

MEETING AGENDA

The Town of Ridgeland

PLANNING COMMISSION

Monday, December 9, 2024, 5:30 P.M.

Town Hall, Council Chambers, 1 Town Hall, Ridgeland, SC 29936

STATEMENT OF MEDIA NOTIFICATION: "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting."

- I. Call to Order: Pledge of Allegiance by Chairman Frankie Denmark
- II. Approval of Minutes:

November 12, 2024

- III. Public Comment Time (3 min)
- IV. Projects:
 - 1. The applicant and property owner, Amy Bowman of Bowman Family, LLC, submitted a petition for annexation and designation of zoning for one parcel located at the intersection of Sweet William and Old House Road contiguous to the Town of Ridgeland's jurisdictional boundary.

TMS #063-39-04-008 in Jasper County, South Carolina.

The property consists of approximately 1.82 acres.

Planning Commissions role: Advisory to Council **Action needed:** Recommendation to Council

2. The applicant and developer, George Ward of Brighton Development, LLC, together with the property owner, Marlon Sheffield, submitted a petition for annexation and designation of zoning for one parcel located at the intersection of Smiths Crossing and South Jacob Smart Boulevard contiguous to the Town of Ridgeland's jurisdictional boundary.

TMS #063-20-03-001 in Jasper County, South Carolina.

The property consists of approximately 25 acres.

Planning Commissions role: Advisory to Council Action needed: Recommendation to Council

V. Staff Comments:

- 1. Update from Staff Comprehensive Plan. Upcoming council workshop with Benchmark scheduled for Thursday, December 19, 2024, at 3 PM to discuss current plan updates and listening session.
- VI. Board Member Comments
- VII. Adjournment

Ridgeland

MEETING MINUTES

The Town of Ridgeland

PLANNING COMMISSION

Tuesday, November 12, 2024, 5:30 P.M.

Town Hall, Council Chambers, 1 Town Hall, Ridgeland, SC 29936

Planning Commissioners in attendance:

Frankie Denmark (Chairman), Ralph Rodina, Scott May, and Joss Mohr (Linda Morrison absent)

Town of Ridgeland Staff:

Dennis Averkin (Town Administrator), Aaron Rucker (Director of Planning and Community Development)

I. Call to order: Pledge of Allegiance by Chairman Frankie Denmark

Chairman Denmark called the meeting to order at 5:30pm

II. Approval of the Minutes: None presented.

III. Public Comment: None received.

IV. Projects:

The applicant, Chris Dennison, is requesting a map amendment to rezone 2.23 acres of property located at 10213 S. Jacob Smart Boulevard (TMS# 063-08-03-003) from T3 Neighborhood General to T4 Neighborhood Core.

Planning Director, Aaron Rucker, explained the Badcock Furniture store was closing and the applicant was requesting T4 zoning to allow resale of the property for future retail uses. The request appeared consistent with the 2017 comprehensive plan and would allow for a range of uses that are more compatible in the area and present further opportunities for retail redevelopment along a key corridor and entry point into town. There was also discussion and general agreement that contiguous properties along the corridor might also be rezoned to T4 in the future.

Commissioners asked the applicant if the property where to be sold, what those future uses might be. The applicant answered that the property is being marketed for retail uses.

Chairman Mr. Denmark allowed public comment on the agenda item.

Motion: Commissioner May made a motion to approve the request of a map amendment to rezone 2.23 acres of property located at 10213 S. Jacob Smart Boulevard (TMS# 063-08-03-003) from T3 Neighborhood General to T4 Neighborhood Core. The motion was seconded by commissioner Mohr. The motion passed unanimously.



MEETING MINUTES

The Town of Ridgeland

PLANNING COMMISSION

Tuesday, November 12, 2024, 5:30 P.M.

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The request is forwarded with a recommendation of approval to be heard before the Town of Ridgeland Council Meeting. The Town of Ridgeland Council will hear the first reading on November 21, 2024, and second reading on December 5, 2024.

V. Staff Comments:

Update from Staff – Comprehensive Plan. Reminder of upcoming workshop with Benchmark scheduled for Wednesday, November 20, 2024, to discuss current plan updates.

VI. Adjournment

Motion was made by Commissioner May and seconded by Commissioner Mohr.



