

Estill

Hampton County

Scotia

Furman

Colleton County

Yemassee

Beaufort County



# JASPER COUNTY COMPREHENSIVE PLAN

2012 Review

Review of the Comprehensive Plan Update as Adopted by  
Jasper County Council, April 2007

Date:  
June 2012

Prepared by:  
**Jasper County | Thomas & Hutton  
Horizon Planning & Consulting**

Jasper County  
Comprehensive Plan  
Projected General  
and Use Map

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- oads
- municipal Boundaries
- oadside Conservation Corridors
- oint Planning Boundaries
- atural Resource District
- ommunity Village District

Chatham County

Beaufort County

Beaufort

Port Royal

Hilton Head Island

Bluffton

Hardeeville

Midgeland

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Appendix A – Jasper County Planning Commission Workshop Review Comments





## **Executive Summary**

### **Comprehensive Plan Review & Update**

In the State of South Carolina, comprehensive plans are required to be reviewed every 5 years and be updated every 10 years. A State mandated 5-year review is an opportunity for the Council and Planning Commission opportunity to consider the extent and degree of necessary updates during the midterm of the comprehensive plan prior to an update. As 5 years has passed since the adoption of the 2007 Jasper County Comprehensive Plan ("JCCP"), we recommend that the County Council, Planning Commission and staff use this report to help facilitate an important and productive discussion regarding the patterns of future development, infrastructure and preservation within Jasper County. It is recommended this review serve as the basis for developing the scope of work for the updates deemed appropriate by Jasper County Council, Planning Commission, staff and citizens.

### **State Required Content**

While the chapters of the JCCP include inventories, needs and goals, the plan appears to lack timeframes and prioritization for implementation actions, which are critical components for each element. Without a strong implementation strategy, comprehensive plans typically remain "on the shelf" and do not serve as important policy documents for Council, Planning Commission and staff. It is recommended the JCCP serve as the County Council's formal goal-setting tool and that it be updated to include an implementation strategy for all chapters to ensure the plan is a "living" document and truly valuable to the community. As a result, the comprehensive plan may be referenced more frequently as a policy guide while the County maintains accountability for completion of the goals stated therein.

The existing chapters in the JCCP are missing information required by State law, with the exception of the Community Facilities Chapter. Furthermore, during the preparation of the 2007 JCCP, major planning legislation, the South Carolina Priority investment Act, was under consideration for enactment. The Priority Investment Act was not in effect at the time the 2007 comprehensive plan was adopted. As a result, a Priority Investment Chapter must be incorporated into the JCCP at this time. The JCCP should be updated to include all missing information in addition to the Priority Investment Chapter.

### **Data and Mapping**

Overall, much of the JCCP data is dated and newer and more accurate sources exist. As the last JCCP was adopted well after the 2000 Decennial Census, much of the data relied upon was over 7 years old and did not reflect the surges in growth within Jasper County from 2000 to 2007. Since the 2007 JCCP Update, there is a host of additional geographical information data layers that can be accessed free of charge and be used to amend maps, tables and figures to reflect the latest available information. To better assess past and existing conditions and improve future planning projections and goal setting, the JCCP should be updated with the latest data available.

The process by which the JCCP Future Land Use Map is updated should capitalize upon the latest available data layers as background to assist Jasper County Council, Planning Commission, staff and citizen's determination and reprioritization of land uses throughout the County. Through collaborative efforts, Jasper County and its citizens should update the future land use map considering existing land use patterns, environmentally sensitive areas, conservation areas, commercial nodes, etc.



**Goals, Strategies & Actions**

Several of the goals noted in the 2007 JCCP have been attained while some of the implementation actions have been completed. However, there are a number of strategies and actions that must be reassessed for validity and prioritization. In an effort to keep the JCCP current and a useful tool, some strategies/actions may need to be continuously amended to stay relevant with the evolutions of planning and design theories as well as development practices. As part of the JCCP update, it is recommended Jasper County consider the reassessment of strategies, actions and continuous actions, as well as the development of new strategies/actions, so that they are aligned with current planning and development trends.

**Plans and Studies**

Over the past several years, Jasper County has teamed with various partners on important planning efforts or has directly commissioned studies, plans and reports. Some of these documents were officially adopted by County Council as "attachments" to the JCCP while some were for informational purposes only. Many of these reports include valuable data and information, meaningful goals, objectives and actions that should be considered for incorporation into the JCCP during the future update.

Although the JCCP was adopted in 2007, there are plans, studies and reports applicable to the County's primary long range plans which were prepared between 2005 and 2011. A valuable base of inventory information is available as well as county needs documented by the citizens and professional consultants. The public and professional input included in these documents is essential to capture in the JCCP update as it will save the County time and resources.

**Use as a Policy Document**

The JCCP should be a public policy document that reflects the needs of the residents and business owners of Jasper County. As such, it is recommended the update to the JCCP include significant public participation from the initiation of the planning process to formal adoption of the plan. Use of new practices and emerging technology can assist with facilitating community meetings to best capture the sentiment of the public and spark the thoughtfulness and creativity needed to form the comprehensive plan. Once the public and County are fully engaged and become stakeholders in the comprehensive planning process, a future vision for Jasper County will emerge. New planning, engineering and development best practices can be assessed and employed to achieve the goals documented in the plan.





## **COMPREHENSIVE PLANNING OVERVIEW**

A Comprehensive Plan is a long range planning document which includes "elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction (Section 6-29-510)." The plan is the official adopted policy advisory document that outlines Jasper County's goals for the future and provides direction for Council, Planning Commissioners and staff when making choices regarding future growth, development, housing, infrastructure and preservation. The Comprehensive Plan, along with a strong future land use and development map, is the culmination of a time and resource intensive effort to establish the framework for future growth in Jasper County. The development of a Comprehensive Plan should incorporate the following elements to be effective:

- Process.
- Critical elements.
- Public policy.
- Implementation actions.

These elements are discussed in greater detail below.

### **Process**

The comprehensive planning process is a rational decision making model which is typically managed by a project team of staff and consultants. Committees may be formed to seek specialized input for specific elements of the plan. However, the main intent of the process is to capture the public sentiment and to engage citizens. While elected, appointed, hired or contracted individuals will vary over the years of plan development and implementation, the Jasper County citizens will remain the constant variable. For this reason, civic engagement in the process is essential. The plan is not simply a set of recommendations by those on the project team– it is a process to achieve consensus among the community regarding the future of the community. Throughout the process the team must expertly seek input, articulate the goals of the public and facilitate a decision making process to address needs.

### **Critical Elements**

There are several critical elements of the Comprehensive Plan: population, economic development, natural resources, cultural resources, community facilities, housing, land use, transportation and priority investment. The project team must ensure the elements are interrelated, as they cannot be considered independent from one another. The final product addresses all elements and the official policy guiding document must be formally adopted by County Ordinance as required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (and subsequent amendments).

### **Public Policy**

Jasper County's Comprehensive Plan update must balance specificity and ambiguity as the plan is only required to be fully updated every 10 years. During these years, there will be changes in composition of Council, Planning Commission and staff as well as the evolution of community priorities, economy and theory. If the plan is too specific and not maintained though the 10 year period, it may become invalid as a public policy document as evolution occurs. On the contrary, an over-generalized plan without a commitment to implementation strategies will risk "sitting on the shelf." Therefore, writing a plan that can become a living and dynamic document will be the most useful to the County: one that can be reviewed and assessed annually (possibility near the time of an annual County Council retreat and goal setting session). A successful plan will consider these issues and will result in a better guide for public policy.



**Implementation Actions**

The Jasper County Comprehensive Plan update should strive for balance; making specific suggestions, strategies and action steps while also including some provisions for flexibility. If not, the JCCP will become outdated very quickly. Strategies and actions to address needs and goals should be evaluated and prioritized, with responsible agencies and departments listed within the document. However, each action does not need to be fully outlined. It is sufficient for a concept to be explored and accepted, with additional research and development to be completed by the party responsible for initiation of the project. The primary importance is that the actions are listed and accountability is preserved.

With the leadership of Council, Planning Commission, staff and project team, the Comprehensive Plan is an important policy document for choices regarding future growth, development, housing, infrastructure and preservation. These choices may have the greatest future impact on the environment, physical landscape, economy and standard of living of Jasper County residents. As such, Jasper County has a significant opportunity to begin charting its future course with the update of the Jasper County Comprehensive Plan.





## **STATE LAW REVIEW**

### **Adoption and Periodic Review**

In the state of South Carolina, comprehensive plans are required to be reviewed every 5 years and be updated every 10 years. A State mandated 5-year review is a Council's and Planning Commission's opportunity to consider the extent and degree of necessary updates during the midterm of the comprehensive plan prior to an update. Concerning the review, "the local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years (Section 6-29-510 E)."

#### *Review and Recommendation*

As five years have passed since the adoption of the 2007 Jasper County Comprehensive Plan ("JCCP"), we recommend that the County Council, Planning Commission and staff use this report to help facilitate discussions regarding the future development, infrastructure and preservation within the County. It is recommended this review serve as the basis for developing the scope of work for the updates deemed appropriate by Jasper County Council, Planning Commission, staff and citizens.

### **Planning Process**

The South Carolina comprehensive planning process is one "which will result in the systematic preparation and continual re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction (Section 6-29-510 A)." The plan covers a wide spectrum of issues (elements) and to ensure the systematic approach to development of the document, each chapter must be structured as follows (Section 6-29-510 C):

1. Inventory of existing conditions;
2. A statement of needs and goals;
3. Implementation strategies with time frames.

The three-step process ensures a "comprehensive" approach to assessment of each plan element within the County's jurisdictional limits. A study of past and present conditions will assist with:

1. Determining County needs;
2. Needs are addressed by the development of generalized goals;
3. Goals are attained by specific implementation actions and an overall plan strategy.

#### *Review and Recommendation*

Generally, the chapters of the JCCP include inventories (#1), needs and goals (#2), but the plan lacks timeframes and prioritization for implementation actions, which are key components for each element. A plan development without timeframes and a systematic priority ranking may imply the comprehensive planning process may have lacked a facilitated prioritization session. The absence of action completion timeframes and systematic priority ranking leads to many actions remaining incomplete. The provision of timeframes and rankings will instill accountability for completing the actions.





Some of the implementation actions may have been short-term, immediate needs, but their importance appears to have dwindled over 5 years. The plan has implementation actions per chapter and a separate chapter which covers strategy for plan implementation (Chapter 9). Chapter 9 is a general recommendation of how to implement the comprehensive plan and is not as detailed as the goal and implementation strategies indicated in the previous eight chapters. Chapter 9 does not provide strategy for implementing actions noted in the preceding 8 chapters.

