



MEETING AGENDA
The Town of Ridgeland
PLANNING COMMISSION

Monday, January 13, 2025, 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:

December 9, 2025

III. Projects:

1. The applicant, Mayor Joseph N. Malphrus on behalf of the Town of Ridgeland, is requesting a map amendment to rezone two properties owned by the Town of Ridgeland from T3 Neighborhood General to T4 Neighborhood Core. The following properties are as follows:

Property #1 is TMS# 063-27-04-001 (Town Hall) located at 1 Town Square, Ridgeland, SC 29936.

Property #2 is TMS# 063-27-06-004 (General Services) located at 45 Town Square, Ridgeland, SC 29936.

Planning Commissions role: Advisory to Council

Action needed: Recommendation to Council

IV. Public Comment Time (3 min)

V. Staff Comments

VI. Board Member Comments

VII. Adjournment



Town of Ridgeland

Planning and Community Development

One Town Square · Post Office Box 1119 · Ridgeland, SC 29936

Town of Ridgeland Planning Commission Staff Report

Meeting Date:	Monday, January 13, 2025
Project:	Rezoning of (2) Properties along Town Square from T3 to T4 (Town Hall and General Services)
Applicant:	Town of Ridgeland (Mayor, Joseph N. Malphrus)
Tax Map Number(s):	063-27-04-001 & 063-27-06-004
Staff:	Aaron C. Rucker, Director of Planning & Community Development

Background:

The Town Hall and General Services properties are both zoned as T3 Neighborhood General. The property owner/applicant, Mayor Joseph N. Malphrus on behalf of the Town of Ridgeland, has submitted a rezoning application requesting to change the zoning district to T4 Neighborhood General. The recent Badcock furniture store rezoning has brought attention to other legally noncompliant properties with existing structures predating today’s Smart Code in need of addressing.

All properties immediately surrounding the proposed properties are zoned T3. These properties function as either existing residences, or in the case of the Jasper County Chamber of Commerce, as office space. With this rezoning there is no proposed change to the current Town Hall or General Services status. The properties will remain as governmental uses.

Criteria:

Comprehensive Plan

The proposed zoning changes for the referenced properties appear to be compatible with the 2017 Comprehensive Plan. This request fits with the Priority Investment element, as the property sits squarely within the “infill growth” sector. Infill growth locations are developed areas supporting adaptive reuse and infill to enhance existing character.

The *US 278/Grays Highway* paragraph within the plan reads, “Taking into account the existing land use patterns along US-278 north of town center...this corridor has the potential for complimentary mixed use development to expand the range of services in the area, and to maximize the potential for redevelopment of existing greyfield sites such as the former hospital.”

Current Code

The properties fall within the (G-4) Infill Growth Sector section of the Smart Code. According to code, “The Infill Growth Sector shall be assigned to those areas already developed, having the potential to be modified, confirmed, or completed in the pattern of infill TNDs.” The listed recommended zoning districts for the growth sector are T4, T5, and T6 (a category not currently available) categories.

A description of T3, Neighborhood General, and T4, Neighborhood Core are as follows:

T3, Neighborhood General, consists of a medium density residential area, adjacent to Neighborhood Core (T4) areas that contain some mixed use. Home occupations and accessory buildings are permitted. T3 contains a wide array of building types and is characterized by its dappled sunlight and shade illuminating its thoroughfares with soft edges. Medium-sized blocks define neighborhood general and are typically serviced by rear lanes/alleys similar to the originally platted lots of Ridgeland.

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.

Allowable uses of T3 and T4 are provided below:

T3

Permitted uses:

By right: Live/work unit, bungalow, sideyard house, cottage, bed & breakfast (up to 5 rooms), house, accessory unit, openmarket building, bus shelter, fountain or public art, outdoor auditorium, playground, library, religious assembly, childcare center, fire station, funeral home.

By warrant: Greenhouse, kennel, stable, electric substation, cemetery, elementary school.

T4

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

Infrastructure:

The Town of Ridgeland is currently providing water and sewer service.

