with higher population density, which may require more frequent emergency services.

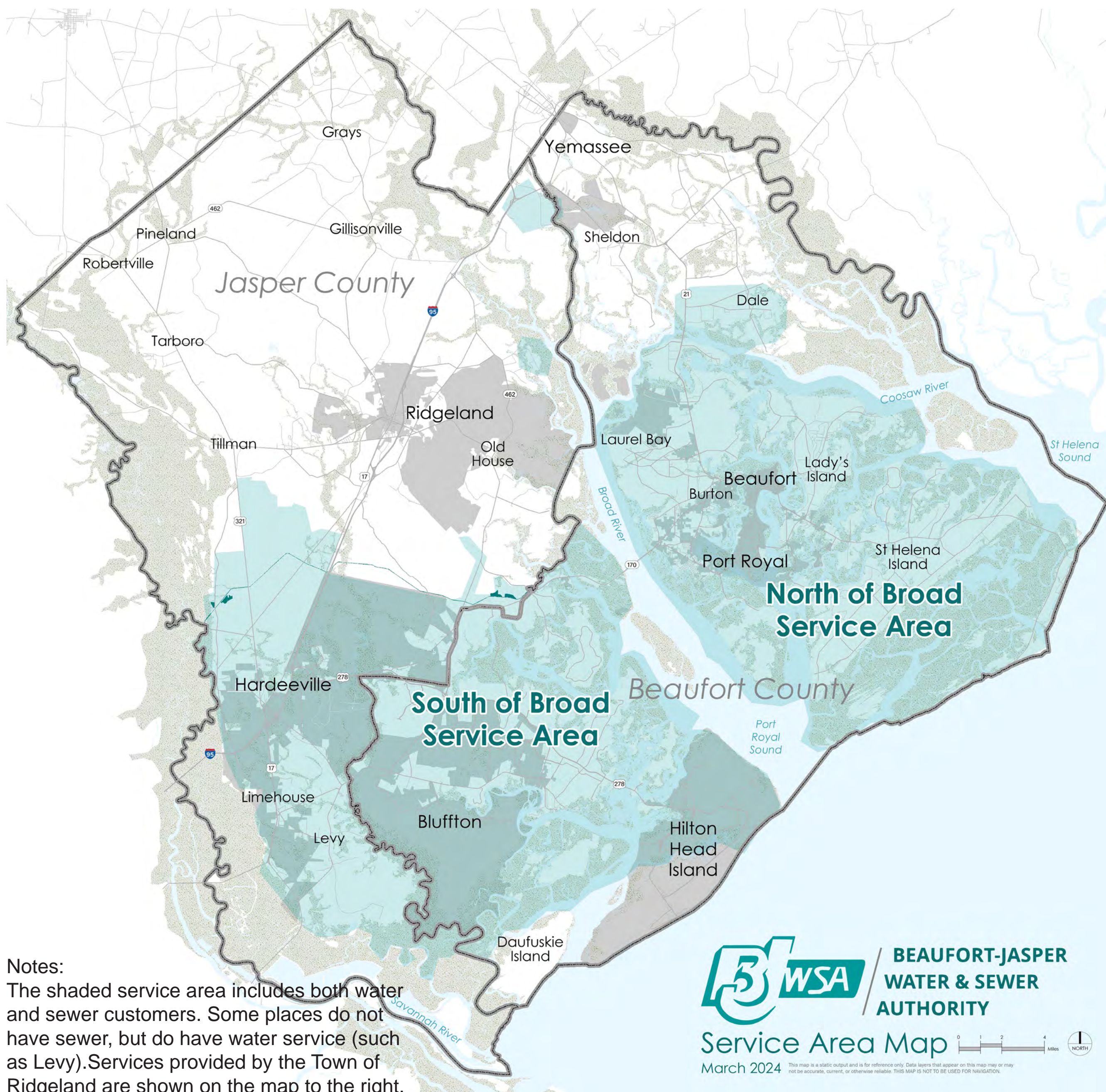
Map Accuracy
This map is a digital product and is for informational purposes only. It is not intended to be used as a legal document or for any other purpose. The map is subject to change without notice.



Conservation partners created the Port Royal Sound Watershed Model showing priority parcels for land protection based on a Water Quality Priority Index (WQPI) and a Flooding Priority Index (FPI). Their composite ranking is shown here: red indicating highest priority for protection.