The following is an example of an implementation strategy concept which may be used in all chapters of the plan:

- “Goals” are achieved by “Implementation Actions”
- “Implementation Actions” in all chapters are reviewed and carried out through a general plan “Implementation Strategy:”
  - Committee review
  - Responsible parties
  - Review frequency
  - Council updates
  - Prioritization
  - Schedules, timeframes

Without a strong implementation strategy, comprehensive plans typically remain “on the shelf” becoming quickly outdated and do not serve as important policy documents for Council, Planning Commission and Staff. We recommend that the Comprehensive Plan be utilized as Jasper County Council's formal goal-setting tool/aid. It should be updated to include an implementation strategy for all chapters to ensure the JCCP is a “living” document and truly valuable to the community. As a result, the plan will create accountability for completion of actions and fulfillment of goals.

#### **Required Elements – Content Review**

State mandated elements of the Comprehensive Plan include: population, economic development, natural resources, cultural resources, community facilities, housing, land use, transportation, and priority investment. Typically, these elements are divided into separate chapters within the comprehensive planning document. With the exception of the Community Facilities element, all chapters in the JCCP are missing information required by State law. Please note that this section is a review of each State-required element with regard to required content and not quality of content.





| Element                     | Content Required– Section 6–29–150 (D)   | Content Review<br>✓ – Included<br>x – Missing              |
|-----------------------------|--|--|
| <b>Population</b>           | Historic trends and projections  | ✓  |
|                             | Household numbers and sizes  | x  |
|                             | Educational levels   | ✓  |
|                             | Income characteristics   | ✓  |
| <b>Economic Development</b> | Labor force and labor force characteristics  | x<br>Should include age, skills, education, qualifications |
|                             | Employment by place of work and residence  | ✓  |
|                             | Analysis of the economic base  | ✓  |
| <b>Natural Resources</b>    | Coastal resources  | ✓  |
|                             | Slope characteristics  | x  |
|                             | Prime agricultural land  | x  |
|                             | Prime forest land  | ✓  |
|                             | Plant and animal habitats  | ✓<br>Limited   |
|                             | Parks and recreation areas   | x<br>Reference Community Facilities Chapter                |
|                             | Scenic views and sites   | ✓  |
|                             | Wetlands   | ✓  |
|                             | Soil types   | ✓  |
|                             | Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board | N/A  |



| Element                     | Content Required– Section 6–29–150 (D)  | Content Review<br>✓ – Included<br>✗ – Missing    |
|-----------------------------|---|--|
| <b>Cultural Resources</b>   | Historic buildings and structures   | ✓  |
|                             | Commercial districts  | ✓  |
|                             | Residential districts   | ✓  |
|                             | Unique, natural, or scenic resources  | ✓  |
|                             | Archaeological, and other cultural resources  | ✗<br>Discussion but no inventory                 |
|                             | Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board  | N/A  |
| <b>Community Facilities</b> | Water supply, treatment, and distribution   | ✓  |
|                             | Sewage system and wastewater treatment  | ✓  |
|                             | Solid waste collection and disposal   | ✓  |
|                             | Fire protection   | ✓  |
|                             | Emergency medical services  | ✓  |
|                             | General government facilities   | ✓  |
|                             | Education facilities  | ✓  |
|                             | Libraries   | ✓  |
|                             | Cultural facilities   | ✓  |
| <b>Housing</b>              | Location, types, age, and condition of housing  | ✓  |
|                             | Owner and renter occupancy  | ✓  |
|                             | Affordability of housing  | ✓  |
|                             | Analysis to ascertain nonessential housing regulatory requirements that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare | ✗<br>Required by Priority Investment Act of 2007 |



| Element                    | Content Required– Section 6–29–150 (D)  | Content Review<br>✓ – Included<br>✗ – Missing        |
|----------------------------|---|--|
| <b>Housing</b>             | Analysis of market-based incentives that may be made available to encourage development of affordable housing, which incentives may include density bonuses, design flexibility, and streamlined permitting processes | ✗<br><br>Required by Priority Investment Act of 2007 |
| <b>Land Use</b>            | Existing land by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped                         | ✗<br><br>Land cover mapping but not land use         |
|                            | Future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped                       | ✓<br><br>Lacking mining discussion                   |
| <b>Transportation</b>      | Transportation facilities   | ✓  |
|                            | Major road improvements   | ✓  |
|                            | New road construction   | ✓  |
|                            | Transit projects  | ✓  |
|                            | Pedestrian and bicycle projects   | ✗<br><br>No narrative or inventory                   |
|                            | Other elements of a transportation network  | ✓<br><br>Airports                                    |
|                            | Coordination with the land use element  | ✗  |
| <b>Priority Investment</b> | Analysis of the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years   | ✗<br><br>Required by Priority Investment Act of 2007 |
|                            | Analysis of needed public infrastructure and facilities such as water, sewer, roads, and schools (10-years)   |  |
|                            | Coordination with adjacent and relevant jurisdictions and agencies  |  |



### Review and Recommendation

We recommend updating the JCCP to include all required content to ensure an all-inclusive review and analysis of existing County conditions. Furthermore, during the preparation of the 2007 JCCP, major planning legislation, the South Carolina Priority Investment Act, was under consideration for enactment. The Priority Investment Act was not in effect at the time the 2007 comprehensive plan was adopted. As a result, a Priority Investment Chapter must be incorporated into the JCCP at this time. The JCCP should be updated to include all missing information in addition to the Priority Investment Chapter

Governor Sanford signed into law the South Carolina Priority Investment Act ("PIA") on May 23<sup>rd</sup>, 2007. The act amended State planning and zoning enabling legislation and the requirements of the comprehensive plan and planning process. The main intent of the act is to better plan for public infrastructure and expenditures by opening and improving lines of communication with adjacent jurisdictions and applicable agencies. According to the Municipal Association of SC, "too often one community's plans for roads, water, sewer, and schools are not coordinated with neighboring communities resulting in expensive and poorly planned public structures" so the PIA will ensure open and honest communication to best account for public use of funds for infrastructure. The PIA element is further described by the following passage:

*[The] priority investment element...analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, "adjacent and relevant jurisdictions and agencies" means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, "coordination" means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed project (SECTION 6-29-510 D 9).*



**DATA & MAP REVIEW**

**Data Review**

As reviewed earlier, the inventory and assessment of past and present conditions is the basis for the development of goals that address opportunities or threats. As informed decision making relies on accurate and up to date data, this section focuses on the data included in the Jasper County Comprehensive Plan ("JCCP") and potential sources to access information for the plan update.

Overall, much of the JCCP data is outdated and newer, more accurate sources exist. The most significant source of data is the US Census Bureau. As the last JCCP was adopted well after the 2000 Decennial Census, much of the data relied upon was over 7 years old. To better assess past and existing conditions and improve future projections and goal setting, the JCCP should be updated with the latest data available, including but not limited to the 2010 US Census and other sources listed below. Please note this is not an all-inclusive list. Information marked with an asterisk is mandated.

**Comprehensive Plan Data Sources**

| Element                     | Data   | Sources  |
|-----------------------------|--|--|
| <b>Population</b>           | Historic trends and projections*             | 2010 US Census<br>SC Office of Resources and Statistics  |
|                             | Household numbers and sizes*                 | 2010 US Census   |
|                             | Educational levels*                          | 2010 US Census   |
|                             | Income characteristics*                      | 2010 US Census   |
|                             | Age groups                                   | 2010 US Census   |
|                             | Race and Ethnicity                           | 2010 US Census   |
| <b>Economic Development</b> | Labor force and labor force characteristics* | 2010 US Census<br>Economic Target Cluster Study #1<br>JC Chamber of Commerce<br>SC Power Team<br>SC Department of Commerce<br>US Bureau of Labor Statistics<br>SC Dept of Employment & Workforce<br>SC Office of Research and Statistics |





| Element                     | Data                                       | Sources   |
|-----------------------------|--|---|
| <b>Economic Development</b> | Employment by place of work and residence* | 2010 US Census<br>SC Department of Transportation   |
|                             | Analysis of the economic base*             | 2010 US Census<br>Economic Target Cluster Study #1–2<br>JC Chamber of Commerce<br>SC Power Team<br>SC Department of Commerce<br>Bureau of Labor Statistics<br>SC Dept of Employment & Workforce<br>SC Office of Research and Statistics |
|                             | SC advantages and incentives               | SC Power Team<br>SC Department of Commerce<br>Low Country Economic Alliance   |
| <b>Natural Resources</b>    | Coastal resources*                         | DHEC Office of Coastal Resource Mgt.<br>SC Department of Natural Resources<br>JC Conservation District  |
|                             | Slope characteristics*                     | SC Department of Natural Resources  |
|                             | Prime agricultural land*                   | US Department of Agriculture<br>Natural Resources Conservation Ser.<br>JC Conservation District<br>SC Department of Natural Resources   |
|                             | Prime forest land*                         | Natural Resources Conservation Ser.<br>SC Forestry Commission<br>JC Conservation District   |





| Element                   | Data                                  | Sources   |
|---------------------------|---------------------------------------|---|
| <b>Natural Resources</b>  | Plant and animal habitats*            | SC Department of Natural Resources<br><br>US Fish and Wildlife<br><br>JC Conservation District            |
|                           | Parks and recreation areas*           | Jasper Parks and Recreation   |
|                           | Scenic views and sites*               | SC Parks Recreation & Tourism   |
|                           | Wetlands*                             | US Army Corps of Engineers<br><br>National Wetland Inventory  |
|                           | Soil types*                           | US Geological Survey<br><br>Natural Resources Conservation Ser.<br><br>SC Department of Natural Resources |
|                           | Impaired Waterways                    | SC Department of Health and Environmental Control   |
|                           | Protected Lands                       | SC Nature Conservancy<br><br>SC Department of Natural Resources   |
| <b>Cultural Resources</b> | Historic buildings and structures*    | National Register<br><br>SC State Historic Preservation Office  |
|                           | Commercial districts*                 | JC Historical Society<br><br>SC Historical Society  |
|                           | Residential districts*                | JC Historical Society<br><br>SC Historical Society  |
|                           | Unique, natural, or scenic resources* | JC Historical Society<br><br>SC Historical Society  |