Actions:

The rezoning request appears consistent with the Comprehensive Plan and lies within an infill growth sector correlating to T4, Neighborhood Core, zoning district along US 278. It also appears consistent with the current code, falling into the T4 zoning district category. Changing conditions or circumstances in the area over the fifteen years since passage of the Smart Code could justify the request, recognizing the buildings and their non-residential use operations have been occurring since the 1960s the Palmetto Energy Cooperative occupied the space. As mentioned in the comprehensive plan, this area is another gateway into the community from the north. Allowing this rezoning would allow Town Hall and General Services by-right. Permitting a higher density zoning district next to a busy and well-travelled roadway is exactly what the Smart Code is advocating.



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? ___ Yes ___ No

Applicant Information

Applicant Name: Aaron Rucker
 Applicant email: arucker@ridgelandsc.gov Applicant Phone number: 843 726-7521
 Applicant mailing Address: 1 Town Square Ridgeland, SC 29936
 Applicant Title: Property Owner Developer Architect Engineer Contractor other - staff

Property owner information:

Property Owner Name: Town of Ridgeland in care of Mayor Joseph N. Malphrus
 Property Owner email: jmalphrus@ridgelandsc.gov Property Owner Phone number: 843.726.7502
 Property Owner mailing Address: 1 Town Square Ridgeland, SC 29936

Property Location:

Property Address(es): 1 Town Square Ridgeland, SC 29936
 Parcel ID(s): 063-27-04-001 & 063-27-06-004

Acreage and number of lots included in map amendment request: 1.02 ac & 2.1 acres (2 lots)

Direction	Jurisdiction (circle one)	Parcel ID	Acreage	Zoning classification	Current use
North	Jasper County <u>Town of Ridgeland</u>	<u>063-27-06-013</u>	<u>14.99</u>	<u>T3</u>	<u>Gnatsch Drums</u>
East	Jasper County <u>Town of Ridgeland</u>	<u>063-27-06-005</u>	<u>.46</u>	<u>T3</u>	<u>General Services</u>
		<u>063-27-05-001</u>	<u>.33</u>	<u>T3</u>	<u>SF Home/residence</u>
South	Jasper County <u>Town of Ridgeland</u>	<u>063-26-02-001</u>	<u>.7</u>	<u>T3</u>	<u>SF Home/residence</u>
West	Jasper County <u>Town of Ridgeland</u>	<u>063-27-01-004</u>	<u>.25</u>	<u>T3</u>	<u>SF Home/residence</u>
		<u>063-27-02-001</u>	<u>1.12</u>	<u>T3</u>	<u>Jasper Co Chamber</u>



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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: Town Hall and General Services
used for local governmental purposes. Uses will remain
the same.

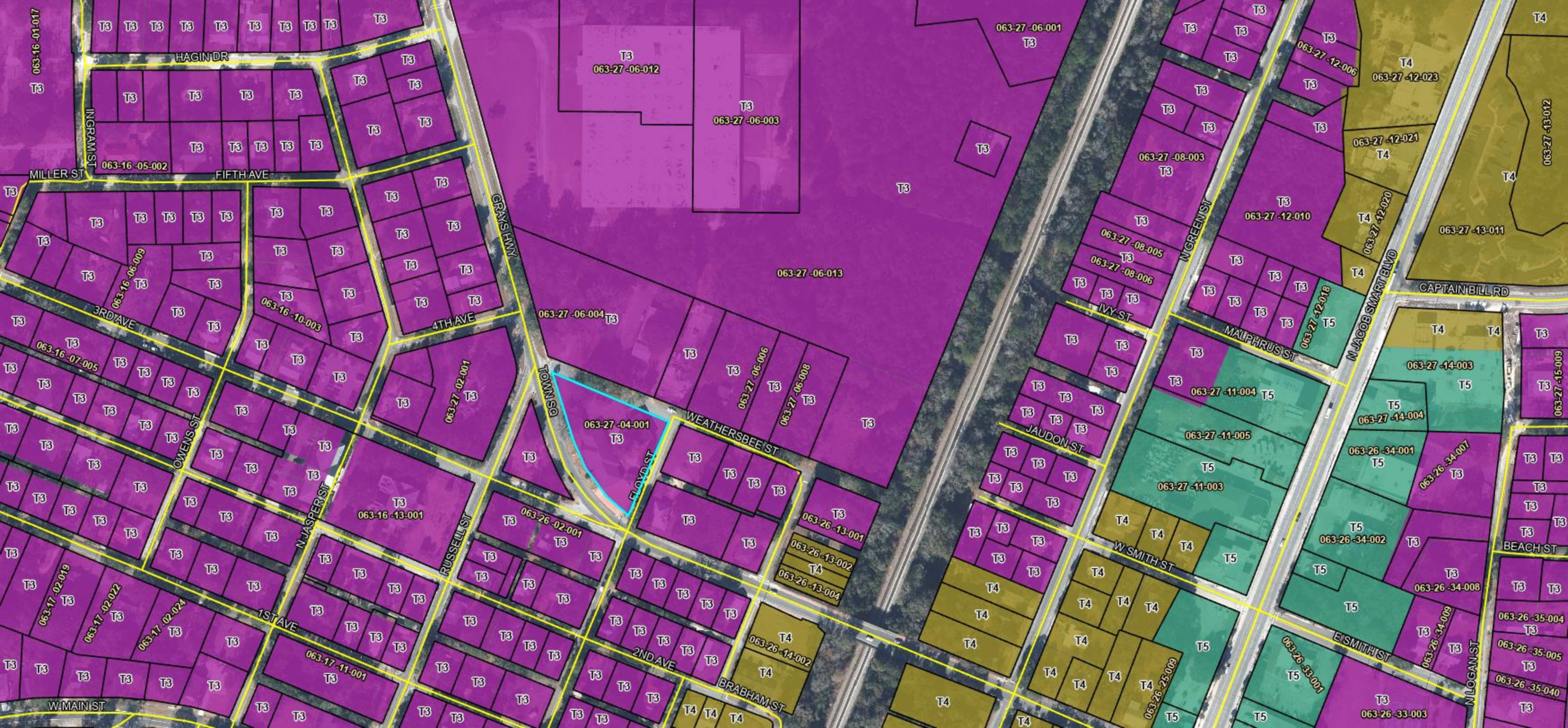
Designation of Agent [complete only if owner is not applicant]