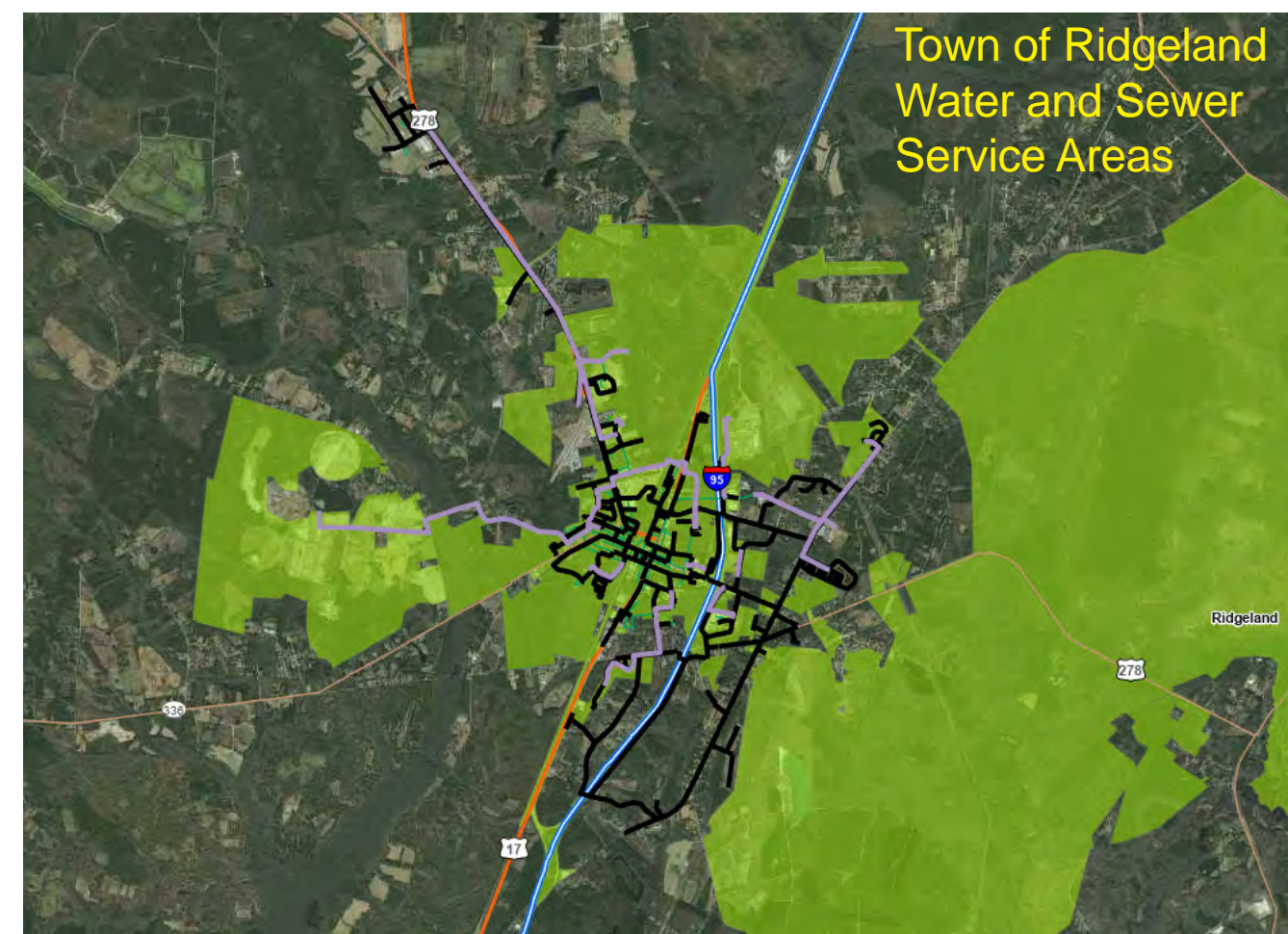


In partnership with South Carolina Department of Natural Resources (SCDNR), the SC Conservation Bank created statewide conservation priority maps with five priority areas: public access, ecological conservation priorities, cultural resources, private working lands, and water resources. The colors indicate the cumulative priority parcels in the Broad River Corridor.



Notes:
The shaded service area includes both water and sewer customers. Some places do not have sewer, but do have water service (such as Levy). Services provided by the Town of Ridgeland are shown on the map to the right.

BWSA BEAUFORT-JASPER
WATER & SEWER
AUTHORITY
Service Area Map
March 2024



Development Patterns: Transition Areas & Hamlets

Urban transition areas are pockets of unincorporated Jasper County that are partially or entirely surrounded by the City of Hardeeville or the Town of Ridgeland. Some of these areas were developed as the municipalities expanded their boundaries through annexation.

Rural transition areas are located in southern Jasper County and are under development pressure. Development in existing communities, such as Levy-Limehouse, should be respectful and complement the scale and character of the area.

INTENT Hamlets are small areas of development which have historically served as center of commercial activity and the civic centers. As growth and development moves into northern Jasper County, these hamlets can continue to be community hubs with more compact development and a neighborhood character.

Transition areas are those that remain in unincorporated Jasper County but are near developed areas. Typically, providing services to these areas is more efficient than rural areas.

CURRENT STANDARDS

The current zoning standards for residential only allow single-family homes. Townhomes, patio homes, duplexes, and multi-family homes are only allowed as conditional uses in community commercial and general commercial districts.

WHAT'S PROPOSED

Create a new zoning district that allows smaller single-family development and, where public water and sewer services are available, other residential housing types, such as:

- Patio homes
- Townhomes
- Small-scale multi-family

Require basic design standards for Community Commercial within Hamlets to promote compatible development, consistent with the current requirements of the Highway Corridor Overlay District.