| Element                     | Data  | Sources  |
|-----------------------------|---|--|
| <b>Cultural Resources</b>   | Archaeological, and other cultural resources*   | SC Dept. of History and Archives   |
| <b>Community Facilities</b> | Water supply, treatment, and distribution*      | BJWSA<br><br>Town of Ridgeland<br><br>Low Country Council of Governments   |
|                             | Sewage system and wastewater treatment*         | BJWSA<br><br>Town of Ridgeland<br><br>Low Country Council of Governments   |
|                             | Solid waste collection and disposal*            | JC Engineering and Public Works<br><br>Town of Ridgeland<br><br>City of Hardeeville<br><br>DHEC Solid Waste Division |
|                             | Fire protection*                                | JC Emergency Services<br><br>Levy Fire District<br><br>Hardeeville Fire District<br><br>Ridgeland Fire District      |
|                             | Emergency medical services*                     | JC Emergency Services  |
|                             | General government facilities*                  | County Administration  |
|                             | Education facilities*                           | Jasper County School District  |
|                             | Libraries*                                      | County Administration  |
|                             | Cultural facilities*                            | JC Historical Society  |
| <b>Housing</b>              | Location, types, age, and condition of housing* | 2010 US Census   |
|                             | Owner and renter occupancy*                     | 2010 US Census   |



| Element               | Data  | Sources   |
|-----------------------|---|---|
| <b>Housing</b>        | Affordability of housing  | 2010 US Census<br><br>Dept. of Housing and Urban Dev.   |
|                       | Building Permits  | JC Planning and Building Services<br><br>City of Hardeeville<br><br>Town of Ridgeland                                     |
| <b>Land Use</b>       | Existing land by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped.* | Must be commissioned  |
| <b>Transportation</b> | Transportation facilities*  | SC Department of Transportation<br><br>Low Country Council of Governments   |
|                       | Major road improvements*  | SC Department of Transportation<br><br>Low Country Council of Governments   |
|                       | New road construction*  | SC Department of Transportation<br><br>Low Country Council of Governments   |
|                       | Transit projects*   | Low Co. Regional Transit Authority<br><br>SC Department of Transportation<br><br>Low Country Council of Governments       |
|                       | Pedestrian and bicycle projects*  | SC Department of Transportation<br><br>Low Country Council of Governments<br>Town of Ridgeland<br><br>City of Hardeeville |



| Element                    | Data   | Sources  |
|----------------------------|--|--|
| <b>Priority Investment</b> | Analysis of the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years* | SC Department of Transportation<br>Palmetto Electric<br>SC Department of Commerce<br>SC Parks Recreation & Tourism<br>Low Country Council of Governments |

**Map Review**

It should be no surprise that the data layers used to create maps is continuously updated and technology enables multiple sources to provide new data layers for public use. Most of this data can be obtained free of charge by local government and is easy to incorporate into today's geographical information system databases and maps. The additional data layers can prove very useful in determining natural resource conservation areas, locations of existing infrastructure, development suitability characteristics, etc. These data layers can assist in determining if physical characteristics of certain locations are supportive of potential future development. After a thorough review of the maps in the JCCP, we have noted the following recommendations for consideration by Jasper County. We recommend all maps be included in 24" x 36" size in back pockets of the JCCP so they are readable and usable in the planning processes.

| Map  | Recommendation   |
|--|--|
| <b>Maps 1 – Location Map</b>                   | Update to add rail, municipal jurisdictions; insert regional vicinity map  |
| <b>Map 2 – Water Resources</b>                 | Add current DHEC 303d List, HUD Watershed, TMDLs, wetland – forested, unforested and critical areas, regional groundwater recharge areas                             |
| <b>Map 3 - Soils</b>                           | Update to include latest USDA Web Soils Data, include potential infiltration suitability   |
| <b>Map 4 – Natural Resources</b>               | Include threatened and endangered species (SCDNR), recorded conservation easements.  |
| <b>Map 5 – Historic Resources</b>              | Update map to include a site legend on the map; confirm no others sites with historic value have been identified. Tables and maps should be checked for consistency. |
| <b>Map 6 – I-95 Economic Development Zones</b> | Update to include Exit 3 and Exit 22 land use NAICS Codes; consider including infrastructure availability mapping which would include existing GIS inventory data.   |



| Map   | Recommendation   |
|---|--|
| <b>Map 7 – General Land Cover</b>                   | Update with data provided by Coastal Change Analysis Program.  |
| <b>Map 8 – Long Term Development Areas</b>          | Update based Jasper County Council, Planning Commission, staff and citizen consensus.  |
| <b>Map 10 – Water Treatment Plants</b>              | Contact BJWSA to obtain any updates; Request water main infrastructure and consider adding to the map to illustrate extents of existing infrastructure.  |
| <b>Map 11 – Wastewater Treatment Plants</b>         | Contact BJWSA to obtain any updates; Request sewer infrastructure and consider adding to the map to illustrate extents of existing infrastructure.   |
| <b>Map 12 – Jasper County Fire Stations</b>         | Coordinate with Emergency Services to include Roseland Fire Station and any new fire stations that may be constructed at the time of the Comprehensive Plan Update. Consider illustrating the 4 advanced life supports   |
| <b>Map 13 – Jasper County Recreation Facilities</b> | Update map to include a site legend on the map; confirm no others sites have been created/added with Parks and Recreation. Revise table and maps to be consistent.   |
| <b>Map 14 – Roadway System Improvements</b>         | Prioritize and Identify roadway projects based on the Jasper County traffic model and potential funding mechanisms (i.e. SCDOT, FHWA, CTC, local), etc. Color code improvements and crate a project list that can be indicated in a legend on the map.   |
| <b>Map 15 – Comprehensive Plan Land Use Map</b>     | <p>Update Land Use Map to include the following:</p> <ul style="list-style-type: none"> <li>• Remove joint planning areas</li> <li>• Correlate land use legends and definition to be consistent with the narrative; consider adding definitions to plan.</li> <li>• Revise Highway Corridor Overlay Districts as required; HWY 321 from Tillman to Hampton County should be included in the overlay district. Remove HCOD designations on Okatie Highway in Beaufort County.</li> <li>• Develop future land use independently of existing zoning.</li> <li>• Revise industrial areas to include the I-95 economic</li> </ul> |





|  |  |
|--|--|
|  | <p>development zones or revise as necessary.</p> <ul style="list-style-type: none"> <li>Identify commercial nodes based on the desired character of future land use (i.e. crossroads commercial for rural areas, neighborhood commercial for slightly larger nodes, etc.)</li> </ul> |
|--|--|

As part of the update, Jasper County should consider incorporating the following existing maps or commissioning the production of the following new maps. These maps can further aid Jasper County in guiding future policy decisions. This list may not be all inclusive, as other maps may have been completed that could add equal or greater value to the document.

Existing Maps

- Natural Resource Conservation Suitability Analysis prepared by Thomas & Hutton.

Maps to be Considered for Commissioning

- Existing Land Use Map – This map should document existing land uses by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped. This map is mandated by State law.
- Existing Infrastructure Map – This map should illustrate all available utilities including water, sewer, roads & interstate access, public drainage, rail, airports, natural gas, power and any other utilities that are required for growth.
- Development Suitability Map - Phase II of the Natural Resource Conservation Suitability Map – This map would utilize existing GIS data layers to provide a general indication as to where development would be likely to occur based existing infrastructure and physical site properties.
- Road Improvement Map – Based on the 2011 Traffic Model





**GOALS & OBJECTIVES**

Several of the goals noted in the 2007 JCCP have been attained while and some of the implementation actions have been completed. However, there are a number of strategies and actions that must be reassessed for validity and prioritization. In an effort to keep the JCCP current and a useful tool, some strategies/actions may need to be continuously amended to stay relevant with the evolutions of planning and design theories as well as development practices. As part of the JCCP update, it is recommended Jasper County consider the reassessment of strategies, actions and continuous actions, as well as the development of new strategies/actions, so that they are aligned with current planning and development trends.

The following tables indicate the 2007 comprehensive plan goals per chapter and the action items that were created. As part of the review, the action items were evaluated based on the best available information at the time of the review and conclusions, recommendations and comments are a result of this effort. During the comprehensive plan update process, Jasper County should review the tables below and make any revisions or reprioritization of actions the County may deem appropriate.

Please note the following legend to be used in determining action status in the following tables.

|  |                                |
|--|--------------------------------|
|  | - Complete                     |
|  | - In Progress/Continuous       |
|  | - Incomplete / Recommended     |
|  | - Incomplete / Not Recommended |





## Chapter 2 - Natural Resources

| Objective or Strategy   | Action   | Completion Status   | Review Comments  |
|---|--|---|--|
| <p><b>GOAL:</b> "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."</p> |  |   |  |
| <p>Ensure the continued functional integrity of the County's rivers, streams, and wetlands systems.</p>   | <p>1. Stormwater management must be addressed to handle the high frequency of 100 year flooding events in Jasper County. The inspection and maintenance of canals and drainage ditches must be performed regularly in order for proper water flow and drainage. An ordinance should be created to require BMPs for all construction projects including: tree protection, silt fencing and setbacks from streambanks and vegetation. "Natural services" provided by the County's environmental features should be protected to the best of a developer's ability (example: preserving wetlands for natural flood control or protecting riparian vegetation to ensure streambank stabilization).</p> | <p>Complete</p> <p>Addressed in Stormwater Management Design Manual.</p>                                | <p>The action step recommends an "ordinance" but eludes toward ongoing maintenance of canals and ditches countywide. While the action step is complete, the County may consider a comprehensive stormwater infrastructure plan or stormwater utility to fund public stormwater infrastructure maintenance.</p> |
|   | <p>2. Jasper County should develop an ordinance to require a 50' natural riparian buffer (at minimum) to adjacent streams, rivers and lakes to maintain water quality, streambank stabilization and erosion control.</p>   | <p>Complete</p> <p>Riparian buffers were incorporated into the 2007 Jasper County Zoning Ordinance.</p> |  |
|   | <p>3. Jasper County should continue its involvement in the Water Quality Management (208) Plan update. The updated 208 plan will assist in development decision-making in Jasper County.</p>   | <p>Incomplete</p> <p>Recommended</p>  | <p>To our knowledge, LCOG has not extended a formal invitation to the County to assist with the 208 Plan since JCCP completion. However, this is an important interagency coordination themed action that should remain. Jasper County should be proactive and offer Plan aid.</p>                             |