I (we) here by appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Owner's Signature [Signature] Date 01/09/2025

I (We) certify that the following information in this application is correct.

Applicant's Signature [Signature] Date 12/20/2024





T3

063-16-10-011

063-16-12-002

063-27-01-001

063-16-10-002

063-16-10-010

T3

063-27-01-004

063-16-10-003

063-16-10-009

063-16-12-004

T3

063-27-06-013

063-16-10-004

063-16-10-005

063-16-10-008

063-27-06-004

T3

063-27-02-002

063-27-06-005

063-27-06-006

063-16-10-006

T3

063-27-06-008

063-16-14-001

063-27-02-001

063-27-04-001

WEATHERSBEE ST

T3

063-16-09-003

T3

3RD AVE

063-27-03-001

063-27-05-001

063-27-05-005

063-27-05-007

063-27-05-008

JAUDON ST

T3

T3

T3

T3

T3

T3

T3

T3

T3

T3

T3

063-26-22-009

063-26-22-001

T3

T3

T3

T3

T4

063-26-13-002

063-26-13-003

063-27-05-002

063-27-05-009

063-26-13-001

063-26-02-002

063-26-02-001

063-17-09-005

T3

063-17-10-001

063-17-10-004

T3

T3

T3

T3

T3

T3

T3

T3

T3

N JASPER ST

2ND AVE

RUSSELL ST

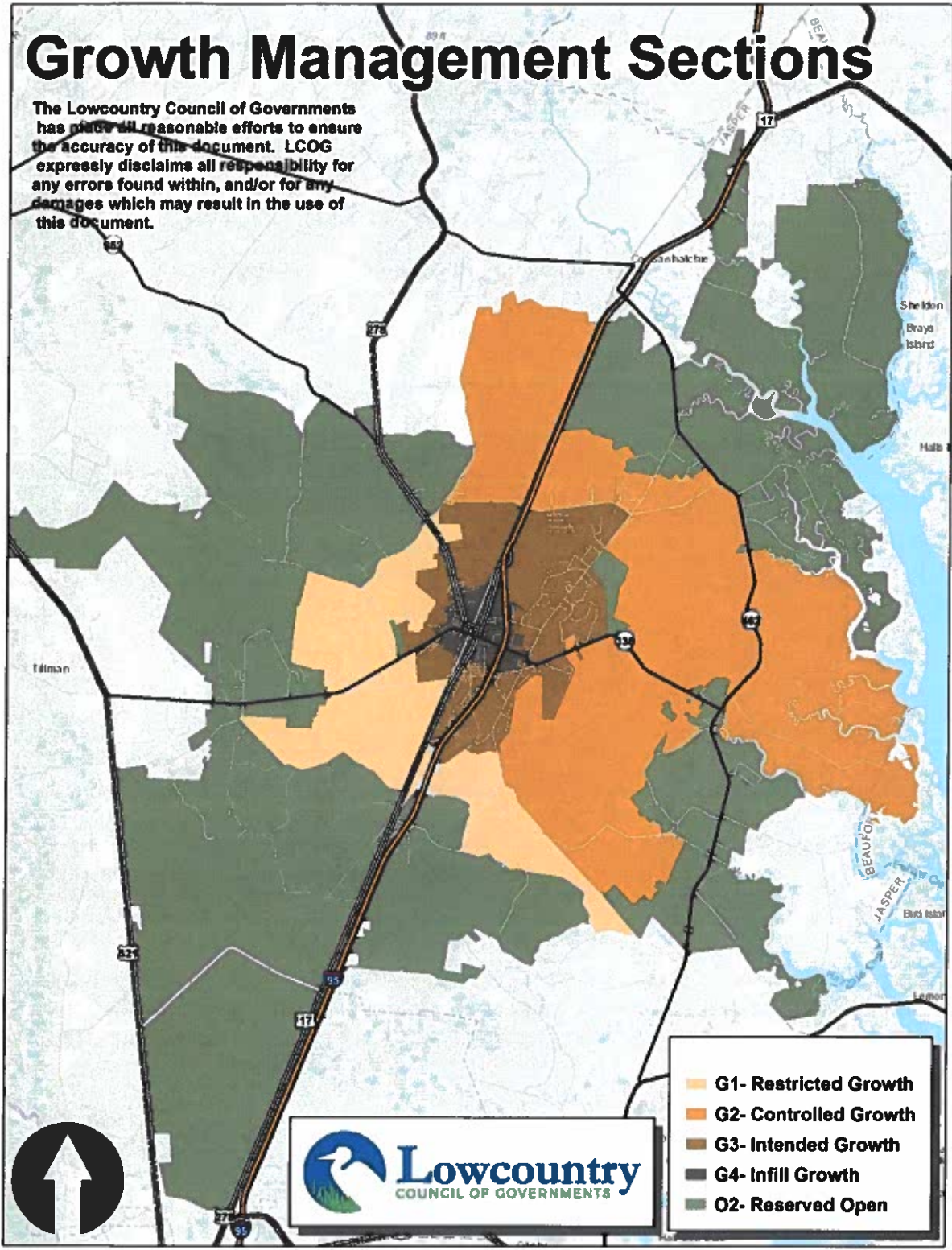
TOMMSON

FLOYD ST

W SMITH ST

Growth Management Sections

The Lowcountry Council of Governments has made all reasonable efforts to ensure the accuracy of this document. LCOG expressly disclaims all responsibility for any errors found within, and/or for any damages which may result in the use of this document.



- G1- Restricted Growth
- G2- Controlled Growth
- G3- Intended Growth
- G4- Infill Growth
- O2- Reserved Open



business or interest groups, which carry forward plan recommendations and guide future implementation.

9.3.2 Corridor Planning

The major transportation corridors that serve the Town of Ridgeland are a logical location for future development given the ability to accommodate traffic impacts, and the locational advantages for land uses wishing to capture the visibility highway frontage offers. However, without careful planning, these areas can become un hospitable places dominated by visual clutter, automobile congestion, and devoid of pedestrians. Key corridors for the Town to examine for comprehensive planning treatment are I-95, US-278, and US-17.

Figure 9-4: US 278/ Greys Highway

US 278/ Grays Highway

Taking into account the existing land use patterns along US-278 north of town center, such as the High School, The Jasper County School District Annex, Gretsches, and various other office and civic uses, this corridor has the potential for complimentary mixed use development to expand the range of services in the area, and to maximize the potential for redevelopment of existing greyfield sites such as the former hospital.

US -17 North/Exit 22

The intersection of key regional arterials, this area also functions as an important gateway into the Town. Existing land uses include highway oriented commercial, civic functions, and light industry. The presence of the railroad along US 17 will likely limit the location of residential uses, but should not present an impediment to highway oriented commercial activity. As a gateway to Ridgeland, the visual character of this area should be enhanced as existing blighted properties along the corridor serve as a disincentive to development.

