



## Jasper County Planning Department

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### Jasper County Council Staff Report

<b>Meeting Date:</b>	June 9, 2009
<b>Project:</b>	Strobhart / SC 462 Land Use
<b>Submitted For:</b>	Information and Planning Commission Input
<b>Recommendation:</b>	N/A

**Introduction:** Staff has recently received three separate inquiries regarding future land use and zoning map amendments for land to the west of the Strobhart and SC 462 intersection. The majority of the properties to the northwest of this intersection are designated as Community Commercial and existing land use includes residential, commercial and industrial.

**Comprehensive Plan:** This area was not fully considered during the Comprehensive Planning process, as it was part of the Ridgeland Joint Planning Area. However, it was studied and assessed during the Comprehensive Zoning Project and designated as an area for village-scale goods and services, specifically:

*“commercial nodes in convenient and strategic locations of the County to meet community needs, and to encourage clustering commercial development as opposed to strip commercial development and commercial sprawl. Community Commercial areas are intended to provide adequate, logically placed and convenient locations for commercial establishments in relation to residential housing and to minimize trip generation for those living in zoned Rural Preservation.”*

While existing land uses do not exactly provide goods and services to meet the every day needs of those living in nearby Rural Preservation zoned areas, landscaping, seafood and special trade contractor businesses exist as appropriate conforming uses.

**Feedback:** The Community Commercial designation has resulted in the incinerator and concrete plant to become non-conforming uses in this district. While applicants are not necessarily seeking uses of this intensity, the proposals may be inappropriate in this particular district. Feedback and the history of this area are needed of the Planning Commission so that Staff can provide applicants with better guidance and direction on rezoning requests.