Town of Ridgeland Planning Commission Staff Report

Aaron C. Rucker, Director of Planning and Community Development

1 Subject: Annexation and Rezoning

The applicant and property owner, Amy Bowman of Bowman Family, LLC, submitted a petition for annexation and designation of zoning (rezoning) for one parcel located at the intersection of Sweet William and Old House Road contiguous to the Town of Ridgeland's jurisdictional boundary. The property can further be identified as follows:

• Bowman Family LLC (TMS #063-39-04-008) in Jasper County, South Carolina. The property consists of approximately 1.82 acres.

Annexation: The sole owner and applicant has requested that the one parcel described above be annexed into the limits of the Town of Ridgeland.

Proposed Zoning: Contingent with annexation, the applicant has requested that the parcel be zoned "T4-Neighborhood Core." T4, Neighborhood Core, represents a low intensity mixed-use district primarily in the form of secessional residential fabric. A wide range of building types exist in T4, including, but not limited to, rowhouses, corner stores, and single family attached and detached housing. Single-family detached housing is typically set back from the front property line to allow for porch and fence frontage, while attached housing maintains a front stoop frontage.

Permitted uses:

By right: flex building, apartment building, row house, duplex house, courtyard house, live/work unit, bungalow, sideyard house, cottage, bed & breakfast (up to 5 rooms), inn (up to 12 rooms), office building, retail building, display gallery, house, accessory unit, open-market building, bus shelter, fountain or public art, playground, library, religious assembly, childcare center, fire station, elementary school, police station, funeral home.

By warrant: restaurant, movie theater, live theater, museum, surface parking lot, greenhouse, kennel, electric substation, cemetery, medical clinic, high school, mixed use block.

Current Zoning [Jasper County Zoning]: The parcel is currently zoned RES (Residential) per the Jasper County zoning map.

Current Land Use: The parcel is classified as "Rural commercial" by the Jasper County Assessor's Office and is vacant.

Comprehensive Plan Consistency: The parcel is located within the "intended growth" sector. Intended growth locations can support substantial mixed-use development by proximity to regional thoroughfares. Moreover, annexation brings this property into the town's jurisdiction otherwise under county regulations in an area surrounded by properties previously annexed into the town's municipal boundary.

Utilities: Water exists along Sweet William Road adjacent to the property to serve future development. Sewer exists along Bees Creek Road and is not immediately adjacent to the property, likely meaning septic would be needed.

Development Agreement:

Not applicable.

2 Staff Assessment

Contiguity to land already under the town's jurisdiction has been established. The adjacent properties are zoned T3, Neighborhood General. Allowing T4 at this node of Sweet William Road and Old House Road intersection is very reasonable. Furthermore, the sole property owner is petitioning for annexation, with a request for T4 zoning expressing an interest in establishing new office space.

The 2017 Town of Ridgeland Comprehensive plan describes the parcel as located within the "intended growth" sector. The request is consistent with the Comprehensive Plan.

3 Planning Commissions Role

The Planning Commission has the duty to provide a recommendation to the Town Council any needed changes in the zoning ordinance and the map of the town, as well as the subdivision regulations, official maps, and other codes, ordinances and controls related to the municipality's development. The powers and duties of the Planning Commission are outlined in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

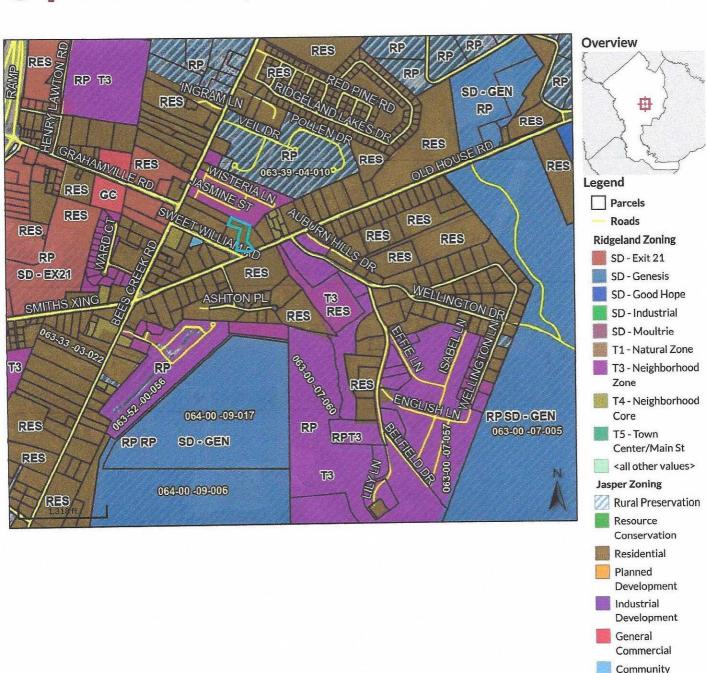
The Planning Commission shall make one of the following recommendations to aid in the Council's review and decision:

- 1. Recommend as submitted.
- 2. Recommend with the following recommendations/considerations.
- 3. Recommend denial (if Planning Commission recommends denial, the reasoning for denial should be noted.)