| Objective or Strategy   | Action  | Completion Status  | Review Comments   |
|---|---|--|---|
| <p>Ensure the continued functional integrity of the County's rivers, streams, and wetlands systems.</p> | <p>4a. Ex-Officio Member of the Planning Commission: Representative of the Jasper County Conservation Plan Advisory Committee- An Environmental Advisory Committee is to be established through the Jasper County Conservation Plan planning process to assess future development. The committee will consist of key environmental resource group representatives. After reviewing the natural state of the location and identifying environmental concerns, one representative will present committee findings to the Jasper County Planning Commission.</p> | <p>Incomplete<br/>Recommended</p>  | <p>There is no Environmental Advisory Committee in place. However, this is an important interagency coordination action that should be explored.</p> <p>It is Recommended that an outside environmental agency takes the lead on this effort, such as the JC Conservation District.</p> |
|   | <p>4b. Stormwater Management- Provide incentives for developers to incorporate creative stormwater management techniques into their developments including, but not limited to, green building technology, pervious surfaces, rain gardens and bioretention areas.</p>  | <p>Complete<br/>Addressed in Stormwater Management Design Manual</p>   | <p>Best management practices (BMPs) are incentivized as they allow a landowner to maximize development while meeting water quality and quantity standards.</p>  |
|   | <p>4c. 100 Year Flood Plains Preservation- Adopt stringent building requirements to prevent land disturbance and development in the 100 year flood plain.</p>   | <p>Complete<br/>Jasper County has adopted a Flood Damage Prevention Ordinance.</p>                               |   |
|   | <p>4d. Contiguous Critical Ecosystem Preservation. Strive to limit the location of uses that would increase fragmentation of important natural and wildlife habitat areas.</p>  | <p>Complete<br/>Addressed in Stormwater Management Design Manual as a primary conservation area to conserve.</p> | <p>While addressed in the manual, this theme is very important and should be addressed with a bigger picture look at Jasper County as a whole. The manual only addresses this concept at the site-level.</p>  |



| Objective or Strategy  | Action   | Completion Status   | Review Comments  |
|--|--|---|--|
| Ensure the continued functional integrity of the County's rivers, streams, and wetlands systems. | 4e. Preservation of Natural Vegetation- Provide incentives for developers to preserve natural vegetation at residential/commercial development sites.  | Complete<br><br>Addressed in Stormwater Management Design Manual. | While tree protection is addressed in Article 13 of the JCZO, no incentives are provided to protect trees. Likewise, tree removal mitigation is not required except for buffer areas. Additional tree protection incentives should be explored |
|  | 4f. Encourage and Enforce Silviculture BMPs on private lands- Include silviculture BMP standards as components of the regulations in the revised land development ordinances.  | Incomplete<br><br>Recommended                                     | Creation of a silviculture permitting system with reference to State Forestry Commission BMPs is Recommended.  |
|  | 4g. Stormwater Discharge Measures- Avoid direct discharge of stormwater into streams and wetlands by encouraging the use of grassed swales in place of curb and gutter. Provide adequate storm water retention ponds.  | Complete<br><br>Addressed in Stormwater Management Design Manual  |  |
|  | 4h. Wildlife Habitat Preservation- Evaluate planning and zoning regulations to provide buffers to critical habitat. Example: wading bird rookeries in Jasper County.   | Incomplete<br><br>Recommended                                     | This may be a new zoning tool that can be incorporated into the ordinance. Buffers are required on wetlands, rivers and streams, but not for critical habitat.   |
|  | 5. Jasper County should encourage "Xeriscape" practices (that is, landscaping practices that reduce the need for water and other resources) as well as grey water reuse (for large-scale irrigation at golf courses, sod farms, etc.) to help keep waterways pristine. Measures to reduce runoff and nonpoint source pollution are also encouraged. The comprehensive plan also supports other environmentally-friendly landscaping practices documented in the Lowcountry Water Quality Management Plan (see Appendix). | Complete<br><br>Addressed in Stormwater Management Design Manual  |  |



| Objective or Strategy  | Action  | Completion Status   | Review Comments   |
|--|---|---|---|
| Ensure the continued functional integrity of the County's rivers, streams, and wetlands systems. | 6. An ordinance to protect wetlands is required.  | Incomplete<br>Recommended   | While wetland buffers are required, the JCZO does not protection to wetlands themselves. The County falls back on the State and federal government to regulate wetland protection. We recommend examining what other jurisdictions have adopted regarding local level protection. |
| OBJECTIVE #2: Promote the conservation of native plant and wildlife ecosystems.                  | 1. The establishment of a Jasper County Open Land Trust to preserve natural areas and wildlife habitat is essential. A land trust will oversee the donation and purchase of environmentally sensitive areas, critical masses of land, wildlife habitat and landforms and vegetation that provide important "natural services." It will also develop a conservation easement program for Jasper County landowners. A land trust will also hold purchased or donated development rights to ensure development is prohibited in the areas agreed upon. | Incomplete<br>Recommended   | While important, it may not be feasible at this time. However, the County should remain an active participant in Southern Lowcountry (SOLO) Task Force meetings as it is a gathering of all applicable land trusts and preservation groups.                                       |
|  | 2. Jasper County should develop plans for interpretive nature trails and apply for funding for projects through the State Parks and Recreation and the SC Department of Transportation. This policy should be part of the Parks and Recreation Master Plan (see "Community Facilities" sub-section).  | Continuous (PRT Grants)<br>Incomplete (Parks and Recreation Master Plan)<br>Recommended |   |



| Objective or Strategy  | Action  | Completion Status  | Review Comments   |
|--|---|--|---|
|  | <p>3. An environmental inventory should be conducted in order to identify and document specific areas that contain these types of species. Once this is complete, appropriate regulations can be developed and adherence can be enforced. The Natural Resource Conservation Plan will serve as a starting point for a full environmental inventory (see appendix). An ordinance should be required for all development in areas that contain rare, threatened, and/or endangered species to ensure permits will be issued before land is disturbed.</p> | <p>Incomplete<br/>Recommended</p>  | <p>A full inventory would be a significant undertaking. It may not be feasible in the immediate future.</p>   |
|  | <p>4. Potential incentives for innovative and flexible development should be identified and examined. Innovative development is encouraged to preserve open space and habitat as well as environmentally sensitive areas.</p>   | <p>Complete</p>  | <p>The PDD process incentivizes innovative and flexible development when environmental sensitivity is incorporated. However, this concept should be continually explored.</p>   |
| <p>OBJECTIVE #3: Promote the long-term protection of the County's groundwater resources.</p> | <p>1. The county should maintain a database of DHEC permitted mines, including soil mining operations. Rehabilitation to at least state-mandated standards when the operation concludes should be enforced by Jasper County. All mining permits should be forwarded to the Planning Commission or Zoning Board of Appeals before any land is disturbed.</p>   | <p>Incomplete (Database)<br/>Recommended<br/>Incomplete (State standards enforcement)<br/>Not Recommended<br/>Complete (County Permitting)</p> | <p>The County should maintain a database of permitted mines but should not necessarily enforce State laws. The County enforces its own stormwater and excavation regulations and new mines are required to be zoned "resource extraction," requiring Planning Commission review and Council approval. However, the County should assess the impact of requiring a full rezoning for future mining operations as development depends on extracted materials.</p> |



| Objective or Strategy  | Action  | Completion Status   | Review Comments   |
|--|---|---|---|
| <p>OBJECTIVE #3:<br/>Promote the long-term protection of the County's groundwater resources.</p>                       | <p>2. Research should be carried out to identify practices (such as grey water reuse) and possible incentives for such practices. Providing incentives, by means of the zoning ordinance, for developers to use low-water demand landscaping will encourage the practice of such development.</p> | <p>Complete</p> <p>Addressed in Stormwater Management Design Manual</p>   | <p>The next logical step is to evaluate the potential of incentives for use of grey water in buildings.</p>   |
| <p>OBJECTIVE #4:<br/>Revise the County's development review process to include consideration of natural resources.</p> | <p>1. A database should be established to store GIS files from resource agencies in order to guide future decision making.</p>  | <p>Incomplete (partially)</p> <p>The Jasper County Development Suitability Map represents a number of GIS files in a comprehensive mapping project.</p> | <p>A complete database can assist with bigger picture policy decisions and should be the basis for decision making during the JCCP update process.</p>  |
|  | <p>2. An ordinance requiring the homeowner's associations of gated communities to follow all county development regulations is Recommended. This ordinance should also allow for access for development and environmental inspections by county officials and resource groups.</p>                | <p>Incomplete (HOA's reference to all county development ordinances)</p> <p>Not Recommended</p>   | <p>The Stormwater Ordinance requires maintenance agreements and schedules to be incorporated into HOA documents. However, general reference to the County LDR is not required to enforce County regulations. No further action Recommended.</p> |



**Chapter 3 - Historic Resources**

| Objective or Strategy   | Action  | Completion Status         | Review Comments  |
|---|---|---------------------------|--|
| GOAL: "Protect and enhance historic sites, structures and resources, and foster compatible development to maintain the county's historic and cultural character." |   |                           |  |
| OBJECTIVE #1:<br>Protect historically significant resources by establishing development requirements that minimize encroachment by incompatible land uses.        | 1. Map the historic resources inventory utilizing GIS methodology. Utilize the inventoried resources, Jasper County Civil War Fortifications and Architectural and Historical Survey of Jasper County, to protect the existing structures and sites including the education of current property owners and prospective developers   | Incomplete<br>Recommended | Incorporation of this information in a GIS database can help guide the long range planning process.  |
|   | 2. Include in the zoning ordinance specific provisions to avoid impacts to all historically significant sites and structures. The historic inventories should be utilized to direct development.  | Complete                  | The PDD process requires an archaeological and historic study prior to consideration and approval. However, this requirement is limited to PPDs and very small portion of the County. A countywide approach could be considered. |
|   | 3. Grant funding should be obtained for further historic site and resource identification and documentation.  | Incomplete<br>Recommended | Support local organizations that carry out these efforts. Decide whether or not County government has the resources to implement this action step.   |
|   | 4. Initiate and promote conservation easements and establish a Jasper County Land Trust (see Natural Resources component). Develop an informational packet regarding benefits for landowners and developers concerning land trusts. The Recommended Jasper County Open Land Trust can also serve to oversee the purchase and donation of historically significant sites and land. | Incomplete<br>Recommended | Support local organizations that carry out these efforts. Decide whether or not County government has the resources to implement this action step.   |



| Objective or Strategy  | Action   | Completion Status   | Review Comments   |
|--|--|---|---|
| <p>OBJECTIVE #2: Support efforts to identify, designate and preserve historic and cultural resources in Jasper County, including archaeological sites.</p> | <p>1. Document the cultural heritage of the African Americans in Jasper County. A large population of descendants from many West African nations continues to live in Jasper County.</p>   | <p>Incomplete<br/>Recommended</p>                                       | <p>Support local organizations that carry out these efforts. Decide whether or not County government has the resources to implement this action step.</p> |
|  | <p>2. Ensure that the zoning ordinance contains provisions to ensure that the recommendations are followed for both new development and redevelopment.</p>   | <p>Incomplete<br/>Not Recommended</p>                                   | <p>This action is unclear.</p>  |
|  | <p>3. Work with groups such as the Lowcountry Revolutionary War Trail project to develop and maintain the Jasper County segment of the trail.</p>  | <p>Continuous</p>   | <p>Consider proposals as received.</p>  |
|  | <p>4. Jasper County will be provided with archaeological reports of findings. Grants funding can be sought for further archaeological work in Jasper County. For instance, the archaeological assessment of the Coosawhatchie Revolutionary War battle site will be appended to this document.</p> | <p>Incomplete<br/>Not Recommended</p>                                   | <p>This action is unclear.</p>  |
|  | <p>5. Seek grant awards and funding to improve and expand bicycle and pedestrian facilities that link county and municipal facilities, historic, and cultural resources. This should be a part of a Parks and Recreation Master Plan.</p>  | <p>Continuous (Grants)<br/>Incomplete (Master Plan)<br/>Recommended</p> |   |
|  | <p>6. Efforts to document and map cemeteries should be carried out to ensure the grounds are preserved and undisturbed by future development. This documentation can be incorporated into future development review processes.</p>   | <p>Incomplete<br/>Recommended</p>                                       | <p>Support local organizations that carry out these efforts. Decide whether or not County government has the resources to implement this action step.</p> |



