



**MEETING AGENDA**

The Town of Ridgeland

**PLANNING COMMISSION**

Monday, March 10, 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."

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- I. Call to Order: Pledge of Allegiance and Invocation by Chairman Frankie Denmark**
- II. Approval of Minutes:** December 9, 2024, and January 13, 2025
- III. Election of Officers**
  1. Election of Chair
  2. Election of Vice-Chair
  3. Appointment of Secretary
- IV. New Business:**
  1. The applicant, James Randall Horton, is requesting a map amendment to rezone 7.5 acres of property from T3 Neighborhood General to T4 Neighborhood Core for property located at Parcel# 062-00-07-002 or 1742 North Jacob Smart Boulevard.  
  
**Planning Commissions role:** Advisory to Council  
**Action needed:** Recommendation to Council
- V. Old Business:** None
- VI. Public Comment Time (3 min)**
- VII. Staff Comments**
- VIII. Board Member Comments**
- IX. Adjournment**



**MEETING MINUTES**  
The Town of Ridgeland  
**PLANNING COMMISSION**

Monday, December 9, 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 Linda Morrison (Joss Mohr 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 called the meeting to order at 5:30pm.

**II. Approval of the Minutes:**

Motion was made and seconded to unanimously approve November 12, 2024, minutes.

**III. 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 with TMS #063-39-04-008 in Jasper County, South Carolina. The property consisted of approximately 1.82 acres.

Planning Director, Aaron Rucker, stated this is consistent with what they have discussed and the conceptual drawings that have been shown. Annexation and zoning to T4 would allow for an office. The request appears consistent with the intending growth section of the comprehensive plan.

Commissioners asked the engineer which way the building is going to be facing. The engineer answered that the building will be looking towards the corner with parking around the side and rear.

Amy Bowman commented that this property was purchased with the intent of building a residential style office building to accommodate their growth.

Greg Baisch, engineer of record, provided information on the wetlands, access points, and utilities.

**Public Comments:** None



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**Motion:** Commissioner Morrison made a motion to approve the request for annexation and designation of zoning for one parcel located at intersection of Sweet William and Old House Road (TMS #063-39-04-008) contiguous to the Town of Ridgeland jurisdictional boundary. The motion was seconded by Commissioner Rodina and passed unanimously.

**The request was forwarded with a recommendation for approval to be heard before the Town of Ridgeland Council Meeting. The Town of Ridgeland would hear the first reading anticipated on December 19, 2024, and second reading on January 2, 2024.**

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 with TMS #063-20-03-001 in Jasper County, South Carolina. The property consisted of approximately 25 acres.

Planning Director, Aaron Rucker, explained this property is continuous with the Town jurisdiction. Adjacent properties are zoned T3. The request is for T4. This is a busy node of Smith Xing and S. Jacob Smart Blvd, so T4 seems reasonable. They've expressed an interest in constructing a medical clinic, retail, and new office spaces. Medical clinics are allowed by warrant under the T4 zoning. This request appears consistent with the intended growth section of the comprehensive plan.

Representative of George Ward commented on the annexation and zoning being requested. There was a mention of talk with several groups interested in both medical and commercial uses.

Chairman Denmark asked the representative how much of the property contains wetlands. The representative answered he did not bring the sketch with him but that half the property is probably wetlands. The Chairman wanted a better idea of wetland acreage because there may be some challenges with the development. All future development plans will represent upland versus wetland.

**Public Comments:** None

**Motion:** Commissioner May made a motion to approve the petition for annexation and designation of zoning for one parcel located at the intersection of Smiths Crossing and South Jacob Smart Boulevard (TMS #063-20-03-001) contiguous to the Town of Ridgeland's



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jurisdictional boundary. The motion was seconded by Commissioner Rodina. The motion passed unanimously.

**The request was forwarded with a recommendation for approval to be heard before the Town of Ridgeland Council Meeting. The Town of Ridgeland was anticipating hearing the first reading on December 19, 2024, and second reading on January 2, 2024.**

#### **IV. Staff Comments:**

Comprehensive Plan. Reminder of the upcoming workshop with Benchmark scheduled for Thursday, December 19, 2024, at 3pm to discuss current plan updates.

2025 schedule needs to be reviewed before posting online.

Discussed when election for Chairman, Vice Chair is to be held.

**Motion:** Commissioner Morrison made a motion to continue the Chairmanship until the February Planning Commission meeting. The motion was seconded by Commissioner. The motion passed unanimously.

#### **V. Adjournment:**

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



**MEETING MINUTES**  
The Town of Ridgeland  
**PLANNING COMMISSION**

Monday, January 13, 2025, 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.

**II. Approval of the Minutes:**

Approval of December 9, 2024, was pushed to the January meeting.

**III. Projects:**

The applicant, Mayor Joseph N. Malphrus, on behalf of the Town of Ridgeland, was requesting a map amendment to rezone two properties owned by the Town of Ridgeland from T3 Neighborhood General to T4 Neighborhood Core.