100 PERCENT ANNEXATION PETITION FORM

TO THE MEMBERS OF TOWN COUNCIL) PETITION FOR ANNEXATION	
TOWN OF RIDGELAND, SOUTH CAROLINA)	
The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town of Ridgeland by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3), as amended.	
The territory to be annexed is described as follows:	
[Required: Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.] All that certain piece, parcel or tract of land, lying and being in Jasper County, South Carolina, containing 1.82 acres, more or le being shown on that certain plat prepared for Saltmarsh Properties, Inc., by Thomas G. Stanley, Jr., PLS #18269 dated May 5, recorded in Plat Book 28 at Page 93 in the office of the ROD for Jasper County, South Carolina.	ess, and 2005, and
[Recommended: The property is designated as follows on the County tax maps: 063-39-04-008	
[Required: A plat or map of the area should be attached. A tax map may be adequate.]	
[Optional: It is requested that the property be zoned as follows: T-4] [Required: Date the petition must be dated before the first signature is affixed to it and all necessary signatures must be	
obtained within six months from the date of the petition]	
Bowman Family LLC Amy Bowman 1284 Ribaut Rd Beaufort, SC 29902 11/13/2024	
Name Signature Street Address, City Date	
[Add signature lines as necessary.]	
For Municipal Use:	
Petition received by, Date	
Description and Ownership verified by, Date	
Recommendation	
By:, Date	

QPublic.net Jasper County, SC



Parcel ID	063-39-04-	Alternate	063-39-04-008	Owner	BOMMAN FAMILY	Last 2 Sales	20.00		0 1
15 - 508 WHILE TAVE	008	ID		Address	LLC	Date	Price	Reason	Quai
Sec/Twp/Rng	n/a	Class	Rural commercial (vacant		1284 RIBAUT RD	1/25/2024	\$150000	n/a	Q
Company of the Association of the Company of the Co		3 1000	land)		BEAUFORT, SC	12/24/2015	\$5	n/a	U
Property	OLD HOUSE	44			9902				
Address	RD	Acreage	1.82		9902				
District	01								

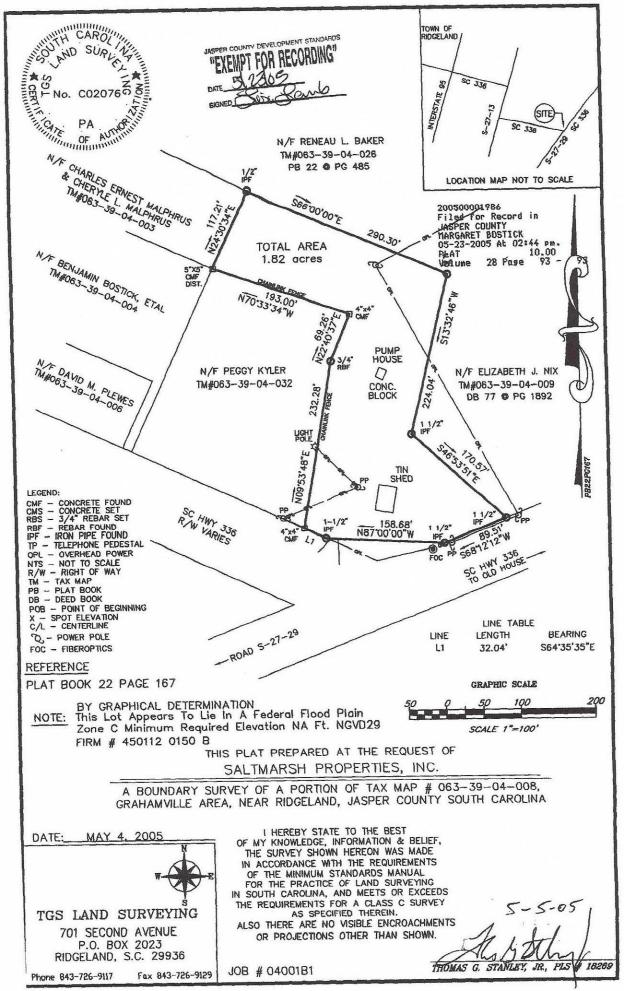
Commercial Mixed Business

(Note: Not to be used on legal documents)

