

Joint Planning Effort Jasper County, South Carolina

WHAT WAS JASPER COUNTY'S PROBLEM?

Jasper County, SC was experiencing intense development pressure. The county had inadequate zoning ordinances and development regulations to allow growth to occur at responsible density levels. The county had no professional planning staff and there was no coordinated intergovernmental planning. The county also had no impact fees in place to require developers to pay for the cost of providing government services. Jasper County, the City of Hardeeville, and the Town of Ridgeland came together in a "Joint Planning Effort" to resolve these issues.

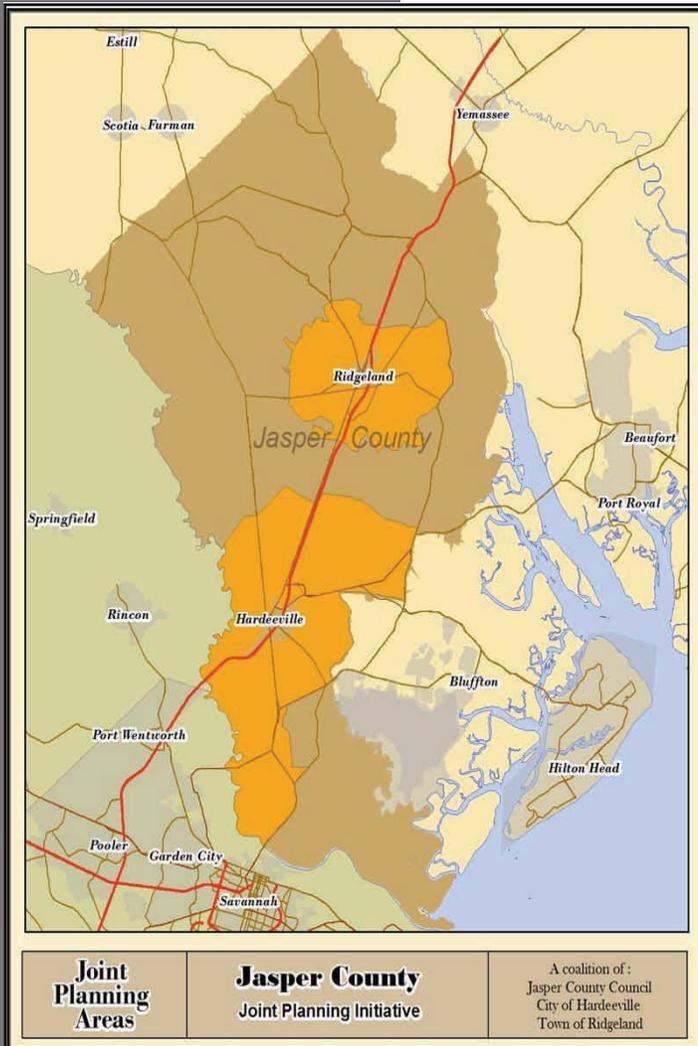
WHAT IS THE JOINT PLANNING EFFORT?

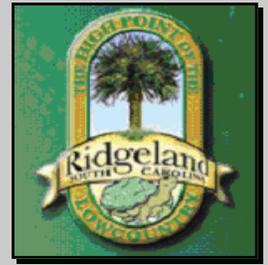
Through intergovernmental agreements, Jasper County, the City of Hardeeville, and the Town of Ridgeland pledged to work together in a coordinated planning and growth management effort to assure that the county grew in a logical, responsible and cost effective manner while simultaneously preserving the rural character of Jasper County. The elected officials from the three jurisdictions tasked the County Administrator for Jasper County, City Manager for the City of Hardeeville, and Town Administrator for the Town of Ridgeland to work together in a Joint Planning Effort with two major goals in mind:

- 1) Manage growth by encouraging growth where infrastructure already existed, and
- 2) Make developers pay for providing infrastructure and government services to the new growth.

The county and its municipalities hired an extensive team of consultants to guide them in their coordinated planning and growth management effort: Clemson University for economic/financial impact analyses, County Attorney Marvin C. Jones, City of Hardeeville Attorney David L. Tedder, and Attorney R. Matthew Goebel from Clarion Associates, LLC for legal assistance for zoning issues, ordinance development, developer agreements and planned development districts, McBride Dale Clarion for planning assistance and Applied

Technology & Management, Inc. (ATM) and Clough Harbour & Associates, LLP (CHA) for engineering assistance with identifying infrastructure and transportation needs.





Joint Planning Effort Results...

WHAT HAS THE JOINT PLANNING EFFORT ACCOMPLISHED?

County and municipal zoning ordinances have been amended, uniform application/building and development fees created, three distinct joint planning areas established to include two joint planning areas around the municipalities, planning & zoning authority within the two joint planning areas ceded to the City of Hardeeville and the Town of Ridgeland, joint planning commissions and boards of zoning appeal in the joint planning areas are organized and functioning, and the first peak-hour traffic model in South Carolina has been developed for county-wide transportation planning.

WHAT RESULTS DID JASPER COUNTY ACHIEVE?

- Intergovernmental communication, cooperation and collaboration are at an all-time high
- Jasper County, the City of Hardeeville, the Town of Ridgeland, the Jasper County School Board and the general public have a better understanding of the growth headed to Jasper County and the true cost of providing infrastructure and governmental services to that new growth
- Jasper County is now in a position to maintain its rural character outside the joint planning areas
- Developer “Jurisdiction Shopping” has been eliminated in Jasper County
- 60,000 new dwelling units have been permitted in Jasper County in the last 1½ years
- 93% of the 60,000 dwelling units will be built within the county’s two municipalities
- \$288 million in new voluntary developer fees will be collected from developers
- County costs to provide additional services beyond the fees are estimated to be \$400 million
- County revenue from the growth beyond the fees is estimated to be \$1 billion

