



## Jasper County Planning Department

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### Jasper County Planning Commission Staff Report

<b>Meeting Date:</b>	September 15, 2009
<b>Project:</b>	Zoning Map Amendment- Residential to Rural Preservation
<b>Applicant:</b>	Honey Hill POA/Staff
<b>Tax Map Number:</b>	Multiple- See attachment 2
<b>Submitted For:</b>	Action- Recommendation to County Council
<b>Recommendation:</b>	Approval of Rural Preservation Designation Request

**Description:** The subject properties consist of 494.67 acres and are located along Old House Road. The applicant, the Honey Hill Property Owners Association (POA), has requested a Zoning Map Amendment to change the designation of 74 parcels from Residential to Rural Preservation (**Attachment 1-2**). It should be noted that this is a joint POA and Staff initiated request, as the POA members unanimously agreed to pursue the request instead of 74 individual owner requests. According to the POA meeting minutes, there was no opposition by landowners (**Attachment 3**).

The subject properties are located in a subdivision which is primarily low-density residential and rural in nature. Most of the parcels are 2-25+ acres where horse facilities, barns and related accessory structures are common (**Attachment 4**). Adjacent to the subdivision are lands zoned Residential (County), Rural Preservation (County) and Planned Development (Town).

**Analysis:** The designation of Rural Preservation is consistent with the Comprehensive Plan's vision of keeping Jasper County Rural. The intent, design and character of the subdivision better reflects the intent of Rural Preservation. The district can be described by the following:

The intent of this classification is to preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and

a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district is a rural environment of larger acreage lots.

In the case of setbacks, the more restrictive will apply when comparing Rural Preservation requirements versus Honey Hill’s Covenants and Restrictions. Honey Hill POA requires deeper setbacks than County standards for both Residential and Rural Preservation, except for the rear Rural Preservation setback of 100’. Staff has already identified this as an inappropriate standard and recommends lessening this figure to 25’. The setback change in Rural Preservation is presented to the Planning Commission as a Zoning Ordinance text amendment concurrently with this request.

**Setbacks**

<b>Setback Requirement</b>	<b>Residential District (minor street)</b>	<b>Rural Preservation District (minor street)</b>	<b>Honey Hill Covenants and Restrictions</b>
Front	25’	25’	75’
Side	10’	25’	50’
Rear	25’	100’ *	50’

\*- Staff recommendation- change to 25’.

Accessory structure standards for the Residential District will continue to become more suburban or urban; therefore more limiting. Proposed standards for the Rural Preservation District will not limit the amount of structures and will increase square footage limitations. County Council will give final consideration to the Accessory Structure Ordinance at Third Reading on September 21<sup>st</sup>. For Honey Hill, accessory structures are limited to 800 SF unless parcels are designated as Rural Preservation after the accessory structure text amendment. As Honey Hill is a rural subdivision, it is more appropriate for the parcels to be subject to more rural standards such as the lessening of restrictions on accessory uses.

**Staff Recommendation:** Staff recommends approval of the Zoning Map Amendment request to designate the subject Residential subdivision as Rural Preservation on the Jasper County Zoning Map.

**Attachments:**

1. Application
2. Tax map numbers
3. Honey Hill POA Minutes
4. Map