



MEETING AGENDA
The Town of Ridgeland
PLANNING COMMISSION

Tuesday, November 12, 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:

III. Public Comment Time (3 min)

IV. Projects:

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

Planning Commissions role: Advisory to Council

Action needed: Recommendation to Council

V. Staff Comments:

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

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:	Tuesday, November 12, 2024
Project:	Rezoning of Property along S. Jacob Smart Blvd from T3 to T4 (Badcock Furniture)
Applicant:	Chris Dennison (Owner, Jam Den Inc)
Tax Map Number(s):	063-18-03-003
Staff:	Aaron C. Rucker, Director of Planning & Community Development <i>ACR</i>

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 property owner describes the situation as follows; the Badcock Furniture store has existed in this location for the last two decades. With the bankruptcy of Badcock’s parent company Conn’s Furniture, and Badcock’s impending closure, the request to rezone to T4 to allow for continued retail uses becomes necessary.

The property located immediately adjacent is zoned T3, including seven more properties to the north. Each property has existing commercial structures predating the 2010 Smart Code, meaning each is allowed as legally nonconforming uses pending significant changes occur. Adjacent property to the south remains under Jasper County jurisdiction (zoned GC), with the former Jasper County farmer’s market and property south of it zoned T4.

Criteria:

The proposed zoning changes for the referenced property appear to be compatible with the 2017 Comprehensive Plan. This request fits with the Priority Investment element, as the property straddles the “intended growth” and “infill growth” sectors. Intended growth locations can support substantial mixed-use development by proximity to regional thoroughfares. Infill growth locations are developed areas supporting adaptive reuse and infill to enhance existing character.

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 rezoning would allow for a range of uses that are more compatible in the area and present further opportunities for commercial redevelopment along a key corridor and entry point from points south. Moreover, rezoning the remaining seven properties to the north to T4 ought to be considered with Benchmark and the current comprehensive plan update. Each of the current uses appear to be legally nonconforming, with commercial uses dominating this section of South Jacob Smart Boulevard. Allowing commercial by right might also accelerate redevelopment thereby reflecting today’s standards for site design and building aesthetics. It also seems inappropriate to keep the present T3 zoning district disallowing retail uses when the area is recognized for commercial development and redevelopment in the comprehensive plan. 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.

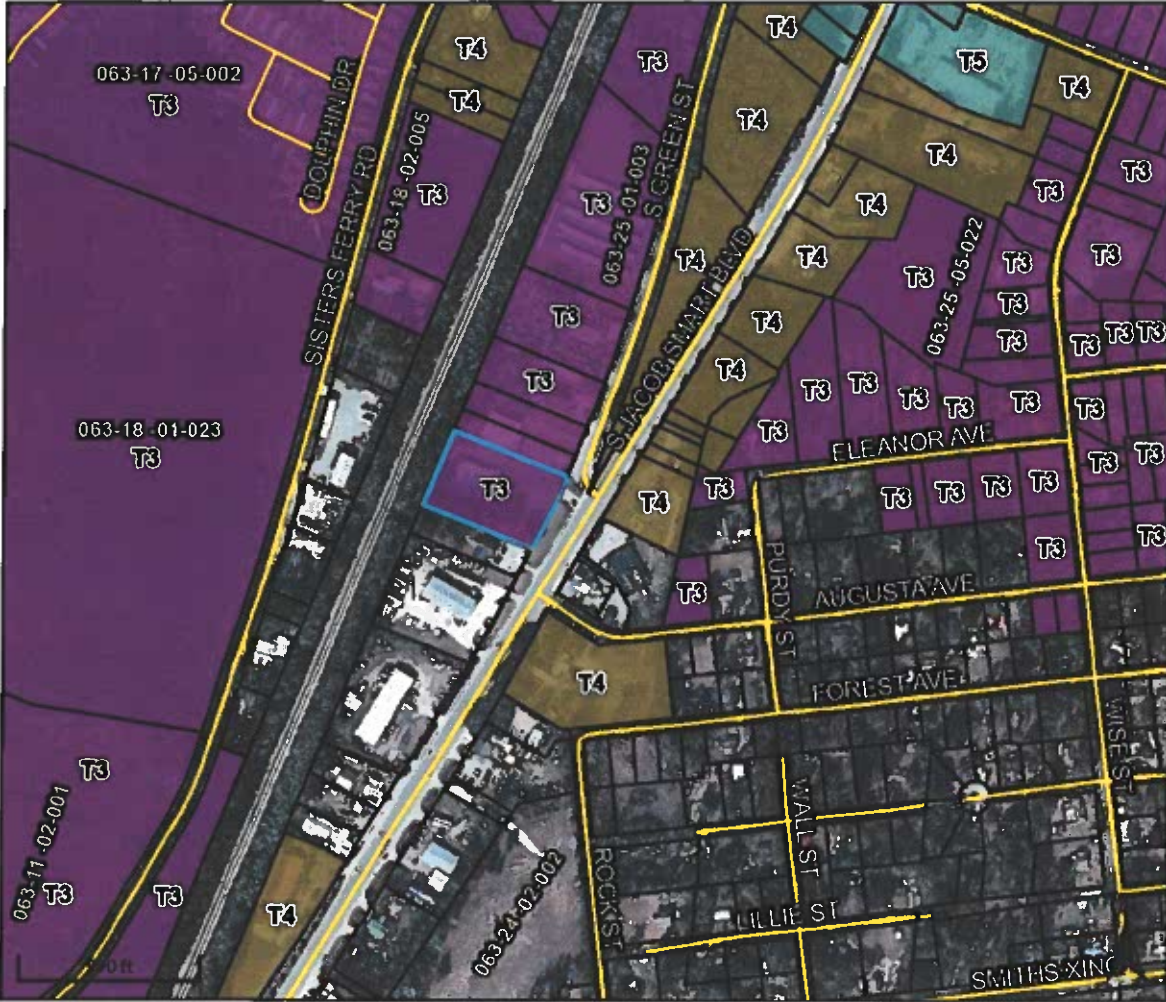
By warrant: Restaurant, movie theater, live theater, museum, surface parking lot, greenhouse, kennel, electric substation, cemetery, medical clinic, high school, mixed use block