**Chapter 4 - Housing**

| Objective or Strategy  | Action   | Completion Status         | Review Comments   |
|--|--|---------------------------|---|
| GOAL: "Ensure that an adequate supply of safe and affordable housing is available for all residents of Jasper County."   |  |                           |   |
| STRATEGY #1:<br>Provide affordable opportunities for the housing needs of Jasper County residents to be met.   | 1. Utilize Section 9 in the County Development Regulations to encourage innovative developments that are economically sound, desirable and livable. The Planning Commission has the authority to approve innovative developments if the spirit of the county regulations is maintained.  | Incomplete<br>Recommended | Action is unclear. Section 9 in both the JCZO and LDR do not address this theme. The intent of the PDD process in JCZO Article 8 satisfies this recommendation. However, other tools for encouraging innovative and development should be considered. |
|  | 2. Jasper County should make use of its participation in the Lowcountry Regional Affordable Housing Consortium to obtain financing for housing for low and moderate-income residents.  | Continuous                |   |
|  | 3. Develop and implement affordable housing programs, with as many participating partners as possible.   | Continuous                |   |
| STRATEGY #2:<br>Promote development practices that will increase the quality of housing and neighborhoods. Continually adhere to the Three Universal Development Policies. | 1. While mixed use is Recommended in areas of Jasper County, contiguous incompatible land use should be prevented by means of the County Zoning Ordinance.   | Complete                  | Local government zoning is a continuous process as new theories and best management practices emerge.   |
|  | 2. The zoning ordinance and other development regulations should be in the form of user-friendly, illustrated documents and guidelines (see Town of Ridgeland Zoning Ordinance) to be distributed to developers to avoid confusion and potential conflicts. These documents should also be available on the County Website as well as compact disk for distribution. | Incomplete<br>Recommended | Efforts to ensure user-friendly zoning and development regulations are continuous. However, it is Recommended that the JCZO and LDR receive a comprehensive review and update based on the recommendations of the next Comprehensive Plan update.     |



| Objective or Strategy | Action   | Completion Status | Review Comments  |
|-----------------------|--|-------------------|--|
|                       | 3. The zoning ordinance should ensure that subdivision street design must take into consideration the size and maneuverability of Emergency Service vehicles. Bike and pedestrian systems should be provided in each development with lots less than ½ acre. Incentives should be instituted by means of the zoning ordinance (see Town of Ridgeland for examples) and a system implemented to encourage developers to connect bicycle and pedestrian systems to the countywide and regional system. | Complete          | It is Recommended that Jasper County ES and Planning Departments continue collaboration on road standards with regard to emergency vehicle access. |

**Chapter 5 - Economy**

| Objective or Strategy  | Action  | Completion Status                                       | Review Comments   |
|--|---|---|---|
| GOAL: Construct the deepwater port along the Savannah River.   |   |   |   |
| GOAL: Develop a diversified economic base for Jasper County that will provide jobs that pay at least the state average wage. |   |   |   |
| N/A  | 1. Support a Regional Economic Development Alliance.  | Complete<br>Council voted to join the Southern Alliance |   |
|  | 2. Maintain policies necessary to attract the identified candidate businesses to Jasper County. This includes the designation and servicing of land for distribution centers and other specific industrial purposes at I-95 interchanges (per the "Diversification Zones" map). | Complete  | The Interstate Proximity Overlay District was adopted to allow industrial, warehousing and distribution activities at highway interchanges. However, other policies, incentives and partnerships can be considered to attract target industries to these key locations. |
|  | 3. The county and its municipalities should maintain current working relationships and stress countywide economic development.  | Continuous  |   |
|  | 4. Undertake a County-wide Tourism Development Plan.  | Incomplete<br>Recommended                               | Support local organizations that carry out these efforts. Decide whether or not County government has the resources to execute.   |



**Chapter 6 - Land Use**

| Objective or Strategy   | Action  | Completion Status                 | Review Comments  |
|---|---|-----------------------------------|--|
| <p>GOAL: Promote an economically viable and quality living environment through balanced growth, compatible land-use patterns, efficient public services and facilities. As well as, the wise use the County's valuable natural resources.</p>   |   |                                   |  |
| <p>OBJECTIVE #1:<br/>Update the County's development regulations, especially the Zoning Ordinance, to implement the rec's of this updated Comprehensive Plan.<br/>Key recs include the Three Universal Development Principles and the maintaining a rural level of services as provided by Jasper County.</p> | <p>1. Develop performance standards by means of the zoning ordinance to promote the appropriate distribution of land uses throughout the County with regard to compatibility and impacts to public facilities, historic resources, and the environment.</p> | <p>Complete</p>                   | <p>Efforts to ensure appropriate zoning and development regulations are continuous. However, it is Recommended that the JCZO and LDR receive a comprehensive review and update based on the recommendations of the next Comprehensive Plan update.</p> |
|   | <p>2. Evaluate all development proposals for compliance with the revised regulations.</p>   | <p>Complete</p>                   | <p>Efforts to ensure appropriate zoning and development regulations are continuous. However, it is Recommended that the JCZO and LDR receive a comprehensive review and update based on the recommendations of the next Comprehensive Plan update.</p> |
| <p>OBJECTIVE #2:<br/>Designate and implement Corridor Overlay Districts to protect the capacity and aesthetics of high visibility, scenic, and</p>  | <p>1. Design standards for Corridor Overlay Districts should be in addition to any underlying district standards applicable to a property and should be coordinated, where applicable, with Beaufort County.</p>  | <p>Incomplete<br/>Recommended</p> | <p>General design standards are incorporated into the Highway Corridor Overlay District. Beaufort County coordination can be considered.</p>   |
|   | <p>2. The Planning Commission should develop</p>  | <p>Incomplete</p>                 | <p>Action is unclear.</p>  |



|   |  |   |  |
|---|--|---|--|
| other critical highway corridors.   | and prioritize a list of corridors for designation and embark upon their planning. Assistance from SCDOT is expected to be available in the foreseeable future for the planning of the US 278 and US 17 corridors. | Not Recommended   |  |
|   | 3. Jasper County should continue its collaborative efforts in planning the SC 170 corridor with Beaufort County.   | Complete<br><br>The SC 170 Access Management Plan was adopted prior to 2007 JCCP and serves as the basis for intergovernmental collaboration. | Regional planning efforts regarding major travel corridors should be continuous.   |
| OBJECTIVE #3: Designate areas that are under development pressure as special study areas and prepare a land use plan to guide and direct new development that meets the criteria set forth in this amendment to the Comprehensive Plan. | Two of the districts that should be considered immediately are Point South and the Levy-Limehouse districts.   | Complete (Point South)  | The Point South County Improvement District Plan was adopted in 2011 and implementation efforts are currently underway and should continue as a County priority. |
|   |  | Incomplete<br><br>Recommended   | Levy-Limehouse is a special study area that has not been addressed aside from a special overlay district designation which allows smaller lot sizes.             |



**Chapter 7 - Community Facilities**

| Objective or Strategy   | Action  | Completion Status                 | Review Comments                     |
|---|---|-----------------------------------|-------------------------------------|
| <p>Goal: Ensure that adequate community facilities are provide in a manner which is responsive to community needs, consistent with future development goals, environmentally sound, financially feasible, and which promotes economic opportunity for County residents.</p> |   |                                   |                                     |
| <p>STRATEGY #1: Identify and prioritize community facility needs that are necessary to maintain maximum long-term service efficiency and help achieve the County's future land use and development goals.</p>   | <p>1. Participate in BJWSA's long-range service planning process to ensure that adequate service is available before development takes places; coordinate with the Town of Ridgeland regarding expansion into the planning area beyond the town boundaries.</p>   | <p>Complete</p>                   | <p>Effort should be continuous.</p> |
|   | <p>2. Develop and regularly update, as new residential, commercial and industrial development is planned and implemented, a Fire Protection and EMS Master Plan. The Plan should become an ordinance and be enforced for all new development and redevelopment. Continue to identify pre-disaster mitigation projects and document projects in the mitigation plan. Work with Beaufort County EMS on shelter needs and planning to accommodate southern Beaufort county evacuees.</p> | <p>Complete</p>                   | <p>Effort should be continuous.</p> |
|   | <p>3. Develop a Parks and Recreation Master Plan for Jasper County that identifies improvements-- type, size and location -- necessary to correct current deficiencies and meet future demands, per community planning standards and the results of community surveys and/or focus groups. Coordinate with community facilities inventory and planning (below).</p>   | <p>Incomplete<br/>Recommended</p> |                                     |
|   | <p>4. Conduct an inventory and map current community facilities; assess the condition of facilities for determining if repair or replacement is required. Identify current community facilities deficiencies and future needs, utilizing accepted planning standards and the results of community surveys and/or focus groups.</p>  | <p>Incomplete<br/>Recommended</p> |                                     |



| Objective or Strategy   | Action  | Completion Status         | Review Comments   |
|---|---|---------------------------|---|
|   | 5. Incorporate Community Facilities into the annual Capital Budgeting process.  | Incomplete<br>Recommended | There is no specific capital project budget or planning process.  |
| STRATEGY#2: In coordination with the Jasper County School District, establish and pursue long-range goals for facility and program development as necessary to improve public education in Jasper County. | A representative of the school district should serve in an ex officio capacity on the Jasper County Planning Commission (this action step was "cut" out of the strategy).   | Incomplete<br>Recommended |   |
| STRATEGY #3: Identify and plan for other community needs, including solid waste management and criminal justice administration.   | 1. Continue the working relationship between the Jasper County Public Works and the Lowcountry Council of Governments to apply for annual recycling grants and to regularly update the "Solid Waste Management Plan." | Continuous                | Jasper County continually applies for recycling grants and will update the Solid Waste Management Plan in 2012. |
|   | 2. Monitor and update the changing needs for detention and other criminal justice administration facilities.  | Continuous                |   |