n/a

Brief

Tax Description





TOWN OF RIDGELAND MAP AMENDMENT (REZONING) APPLICATION

Planning and Community Development P.O. Box 1119, or 1 Town Square Ridgeland, South Carolina 29936 Phone: 843-726-7516 FAX: 843-726-7525

www.ridgelandsc.gov



OFFICE USE ONLY DATE FILED: APPLICATION NUMBER: ZONING DISTRICT: Submittal Instructions: Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below). Submittal Requirements: Requirements will be assessed on a case-by-case basis by planning staff, in all cases photos of the existing site must be submitted. Application fee \$250 per lot plus \$25 for each additional lot. Applicant MUST have a pre-application meeting with Town of Ridgeland Planning Staff prior to submittal **()** Yes **()** No Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? \(\int \) Yes \(\int \) No **Applicant Information** Applicant Name: Bowman Family LLC, Amy Bowman Applicant email: Amy.bowman.g6i7@statefarm.com Applicant Phone number: 843-726-8249 Applicant mailing Address: 1284 Ribaut Rd, Beaufort, SC 29902 Applicant Title: Property Owner Developer Architect Engineer Contractor Property owner information: Property Owner Name: Bowman Family LLC Property Owner email: <u>Amy.bowman.g6i7@statefarm.com</u> Property Owner Phone number: 843-726-8249 Property Owner mailing Address: 1284 Ribaut Rd, Beaufort, SC 29902

Direction	Jurisdiction (circle one)	Parcel ID	Acreage	Zoning classification	Current use
North	Jasper County Town of Ridgeland	063-39-04-026	14.77	T-3	Agricultural
East	Jasper County Town of Ridgeland	063-39-04-009	1	RES	Residential
South	Jasper County Town of Ridgeland	063-38-02-011	10	RES	Agricultural
West	Jasper County	063-39-04-032	1.41	RES	Residential

Town of Ridgeland

Property Location:

Parcel ID(s): 063-39-04-008

Property Address(es): Intersection of Sweet William and Old House Road



TOWN OF RIDGELAND

MAP AMENDMENT (REZONING) APPLICATION

Planning and Community Development
P.O. Box 1119, or 1 Town Square
Ridgeland, South Carolina 29936

Phone: 843-726-7516 FAX: 843-726-7525 www.ridgelandsc.gov

Description of current use and proposed use: The property is currently located in Jasper County, zoned as "l	Res",
Residential. The property owner would like to develop the existing Auto Mechanic Shop, into a multi-story office	
SF total) with parking and drive aisles. The owner would like to annex into the Town of Ridgeland, zoned as T-4	
proposed zone, T-4, permits the proposed use and is in uniform with parcels zoned in the Town of Ridgeland al	
William and Old House Road.	
	**
	- John II.
	7850
signation of Agent [complet@pnly if owner is not applicant]	
(we) here by appoint the person harded as Applicant as my (our) agent to represent me (µs) in this appl	innelinu
Owner's Signature Date 11/13/24	cation.
(We) certify that the following information in this application is correct.	
pplicant's Signature Date 1/13/24	
(\mathcal{M})	11 511



Town of Ridgeland Planning Commission Staff Report

Aaron C. Rucker, Director of Planning and Community Development

1 Subject: Annexation and Rezoning

The applicant and developer, George Ward of Brighton Development, LLC, together with the property owner, Marlon Sheffield, submitted a petition for annexation and designation of zoning (rezoning) for one parcel located at the intersection of Smiths Crossing and South Jacob Smart Boulevard contiguous to the Town of Ridgeland's jurisdictional boundary. The property can further be identified as follows:

• SHEFFIELD MARLON D & JANET P (TMS #063-20-03-001) in Jasper County, South Carolina. The property consists of approximately 25 acres.

Annexation: The sole owner and applicant has requested that the one parcel described above be annexed into the limits of the Town of Ridgeland.