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 could justify the request. This area is a gateway into the community. Allowing this rezoning would likely encourage redevelopment along the corridor and improve the chances of commercial redevelopment meeting today’s code.



Overview



Legend

- Parcels
- Roads
- Ridgeland Zoning**
- SD - Exit 21
- SD - Genesis
- SD - Good Hope
- SD - Industrial
- SD - Moultrie
- T1 - Natural Zone
- T3 - Neighborhood Zone
- T4 - Neighborhood Core
- T5 - Town Center/Main St
- <all other values>

Parcel ID	063-18-03-003	Alternate ID	063-18-03-003	Owner Address	J A M DEN LLC 247 ROBERT SMALLS PKWY BEAUFORT, SC 9902	Last 2 Sales	Date	Price	Reason	Qual
Sec/Twp/Rng	n/a	Class	Rural commercial (improved)			12/26/2017	\$478315	n/a	n/a	Q
Property Address	10213 JACOB SMART BLVD S	Acreeage	2.23			n/a	0	n/a	n/a	n/a

District 02
Brief n/a
Tax Description

(Note: Not to be used on legal documents)

Date created: 11/5/2024
 Last Data Uploaded: 11/4/2024 9:56:56 PM

Jam Den Inc
10213 S Jacob Smart Blvd
Ridgeland, SC 29936
chrisd.dennison@gmail.com
843-263-9274
10/14/2024

Town of Ridgeland Planning Committee
1 Town Square
Ridgeland, SC 29936

Dear Members of the Town Planning Committee,

I wish to formally request a zoning amendment for my property located at 10213 S Jacob Smart Blvd, Ridgeland, SC. I seek to rezone the property from its current designation of T3 to T4 to allow for retail use, which aligns with the ongoing business operations at this location as well as the current use of the properties in my proximity.

The property has historically served commercial purposes, contributing to the vibrancy of our local economy. For the last two decades, it has housed Badcock Furniture, which has been an integral part of furniture retail in Ridgeland. With the bankruptcy of Badcock's parent company Conn's Furniture, and Badcock's impending closure, I feel the need to formalize the property's rezoning to T4 to allow for continued retail use.

Furthermore, most neighboring businesses along the South Jacob Smart Blvd are retail stores and rezoning my property to T4 would be in alignment with the current and future use of property along this corridor.

Thank you for your consideration.

Sincerely,

Chris Dennison
Owner
Jam Den Inc



Town of Ridgeland

PAID

Planning and Community Development

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

Phone: (843) 726-7521 Fax: (843) 726-7525

Consolidated Review Committee/Planning Commission

Meeting Application

Meeting Date: November 12, 2024

Name of Proposed Development: Badcock Furniture (future retail)

Location of Proposed Development: 10213 S Jacob Smart Blvd

Owners Name: Chris Dennison (JAM DEN Inc)

Owners Address: 247 Robert Smalls Pkwy, Beaufort, SC 29906

Tax Map Number: ! 0631803003
acreage

Contact Information:

Name of Contact Person: Chris Dennison

Title or Occupation: owner

Mailing Address: 42 Garden Grove Ct, Beaufort, SC 29907

Phone: 843 - 263 - 9274

Fax: 843 - 522 - 0366

Description of Submittal: Wish to rezone to T4 to be in alignment under planning to operate retail business.