**Chapter 8 - Transportation**

| Objective or Strategy   | Action   | Completion Status                     | Review Comments  |
|---|--|---------------------------------------|--|
| <p>Goal: Recognize the importance of transportation, both passenger and freight to the safety and development of Jasper County and its residents. Improve and enhance the County's transportation system while protecting and limiting the disruption to the natural resources of Jasper County and the Lowcountry.</p> |  |                                       |  |
| <p>Roads and Highways</p>   | <p>1. Transportation improvement needs should be identified through the continued use of the sophisticated traffic modeling pioneered by Jasper County and CHA. Important service level upgrades should be planned and implemented in a timely fashion.</p>  | <p>Incomplete<br/>Recommended</p>     | <p>The traffic model should be the basis for decision making regarding future funding and planning of transportation improvements. The model should be a key element of the JCCP update.</p>   |
|   | <p>2. We are continuing to work with Beaufort County and the City of Hardeeville on planning and improvements to the Rt. 170 and Rt. 278 highway corridor.</p>   | <p>Continuous</p>                     | <p>Re-word this into an action step.</p>   |
|   | <p>3. Endorse and implement the Jasper County related recommendations and projects contained in the current Lowcountry Regional Long-Range Transportation Plan and successor documents. Participate in all ongoing highway and road planning activities.</p> | <p>Incomplete<br/>Recommended</p>     | <p>Jasper County should ensure full representation during all LCOG transportation planning efforts. The Planning Commission and County Council should be aware of the planning effort and Council should issue official opinions regarding important elements of the plan.</p> |
|   | <p>4. Unless superseded by County or Municipal ordinance, the adopted level-of-service (LOS) standard for state roadways shall be "C" on SCDOT adopted capacities.</p>   | <p>Incomplete<br/>Not Recommended</p> | <p>This is an extremely aggressive LOS standard that will be difficult to achieve without major transportation system improvements. The traffic model should be fully studied and assessed prior to a major policy statement of this nature.</p>                               |
|   | <p>5. Work with Beaufort County EMS to plan Disaster Evacuation routes through Jasper County, taking into account growth and development in southern Beaufort and Jasper counties.</p>   | <p>Continuous</p>                     |  |



| Objective or Strategy  | Action  | Completion Status  | Review Comments  |
|--|---|--|--|
| Public Transit   | Endorse and implement the Jasper County-related recommendations and projects contained in the Lowcountry Public Transportation Strategy (2003) and successor documents.   | Incomplete<br>Recommended  | Jasper County should ensure full representation during all LCOG transit planning efforts. The Planning Commission and County Council should be aware of the planning effort and Council should issue official opinions regarding important elements of the plan. |
| Freight Transportation   | 1. Coordinate freight transportation planning efforts with Economic Development planning in Jasper County, the Lowcountry and in the Savannah area to ensure that future internal and externally –generated demands for transportation networks and facilities are identified and taken into account. | Incomplete<br>Recommended  | The intent must be further explored.   |
|  | 2. Plan highway, rail and other improvement projects that will improve the flow of freight into, out of and within Jasper County.   | Continuous   | Several public/private planned development efforts have occurred.  |
|  | 3. Focus port development activities on providing or enhancing intermodal connections (that is, ship to rail and truck and vice-versa).   | Incomplete<br>Recommended  |  |
| Airports   | Cooperate with the FAA in the effort to locate a new airport in Jasper County. Maintain the present level of service at existing airport until it is replaced by the new airport.   | Continuous and In Progress                                       | Jasper County Administration and Council are studying future airport locations and possibilities.  |
| <p>GOAL: To provide the residents of and visitors to Jasper County with:</p> <ul style="list-style-type: none"> <li>• The opportunity to reduce reliance on the automobile;</li> <li>• safe and efficient pedestrian and bicycle facilities;</li> <li>• a less congested road system;</li> <li>• a reduction of ground level ozone and reduction of dependence on fossil fuels;</li> <li>• more livable and walkable communities.</li> </ul> |   |  |  |
| OBJECTIVES:<br>Link trails and facilities for a more integrated bicycle and  | 1. Linkages between residential areas, community facilities, cultural and natural resources are Recommended and should be incorporated into the zoning ordinance as regulations or by means of incentives.  | Complete<br><br>This can be required through development review. | Requirements and expectations can be further refined during future updates to the LDR as trends and new best management practices emerge.  |
|  | 2. Developers of commercial and residential   | Complete   |  |



|                    |  |  |  |
|--------------------|--|--|--|
| pedestrian system. | developments should be encouraged by means of zoning ordinance incentives to include lanes and sidewalks for bicyclists and pedestrians, bicycling parking and links among residential and commercial nodes. | This can be required through development review. |  |
|--------------------|--|--|--|

**Chapter 9 –Implementing the Comprehensive Plan**

| Objective or Strategy | Action   | Completion Status                                    | Review Comments   |
|-----------------------|--|--|---|
| N/A                   | 1. Update the County's Zoning Ordinance, Land Development Regulations and related ordinances to reflect the recommendations in the Comprehensive Plan. | Continuous   | Efforts to ensure appropriate zoning and development regulations are continuous. However, it is Recommended that the JCZO and LDR receive a comprehensive review and update based on the recommendations of the next Comprehensive Plan update.                         |
|                       | 2. Prepare a 5-year Capital Improvements Program (CIP).  | Incomplete<br>Recommended                            | A capital budget is necessary.  |
|                       | 3. Undertake the development of an all new Comprehensive Plan to supplant this updated Comprehensive Plan.   | Incomplete<br>Recommended                            |   |
|                       | 4. Establish a Graphic Information System (GIS) program.   | Continuous   | The County's system is extremely basic and expansion and opportunities should be explored.  |
|                       | 5. Implement an impact review and permit tracking system for new development.  | Incomplete<br>Recommended                            | The Blue Price permitting software was purchased by the County but never implemented because of the lack of adequate GIS platform to sustain the program. As the GIS system is refined and improved, the permitting software implementation effort should be rekindled. |
|                       | 6. Support a Region-wide Economic Development Alliance.  | Complete<br>Council voted to join Southern Alliance\ |   |



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| Objective or Strategy | Action  | Completion Status          | Review Comments |
|-----------------------|---|----------------------------|-----------------|
|                       | 7. Enhance working relationships with local, state and federal agencies, surrounding counties, municipalities, and special interest groups. | In Progress and Continuous |                 |





## **INCORPORATION OF DOCUMENTS**

### **Plans and Studies**

Over the past several years, Jasper County has teamed with various partners on important planning efforts or has directly commissioned studies, plans and reports. Although the JCCP was adopted in 2007, there are plans, studies and reports applicable to the County's primary long range plans which were prepared between 2005 and 2011. Some of these documents were officially adopted by County Council as "attachments" to the JCCP while some were for informational purposes only. While some documents have been referenced by name in the 2007 JCCP, the County may wish to consider adding specific information into the JCCP update project. The JCCP should be all inclusive and "comprehensive" in nature and that which is of value in the supporting documents should be formalized in the future update. While other documents may exist, the following is an inventory of the most significant planning efforts that can be incorporated specifically into the JCCP update.

### ***Competitive Assessment– Target Cluster Strategy for the Lowcountry– Report 1 of 3 (2011):***

In this report, the strengths and challenges of the Lowcountry's economic position are examined. It provides a baseline of information on which the Lowcountry's target audiences for future economic development will be identified and a tactical plan for enhancing job creation and the area's tax base will be formed. We recommend the JCCP update includes the following:

- Economic base analysis;
- Employment and economic trends;
- Population trends and demographics;
- Strengths (those noted in the report can be documented as assets in the inventory);
- Opportunities (those noted in the report can be incorporated as action steps in the JCCP which will capitalize on strengths);
- Weaknesses– (those noted in the report can be County needs);
- Threats – (those noted in the report should be addressed with action steps).

### ***Target Cluster Selection– Target Cluster Strategy for the Lowcountry– Report 2 of 3 (2011):***

This report evaluates the industry composition in more detail than presented in the previous Community Assessment and concludes with the consulting team's recommendations for target clusters for the Lowcountry. We recommend the JCCP update includes the following:

- Recognize emerging industrial clusters– Back office & IT, biomedical, light manufacturing & assembly, logistics and distribution, and tourism;
- Ensure long range plans address locations and opportunity for emerging clusters.

### ***Point South County Improvement District Plan (2011):***

According to the plan, "The goal of this effort was to develop the overall strategy by which the County may carry out improvements within the project area to increase tourism, enhance vitality, prevent deterioration and preserve the tax base at the Exit 33 interchange (page 2)." The plan included a land use and infrastructure planning and consensus building process and recommended design guidelines, a zoning overlay district to allow land use flexibility, and infrastructure financing techniques. We recommend the JCCP update includes the following:

- Point South study area overview;
- Description of Point South opportunities and constraints;
- General land use plan as an "inset" or attachment to the Jasper County future land use map;



- Plan goals and objectives: design guidelines, zoning and infrastructure financing.

**Jasper County Traffic Model (2011):**

The Jasper County computer traffic modeling project included existing and future demographic and economic data to determine existing and future traffic conditions in Jasper County. Based on future projections, the model's results showed traffic conditions and congestion in the year 2025 and an associated report presented recommendations for road improvements and future roadways. Also included in the report were cost estimates for the improvements necessary to ensure projected congested conditions were avoided. We recommend the JCCP update includes the following:

- Present and future traffic conditions (road capacities and level of service);
- Recommended road improvements and new roads;
- Recommended strategies (aside from road construction) to address traffic congestion: public transit, bicycle and pedestrian facilities and mixed use/walkable development;
- Narrative regarding future costs of infrastructure improvements as outlined in the report in addition to possible strategies for funding (grants, State Infrastructure Bank, impact fees, sales taxes, etc).