Proposed Zoning: Contingent with annexation, the applicant has requested that the parcel be zoned "T4-Neighborhood Core." T4, Neighborhood Core, represents a low intensity mixed-use district primarily in the form of secessional residential fabric. A wide range of building types exist in T4, including, but not limited to, rowhouses, corner stores, and single family attached and detached housing. Single-family detached housing is typically set back from the front property line to allow for porch and fence frontage, while attached housing maintains a front stoop frontage.

Permitted uses:

By right: flex building, apartment building, row house, duplex house, courtyard house, live/work unit, bungalow, sideyard house, cottage, bed & breakfast (up to 5 rooms), inn (up to 12 rooms), office building, retail building, display gallery, house, accessory unit, open-market building, bus shelter, fountain or public art, playground, library, religious assembly, childcare center, fire station, elementary school, police station, funeral home.

By warrant: restaurant, movie theater, live theater, museum, surface parking lot, greenhouse, kennel, electric substation, cemetery, medical clinic, high school, mixed use block.

Current Zoning [Jasper County Zoning]: The parcel is currently zoned RP (Rural Preservation) per the Jasper County zoning map.

Current Land Use: The parcel is classified as "Rural acres" by the Jasper County Assessor's Office and is vacant.

Comprehensive Plan Consistency: The parcel is located within the "intended growth" sector. Intended growth locations can support substantial mixed-use development by proximity to regional thoroughfares. Moreover, annexation brings this property into the town's jurisdiction otherwise under county regulations in an area surrounded by properties previously annexed into the town's municipal boundary.

Utilities: Water exists along Smiths Crossing and Brandon Cove adjacent to the property to potentially serve future development. Sewer exists along Smiths Crossing but is not immediately adjacent to the property and would either need to be extended or a larger service connection provided.

Development Agreement:

Not applicable.

2 Staff Assessment

Contiguity to land already under the town's jurisdiction has been established. The adjacent properties are zoned T3, Neighborhood General and T4, Neighborhood Core. Allowing T4 at this busy node of Smiths Crossing and South Jacob Smart Boulevard is reasonable. Furthermore, the sole property owner is petitioning for annexation and requesting T4 zoning expressing an interest in constructing a medical clinic, retail, and new office spaces. Medical clinics are allowed by warrant, which this request should simultaneously consider.

The 2017 Town of Ridgeland Comprehensive plan describes the parcel as located within the "intended growth" sector. Moreover, the US-17 South/Greys Highway South paragraph within the plan reads, "This area presents a significant opportunity for commercial development and redevelopment serving a regional base, with limited prospects in the area of Exit 18 due to the presence of larger land holdings with conservation easements." The proposed annexation would allow for a range of uses not currently present in town and present further opportunities for commercial redevelopment along a key corridor and entry point from points south. It appears the request is consistent with the Comprehensive Plan.

3 Planning Commissions Role

The Planning Commission has the duty to provide a recommendation to the Town Council any needed changes in the zoning ordinance and the map of the town, as well as the subdivision regulations, official maps, and other codes, ordinances and controls related to the municipality's development. The powers and duties of the Planning Commission are outlined in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

The Planning Commission shall make one of the following recommendations to aid in the Council's review and decision:

- 1. Recommend as submitted.
- 2. Recommend with the following recommendations/considerations.
- 3. Recommend denial (if Planning Commission recommends denial, the reasoning for denial should be noted.)