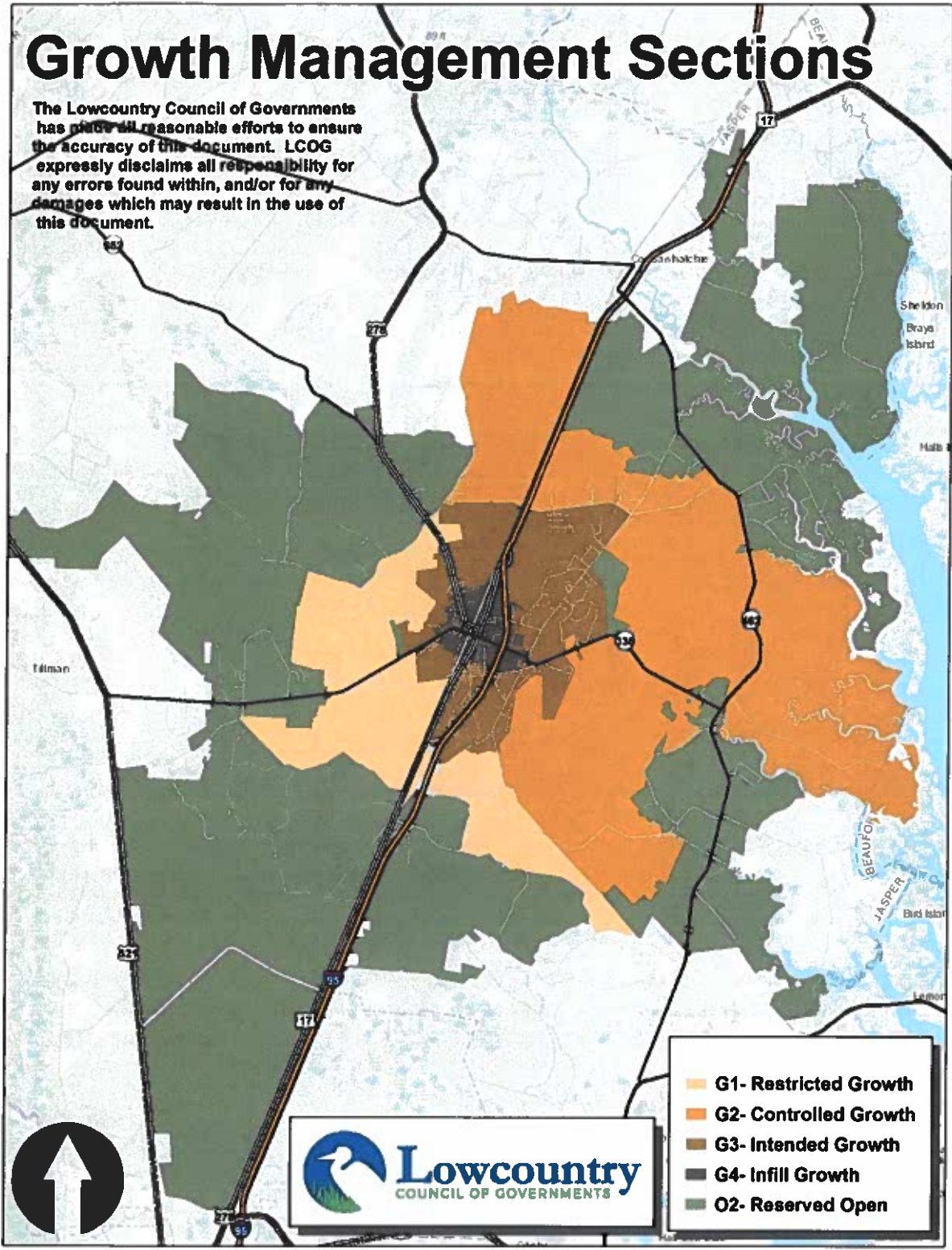
I (we) certify that the information in this application and the attached is correct

Date: 10/08/24

Applicant Signature(s)

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



US-17 South/Greys Highway South

On the southern end of the Town of Ridgeland, Greys Highway serves primarily commercial uses. As is the case at Exit 22, development will be somewhat limited by the presence of the railroad. 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 interface between Town and County zoning in this gateway area presents a key opportunity for interjurisdictional collaborative planning.

Exit 21/I-95

As guided by the development of a special district for the Town SmartCode, the intersection of Main Street (SC-336) and I-95 features some of the greatest density of commercial uses, particularly dining and lodging. The Town has taken significant measures to connect the area logically and visually to the Town center, with sidewalk paving and planting, Tuten Park, and the recent addition of wayfinding signage. With the presence of these elements, travelers departing I-95 are more likely to explore the full range of experiences Ridgeland offers, whether a visit to a museum, shopping at the farmers market, or relaxing in a park.

Figure 9-5: US-17/Exit 22



Figure 9-6: US-17 South