**Housing Needs Assessment, Jasper County (2008):**

The housing assessment includes an analysis of the historic, current and projected market environment and estimates of short-term (5 yrs) and long term (10 yrs) demand for housing by tenure and price/rent range in Jasper County. In addition, there is an evaluation of overall housing affordability in the County as well as recommendations with respect to appropriate locations for housing development and strategies for reducing and/or eliminating the barriers to affordable housing production in the years ahead. We recommend the JCCP update includes the following:

- Housing market analysis;
- Impediments to affordable housing (gap between household incomes and the cost of housing in today's marketplace and small quantity of quality affordable rental housing units);
- Barriers to development of affordable housing (rising land and construction costs, lack of dedicated public funding and insufficient development incentives);
- Affordable housing recommendations (education, housing authority, tax abatement, tax increment financing, inclusionary zoning, leveraging the business community, affordable housing preservation and rehab, land acquisition/write down).

**Fiscal Impact Assessment: Jasper County, South Carolina, Hardeeville, South Carolina, and Ridgeland, South Carolina (2006):**

This report presents an estimate of the fiscal impact of the projected new development on Jasper County government and its two incorporated municipalities. We recommend the JCCP update includes the following:

- Base information regarding necessary County services;
- Enhanced and alternative revenue sources (special tax districts, development exactions, bonds, local sales taxes, impact fees, and other taxes/fees/charges);
- Growth management options (comprehensive land use planning, zoning, moratorium, urban growth boundaries, and smart growth).



**Jasper County Natural Resources Plan (2005):**

The Jasper County Natural Resources Conservation Plan was borne out of a community concern for the unique and diverse natural amenities and traditional land management practices in Jasper County. This document reflects public concerns, input, and goals for the County's natural resources and the quality of life surrounding them. It showcases specific strategies and recommendations to successfully implement responsible urban development practices and attempt to preserve healthy natural resources. We recommend the JCCP update includes the following:

- Use data for natural and cultural resources inventory (if data is out of date, check sources identified and referenced within the plan);
- Review "County Growth and Development Planning" recommendations and directly incorporate appropriate actions into the JCCP natural and cultural resource implementation actions and strategies.

These documents, or portion of the documents, should be considered for incorporation into the Jasper County Comprehensive Plan during the update process.





## **PLANNING, ENGINEERING AND DEVELOPMENT TRENDS**

### **Local Government Policy Guide**

The 2007 Jasper County Comprehensive Plan ("JCCP") was a formal attempt to document conditions, articulate goals and identify action steps in a long range community plan. However, the plan and process may not have evaluated alternatives to address the needs of the community, and as identified earlier, the implementation strategy appears to be insufficient, resulting in a lack of accountability for completing action items. As a local government policy guide, the plan does not appear to provide clear guidance on policy decisions for future growth, development, housing, infrastructure and preservation.

The JCCP should be a public policy document that reflects the needs of the residents and business owners of Jasper County, an update to the JCCP should include significant public participation from the initiation of the planning process to formal adoption of the plan. Use of new practices and emerging technology can assist with facilitating community meetings to best capture the sentiment of the public. Once the public is fully involved in the process and articulates a future vision for Jasper County, new planning, engineering and development best practices can be assessed and evaluated to achieve the goals documented in the plan.

- Civic Engagement– Strive for Public Involvement
- Emerging Technology for Information and Decision Making Tools
- Planning, Engineering and Best Development Practices and Theories

### **Civic Engagement– Strive for Public Involvement**

Too often in the field of planning residents are drawn into the public process when they see a "PUBLIC HEARING" sign posted on a property, receive a County correspondence regarding a neighbor's land use request, notice an ad in the Jasper Sun classified section or witness construction crews working the land with heavy machinery. Unfortunately, citizens feel disengaged from the process as they were not involved earlier in the long range planning process. A disengaged public typically fears and misunderstands the processes necessary of local government to consider development applications and zoning map amendments. However, an ongoing civic engagement process in the form of a living and dynamic comprehensive planning process can maintain trust and ensure plans accurately reflect the will of the public.

*"Citizens now expect and demand a role in planning projects that will affect their neighborhoods and quality of life. Some professionals still believe that involving the community in major decisions homogenizes the outcomes and entails too much time and expense. But the reality is that the public has every right to be fully informed about...any plans that will ultimately change their lives. (Barbara Faga, Designing Public Consensus, 2006)."*

Best practices in civic engagement generally include but are not limited to outreach meetings, surveys and public information programs.

Outreach Meetings: A series of strategically located public meetings can cover the general purpose of comprehensive planning but should focus on the participants to document needs and develop the future vision of the County:

- Participant focused instead of speaker-focused;
- Sharing concerns and ideas with a focus on prioritization;
- Participation by diverse population and target underrepresented groups;





- Small group discussion;
- Polling procedures;
- Documentation.

Survey: A survey of County citizens can be custom made to gather the information needed to best address the public interest. Surveys can cover a wide variety of material, including but not limited to County strengths, weaknesses, opportunities, threats, future visioning and prioritization.

- Online and web-based;
- Paper copies available at public offices;
- Compile results graphically with mapping, charts, tables and lists (while a survey is a traditional concept, the methods to visually represent information and its storage in databases can be technologically advanced).

Public Information Program: A formal public information program addresses the strategy for public involvement, engagement and ongoing communications. Essentially, it provides the public with a clearinghouse of information in physical locations and online, in addition to a coordinated effort teamed with local media outlets.

- Creation of a project "headquarters," within the Planning and Building Services Department, to include: project boards, status reports, drafts, surveys and ability to schedule meeting time with planners involved;
- Public information program to include press releases, website, marketing and a public relations strategy.

### **Emerging Technology for Information and Decision Making Tools**

After initial public outreach, emerging technologies can be used to facilitate the decision making process as it relates to more specific strategies and concepts to guide growth, development, housing, infrastructure and preservation efforts. As discussed previously, the availability of GIS data layers and other information resulting from technological advances over the years can be used to create policy making instruments for the implementation of the JCCP. Tools which can be commissioned or be made available as resources include:

Development Suitability GIS Mapping Assessment: This is an existing map/exhibit that uses a comprehensive set of GIS data layers to determine areas within Jasper County that may be suitable for development and/or conservation. Using data layers such as land use/land cover, impervious areas, elevations, tree canopy, slopes and surface soils a weighted matrix was created to determine a general suitability county-wide. As the comprehensive planning update progresses, it will be important to correlate the suitability of the land located in future growth areas to the natural resource goals stated in the plan. This mapping can assist in the correlation between the two components.

Infrastructure Availability and Development GIS Mapping Assessment: This assessment has not been completed but should be considered for completion. This map would expand on the Development Suitability GIS Mapping Assessment and include additional data layers such as distance to major roads, rail, ports and airports. Data layers would also include existing land use, municipal boundaries and other information as appropriate. A weighted matrix would be created resulting in an exhibit that provides a color Countywide map indicating the land areas most suitable for development/economic development.





Visualization– 3D Modeling and Community Visualization Software: Planners, resource managers, local and regional governments, and many others use visualization software to help them make decisions about development, design of buildings, alignment of roads and sidewalks, location of parks, land use, transportation, conservation and more. GIS–based decision–support tools can show the implications of different plans and choices. 3D modeling and visualization software supports scenario planning, sketch planning, 3–D visualization, suitability analysis, impact assessment, growth modeling and other popular techniques.

### **Planning, Engineering and Development Best Practices and Theories**

The field of planning has evolved over the years and new theories and ideas have been established to address community needs. While issues and needs will vary by jurisdiction or area, best practices relating to planning, engineering and development can be customized and calibrated to fit differing study areas. These particular best practices are theories, methods and strategies used to address community needs in a comprehensive and strategic method. Important to note, there are models and templates of the following concepts to help build custom structured comprehensive plan. Some theories and concepts to be considered when updating the comprehensive plan are discussed below.

Smart Growth Concept: This concept has gained a tremendous amount of popularity over the last decade. Smart Growth strives to balance home, work and recreation while minimizing “urban sprawl” and taking advantage of a existing infrastructure while maintaining a more compact overall development footprint. Smart growth strives to create an economic, environmental, social, physical, cultural and fiscally sustainable development. Smart growth principles include:

- Mixing of land use;
- Compact building design;
- Range of housing opportunities and choices;
- Walkable neighborhoods;
- Fostering of distinctive, attractive communities with strong sense of place;
- Preserve open space, farmland, natural beauty and critical environmental areas;
- Strengthen and direct development towards existing communities;
- Provide a variety of transportation choices;
- Make development decisions predictable, fair and cost effective;
- Encourage community and stakeholder collaboration in development decisions.

Sustainability: A sustainability–themed plan is on that focuses on policy for development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development can be defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Meeting present needs without impacting future generations can be addressed in each of the elements included in the comprehensive planning process.

- Environmental Planning– protect and restore ecosystems, conserve resources, use energy efficiently.
- Land Use– land preservation, compact cities, infill development.
- Transportation– providing a greater choice of travel modes, changing land use patterns, revising pricing incentives.
- Housing– affordability efforts, energy efficiency.



- Economic Development– local based economies, incentives industries with long-term commitments to the area, supporting public/private partnerships, self-sustaining economies.
- Society Justice (equity) – affordable housing, job creation, social services, advances in education.

Watershed Based Planning: As larger watersheds do not conform to jurisdictional boundaries, watershed based planning addresses growth management techniques unique to the watershed level and the environmental issues exclusive to various watersheds. Jasper County has taken a first step towards watershed based planning with the adoption of the volume control stormwater ordinance in 2011. Items such as riparian buffers, stormwater treatment, and development standards can play a vital role in watershed planning. Consensus with neighboring jurisdictions should be considered when implementing watershed based planning, as development standards such as stormwater treatment, maximum impervious areas and low impact development can be coordinated to reduce stresses on our areas pristine waterways.

Low Impact Development: Low impact development practices include standards which encourage and possibly incentivize a compact building footprint, minimizing impervious areas, preservation of open space and the use of infiltration based stormwater practices to minimize stresses to the surrounding environments around the development. It should be noted that typical design standards may not allow for low impact development. For example, a low impact development practice may allow for the reduction of roadway lane widths while land development regulations may specify a greater width is required. Special care must be taken to ensure correlation between County design standards and low impact development design practices. Low impact development theories are commonly used in smart growth planning and watershed based planning. With the adoption of the stormwater ordinance in 2011, Jasper County has taken the first step in implementing low impact development practices.

Form Based Codes: Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. They are regulations, not mere guidelines, adopted into city or county law. Form-based codes offer a powerful alternative to conventional zoning.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements (Form Based Code Institute, [www.formbasedcodes.org](http://www.formbasedcodes.org)).