100 PERCENT ANNEXATION PETITION FORM

	THE MEMBERS OF TO			PETITION FOR	ANNEXATION
TOV	VN OF RIDGELAND, SO	OUTH CAROLINA)		
the c	undersigned, being 100 pe ontiguous territory describ territory to the Town of lina Code Section 5-3-150	ed below and shown Ridgeland by ordinar	on the attached	plat or map, hereby peti	tion for annexation of
MAP ID:063-20-0 TWENTY FIVE (2 AND BEING BOI J. HARRY OWEN CERTAIN PIECE,	5) ACRES, MORE OR LESS, LESS THA UND AND DESCRIBED AS FOLLOWS IS, ET AL AND ON THE WEST BY LAI	N PIECE, PARCEL OR TRACT AT 1.06 ACRE, MORE OR LESS S: ON THE NORTH BY STATE NDS N/F OF THE S. C. STATE ND BEING SITUATE IN JASPE	OF LAND, SITUATE, LYIN S, STRIP OF LAND THAT ROAD S-29; ON THE EA! HIGHWAY DEPARTMEN' ER COUNTY, SOUTH CAF	IS PRESENTLY OWNED BY THE S. ST BY LANDS N/F OF FLOYD K. H T AND THE RIGHT OF WAY OF U. ROLINA AND BEING BOUNDED A	ILL; ON THE SOUTH BY LANDS N/F OF S. HIGHWAY 17. AND ALSO: ALL THAT ND DESCRIBED AS FOLLOWS: BEING
	[Recommended: The p	roperty is designated	as follows on the	County tay mans: 063-	20-03-001
	[Recommended: The p	roperty is designated	as follows off the	County tax maps	
		§			
	[Required: A plat or m	ap of the area should	be attached. A tax	map may be adequate.]	ATTACHED
	10 4 1 14		1 - 6 11	Τ4 1	
	[Optional: It is requested	ed that the property be	e zoned as follows	: 14	
	[Required: Date the petition obtained within six months			affixed to it and all necessar	ry signatures must be
1	Vaclon Shettiell	m	Box 2410,	Ridgeland, 3C	11.14.24
		Signature		Address, City	Date
		1			
[P	Add signature lines as neces	ssary.j			
Fo	or Municipal Use:				
	-			D	
	tition received by			, Date	
	escription and Ownership ver			, Date	
Re	commendation				
		D		, Date	
		БУ: _		, Date	

Annexation Petition Form Updated August 11, 2022



TOWN OF RIDGELAND MAP AMENDMENT (REZONING) APPLICATION

Planning and Community Development P.O. Box 1119, or 1 Town Square Ridgeland, South Carolina 29936 Phone: 843-726-7516 FAX: 843-726-7525 www.ridgelandsc.gov

API	PLICATION FEE
-	DATE
FEE	COLLECTED BY

OFFICE USE	ONLY DATE FILED:	APPLICATION	ON NUMBER:	ZONING DI	STRICT:
owners mi	Instructions: Entries must be ust sign. If the applicant is not	the owner, the own	er(s) must sign	cation is on behalf of the pr the Designation of Agent (operty owner(s), albelow).
the existin	Requirements: Requirements g site must be submitted.	will be assessed on	a case-by-case	basis by planning staff, in a	all cases photos of
Pursuant to	o Section 6-29-1145 of the So that is contrary to, conflicts wi	uth Carolina Code of ith, or prohibits the a	Laws, is this tra	act or parcel restricted by a d in this application? Yo	ny recorded es ✓ No
-	nformation				
Applicant I	Name: George Ward (B	righton Develop	ment, LLC.)		
Applicant e	george@brightondeve	elopmentsc.com A	pplicant Phone	number: 843-949-8830	
Applicant r	mailing Address: PO Box 312	3, Bluffton, SC, 299	10		
Applicant 1	Title: Property Owner	Developer A	chitect	Engineer Contractor	
roperty ow	ner information:				
Name: M	arlon D Sheffield			F - CELL FIELD THE CONTROL OF THE CO	
email:		P	hone number:		
Mailing Ad	dress: PO Box 2410, Rid	geland, SC, 299	36		
roperty Lo					
Property Ac	idress(es): S Jacob Sma	art Blvd.			
Parcel ID(s):_063-20-03-001				
Acreage an	nd number of lots included in r	map amendment red	uest: 25.0		
Direction	Jurisdiction (circle one)	Parcel ID	Acreage	Zoning classification	Current use
lorth	Jasper County Town of Ridgeland				
ast	Jasper County Town of Ridgeland				N
outh	Jasper County				
	Town of Ridgeland				
/est	Jasper County				
	Town of Ridgeland				



TOWN OF RIDGELAND MAP AMENDMENT (REZONING) APPLICATION

Planning and Community Development P.O. Box 1119, or 1 Town Square Ridgeland, South Carolina 29936 Phone: 843-726-7516 FAX: 843-726-7525 www.ridgelandsc.gov

Proposed Ann	current use and proposed use: Current Vaca nexation into Ridgeland and rezoing to T4	nt lot, zoned Jasper County Rural Preservation (RP)
Designation of	Agent [complete only if accept to the	
Designation of	Agent [complete only if owner is not application of application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete only if owner is not application of the complete of the complete only if owner is not application of the complete	antj
I (we) here by a	appoint the person named as Applicant as my	(our) agent to represent me (us) in this application.
	hat the following information in this applicati	Date 6-1-24
Applicant's Sign		Date