- Roof pitch and materials
- Building materials and color
- Vernacular features, such as roof overhangs, covered porches, open wood fences, etc.



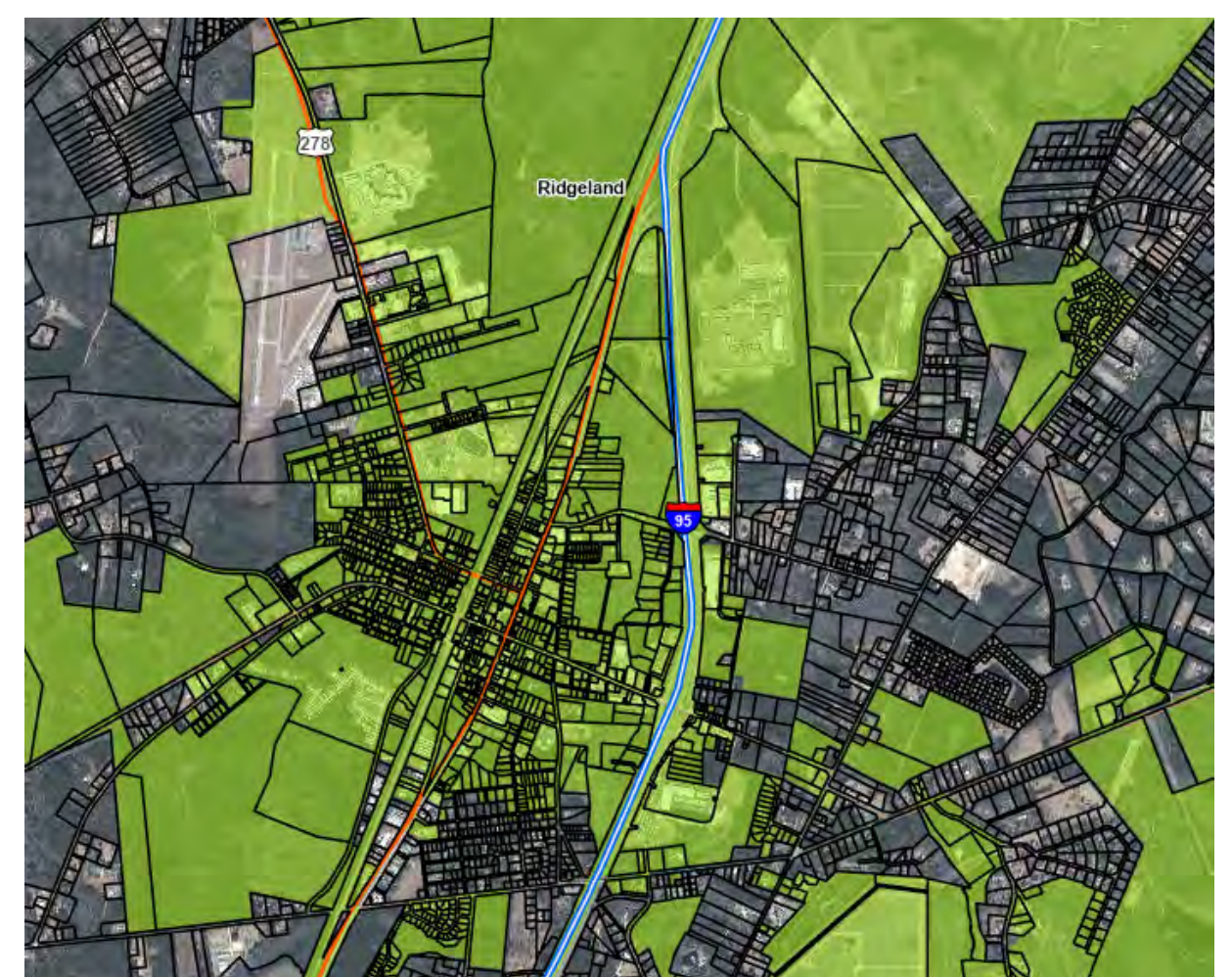
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As the former County Seat, Gillisonville developed as the center of the community. Homes are typically on smaller lots and the remnants of courthouse square still provide a central civic space.



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



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.

Buffers

INTENT Buffers typically serve two primary purposes:

- a screening buffer serves to minimize any potential adverse impact between adjacent land uses and promote land use compatibility.
- a riparian buffer protects water quality, minimizes erosion, reduces flood damage, and provides habitat. The South Carolina Department of Natural Resources Scenic Rivers Program states that a riparian buffer is the single-most important best management practice (BMP) for the protection of water quality and aquatic resources.

CURRENT STANDARDS: Screening Buffers

The buffers below are generalized for simplicity. For more specific information, see the info to the right.

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'



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The requirements below are for each 100 linear feet of buffer length

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

Setbacks are total average widths, with widths not to be less than 15' for a 25' buffer, 20' for a 35' buffer, and 30' for a 50' buffer.

*Buffer requirements may be waived with an OCRM land disturbance permit and/or approved wetland mitigation plan.



A riparian buffer adjacent to farmland.