## Appendix A

### JASPER COUNTY PLANNING COMMISSION WORKSHOP REVIEW COMMENTS





## Jasper County Planning Department

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### Planning Commission

#### Staff Report

|                       |                                  |
|-----------------------|----------------------------------|
| <b>Meeting Date:</b>  | May 08, 2012                     |
| <b>Project:</b>       | Jasper County Comprehensive Plan |
| <b>Submitted For:</b> | Workshop, to receive comments    |

**Description:** As discussed recently, Jasper County's Comprehensive Plan must be reviewed as mandated by State, which is every five years and updated every ten years. After reviewing the quotes received to review the Comprehensive Plan, Jasper County Administration felt Thomas & Hutton could provide a more professional service to Jasper County because Thomas & Hutton has been working very closely with Jasper County and is very familiar with the County's Zoning Ordinance, Land Development Regulations, County projects as well as County needs. County Council approved Thomas & Hutton as the Professional Consultant to assist with the review of the County's Comprehensive Plan. Thomas and Hutton will provide the review for an amount not to exceed \$5,950.00.

#### Scope of Work provided by Thomas & Hutton:

**Sub-Task 1; State Law Review:** The Consultant shall determine if the 2007 Comprehensive Plan contains all of the necessary elements and requirements as outlined in the 2004 Comprehensive Planning and Zoning Enabling Act and the Priority Investment Act of 2007 (2 pages).

**Sub-Task 2; Data and Map Review:** The Consultant shall review all data and maps presented within the plan and advise the County on updated sources, including but not limited to the 2010 US Census and available GIS data layers from Jasper County (2 pages).

**Sub-Task 3; Goals and Objectives:** Several tables will be developed which will identify goals and objectives stated in each chapter of the Comprehensive Plan. Columns will be added to facilitate a proper assessment of the objectives;

including but not limited to: complete/incomplete, in-progress, relevancy, and appropriateness for Comprehensive Plan (multiple tables/worksheets).

**Sub-Task 4: Incorporation of other Documents and Studies:** An inventory of County initiated and County adopted plans, models, studies and reports shall be presented with a brief analysis how each should be incorporated into a Comprehensive Plan update (2 pages).

**Sub-Task 5: Planning, Engineering and Development Best Practices:** A general technical review of the Comprehensive Plan will be provided to assess plan relevancy as a local government policy guide and to assess use of current best practices, technical resources, theories and data (3 pages).

**Sub-Task 6: Staff and Planning Commission Workshop:** A written report shall be distributed at least one week prior to the Planning Commission meeting. The Consultant will provide a formal presentation of the report and document Planning Commission input for report finalization. The presentation will begin with a brief overview of “Comprehensive Planning” (cover letter, 2 page comprehensive planning review, 9 page report, and tables).

**Sub-Task 7: Report Finalization:** The report shall be updated with Planning Commission input and prepared for Council review (cover letter, 11 pages, multiple tables).

**Sub-Task 8: Final County Council Presentation:** The presentation will begin with a brief overview of “Comprehensive Planning” and the final review of the 2007 Jasper County Comprehensive Plan shall be presented.

#### **Summary of Comments:**

Based on previous discussion with Planning Commissioners and a brief review of the Plan the following is a list of comments to forward to Thomas & Hutton:

#### **Land Use Map:**

- Joint Planning Area, goals have been accomplished and the JPA has been dissolved.
- Council and Administration should identify areas that they would like developed and color coded on the Land Use Map.
- Planning Commissioners thought Highway 321 from Tillman to the Hampton County line was supposed to be designated as a Highway Corridor.

## Comprehensive Plan:

- **Introduction:** Dates and Vision along with Joint Planning Area needs updating.
- **Chapter 1 - Observations:** Map 1 (City Limits), population and demographic numbers need updating.
- **Chapter 2 - Natural Resources:** Stormwater Regulations and BMP's have been adopted; Jasper County updated their Flood Damage Prevention Ordinance which included implementation of free-boarding requirements; and a Tree Ordinance has been implemented into the Zoning Ordinance. Mr. Pinckney wants to know about water quality, how often the fresh water is tested in Jasper County and how the PC can obtain the reports or copies of the testing.
- **Chapter 3 - Historic Resources:** Some goals have been implemented, such as; grants were received through South Carolina Parks & Recreation Tourism to build a walking trail in Robertville around the old school which is 1/4 mile long, a walking trail was built in the Wagon Branch Community which is 1/3 mile long, and a walking/bicycle trail is in the works now to connect the Sergeant Jasper Park/Hardeeville Schools which is .72 miles long. Sites on the map (page 49) are labeled incorrectly with the table on page 50.
- **Chapter 4 - Housing:** Numbers and data need updating, reference to JPA should be revised.
- **Chapter 5 - Economy:** Tables in the Commercial Construction and Labor Force sections should be updated, and include proposed Interstate Exit 3. Charter School being planned. Kim thinks the Detention Center should be listed on page 74 (Exit 22) and church and fire station at Exit 28.
- **Chapter 6 - Land Use:** Goal was met in regards to designating the Highway Corridor Overlay District and design standards were implemented in the Zoning Ordinance; goal was met in regards to identifying Point South as a priority investment area and Levy-Limehouse has been designated as an overlay district. Page 81 & page 88 references map on page 72 but a map is not on page 72.
- **Chapter 7 - Community Facilities:** In Section 7.2, Solid Waste, sites are open 5 days a week instead of 6 days a week; Section 7.3, Public Safety, there are 11 fire stations instead of 8 fire stations and an additional one proposed for Fire Tower Road; Knowles Island and Palm Key are now within 5 miles of a fire station; Map 12 should be revised to include the Roseland Fire Station; there are 4 full time (24 hour) advanced life support (ALS) units to provide emergency medical services to County residents, which are Hardeeville, Ridgeland, Cherry Point, and Coosawhatchie; Jasper County is in the process of developing a master plan for fire

protection and emergency service; development standards for road widths, parking requirements, service alleys and lanes, turning radii and length of cul-de-sacs have been implemented as well as building heights have been addressed in the zoning ordinance; Section 7.4, Government, Jasper County has completed the Jasper County Government Campus; Section 7.5, Schools, two new K-12 campuses are complete and operational; Section 7.7, Recreation, revise some of the names in the list of community centers; and add Sergeant Jasper Park to the list of recreation facilities in Table 7.1. Map on page 102 is not in sync with table on page 103.

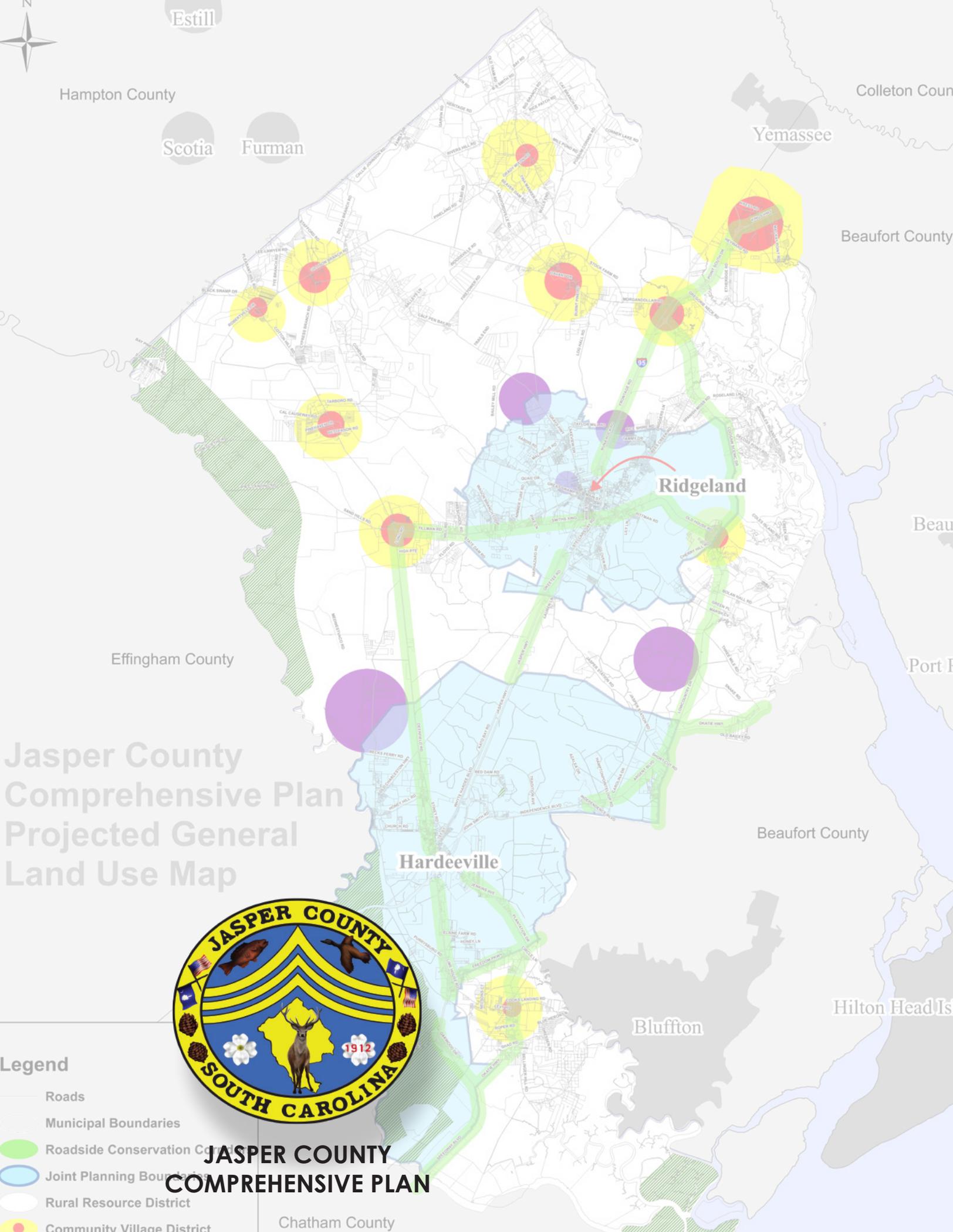
- **Appendices:** Include Point South County Improvement District Plan to the list of attachments.

**Additional Zoning Districts:**

- Resource Extraction
- Mixed Business

**New Special Purpose District (proposed):**

- Interstate Proximity Overlay District



Jasper County  
Comprehensive Plan  
Projected General  
Land Use Map



**JASPER COUNTY  
COMPREHENSIVE PLAN**

- Legend**
- Roads
  - Municipal Boundaries
  - Roadside Conservation Corridor
  - Joint Planning Boundaries
  - Rural Resource District
  - Community Village District

Chatham County