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

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

Planning Director, Aaron Rucker, explained the recent Badcock Furniture explained that other legally non-complaint properties within the community have existing structures that are predating today's Smart Code in need of addressing. This is like the two town-owned properties presently being presented. The request appeared consistent with the comprehensive plan as well.

Chairman Denmark called for public comment on the agenda items.

**Motion:** Commissioner Rodina made a motion to approve the request for a map amendment to rezone both properties at 1 Town Square (TMS# 063-27-04-001) and 45 Town Square



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The Town of Ridgeland

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Monday, January 13, 2025, 5:30 P.M.

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(TMS# 063-27-06-004) from T3 Neighborhood General to T4 Neighborhood Core. The motion was seconded by Commissioner May. The motion passed unanimously.

**The request was forwarded with a recommendation for approval to be heard before the Town of Ridgeland Council Meeting. It is anticipated the Town of Ridgeland Council would hear the first of two readings beginning on February 6, 2025.**

#### **IV. Staff Comments:**

Staff comments regarding tree ordinances, code enforcement, and upcoming impact fee study were offered, as well as mention of Gretch Drums approaching council to purchase a portion of town-owned property currently part of General Services for an event center.

#### **V. Adjournment**

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



# *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, March 10, 2025
Project:	Rezoning of Property along North Jacob Smart Blvd from T3 to T4 (1742 N Jacob Smart Blvd)
Applicant:	James Randall Horton (Owner)
Tax Map Number(s):	062-00-07-002
Staff:	Aaron C. Rucker, Director of Planning & Community Development

**Background:**

The property is zoned as T3 Neighborhood General. The property owner/applicant has submitted a rezoning application requesting to change the zoning district to T4 Neighborhood General. The owner requests to rezone the property to allow for retail use, such as a commercial laundry facility. The request to rezone to T4 to allow for retail use would be necessary.

The surrounding properties are zoned T3 except for T4 for the Jasper County Detention Center to the east. These are mostly vacant; however, K & L Granite and Marble is to the immediate south predating the 2010 Smart Code, and allowed as a legally nonconforming use pending significant changes occur.

**Criteria:**

The proposed zoning changes for the property appear to be compatible with the 2017 Comprehensive Plan. This request fits with the Priority Investment element, as the property is within the “infill growth” sector. Infill growth locations are developed areas supporting adaptive reuse and infill to enhance existing character. T4 zoning is also across the roadway.

*US -17 North/Exit 22:*

At 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.

The proposed rezoning would allow for a range of uses that are more compatible in the area and present further opportunities for commercial development along a key corridor and entry point from points north. Moreover, rezoning the K & L Granite and Marble property to the south to T4 ought to be considered as part of the current comprehensive plan update. It also seems inappropriate to keep the present T3 zoning district disallowing retail use when this immediate area could support highway oriented commercial activity. Furthermore, this busy corridor with automobiles and train tracks behind make lower density residential uses less desirable.

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 area. Changing conditions or circumstances in the area over the nearly fifteen years since passage of the Smart Code justifies the request. This area is a gateway into the community. Allowing this rezoning would likely encourage commercial activity along the corridor.





**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: James Randall Horton Randy  
Applicant email: shimpsauce@icloud.com Applicant Phone number: 843 368 3017  
Applicant mailing Address: 56 Whispering Pines Lane Ridgeland SC 29936  
Applicant Title:  Property Owner     Developer     Architect     Engineer     Contractor

**Property owner information:**

Property Owner Name: James Randall Horton  
Property Owner email: shimpsauce@icloud.com Property Owner Phone number: 843-368-3017  
Property Owner mailing Address: 56 Whispering Pines Lane Ridgeland SC 29936

**Property Location:**

Property Address(es): 1742 Jacob Smart Blvd N Ridgeland, SC 29936  
Parcel ID(s): 062-00-07-002

Acreage and number of lots included in map amendment request: 7.5 ac 1 lot of record

Direction	Jurisdiction (circle one)	Parcel ID	Acreage	Zoning classification	Current use
North	Jasper County Town of Ridgeland	062-00-07-002	7.5	T3	Farm
East	Jasper County Town of Ridgeland	062-00-00-001	23.33	T4	Jasper Co Detention Center
South	Jasper County Town of Ridgeland	062-00-07-003	1.0	T3	K&L Granite Marble, LLC
West	Jasper County Town of Ridgeland	062-00-06-007	48.1	T3	Vacant



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MAP AMENDMENT (REZONING) APPLICATION**

Planning and Community Development  
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Ridgeland, South Carolina 29936  
Phone: 843-726-7516 FAX: 843-726-7525  
www.ridgelandsc.gov

Description of current use and proposed use: Currently Farm (trees)  
Proposed - Commercial linen service Facility  
• Commercial Laundromat •  
requesting T4 from T3

**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 James R. Hunt Date 2-13-2025

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

Applicant's Signature James R. Hunt Date 2-13-2025

