Ridgeland
comprehensive plan

Public Meeting

APRIL 16TH, 2025

Purpose of the Plan

- Road map or blueprint for the future of the Town

- Looks at development trends, previously approved plans, demographic and economic data, and community perceptions

- Identifies specific recommendations and a growth map that guide future development

Plan Elements

The following plan elements are required by the South Carolina Planning Enabling Act:

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities

- Housing
- Land Use
- Transportation
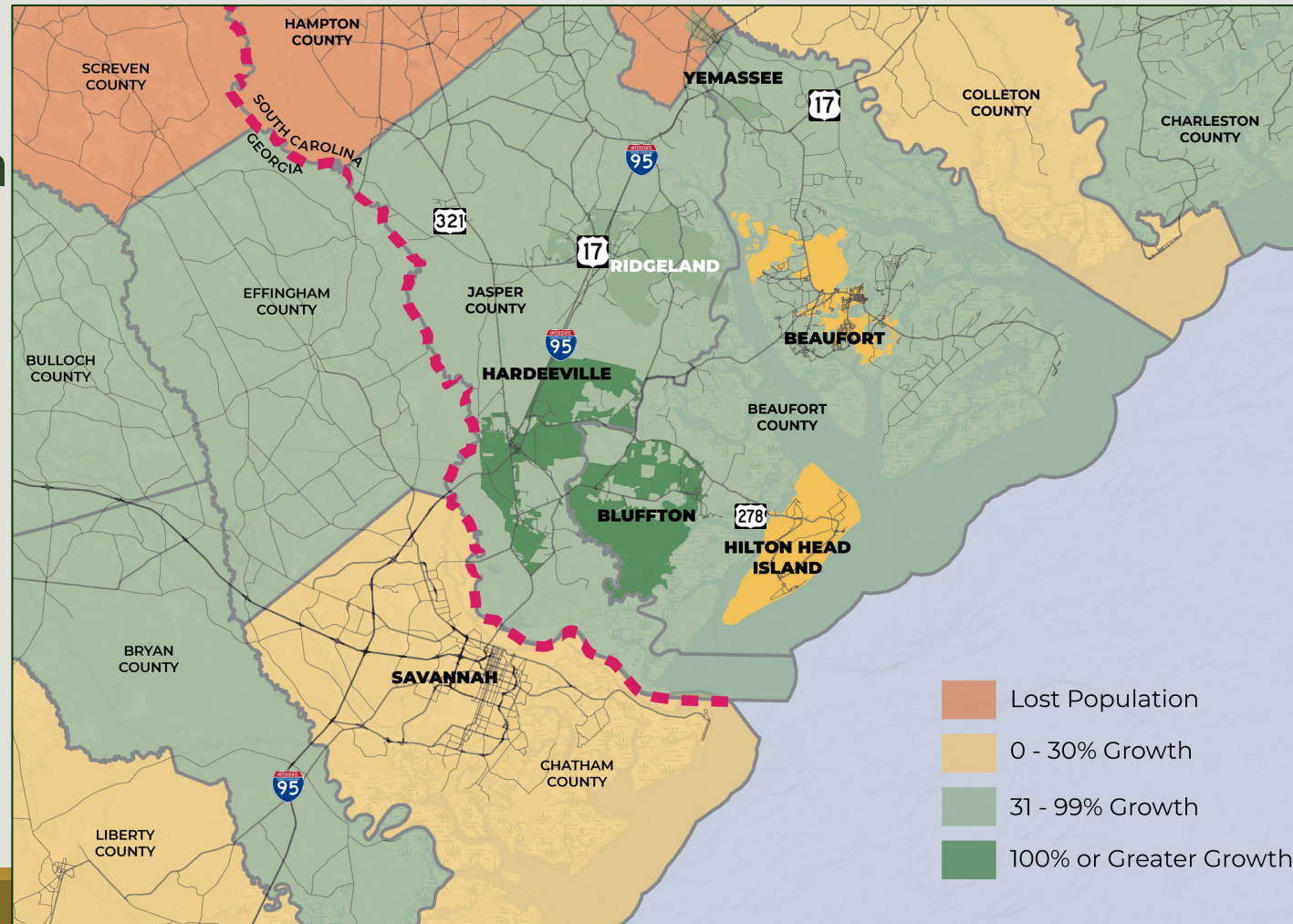- Priority Investment
- Resiliency

Planning Process

|	
July – October 2024	Background Research
August – October 2024	Initial Public Input
November 2024 – January 2025	Plan Vision and Goals
January – March 2025	Prepare Draft Plan
April 2025	Public Input on Draft Plan
April – May 2025	Develop Final Plan
May – June 2025	Adoption Process

What's Going On in Ridgeland?

Regional Population Change (2000 – 2020)

Source: US Census Bureau, Decennial Census

Ridgeland's Historic Population
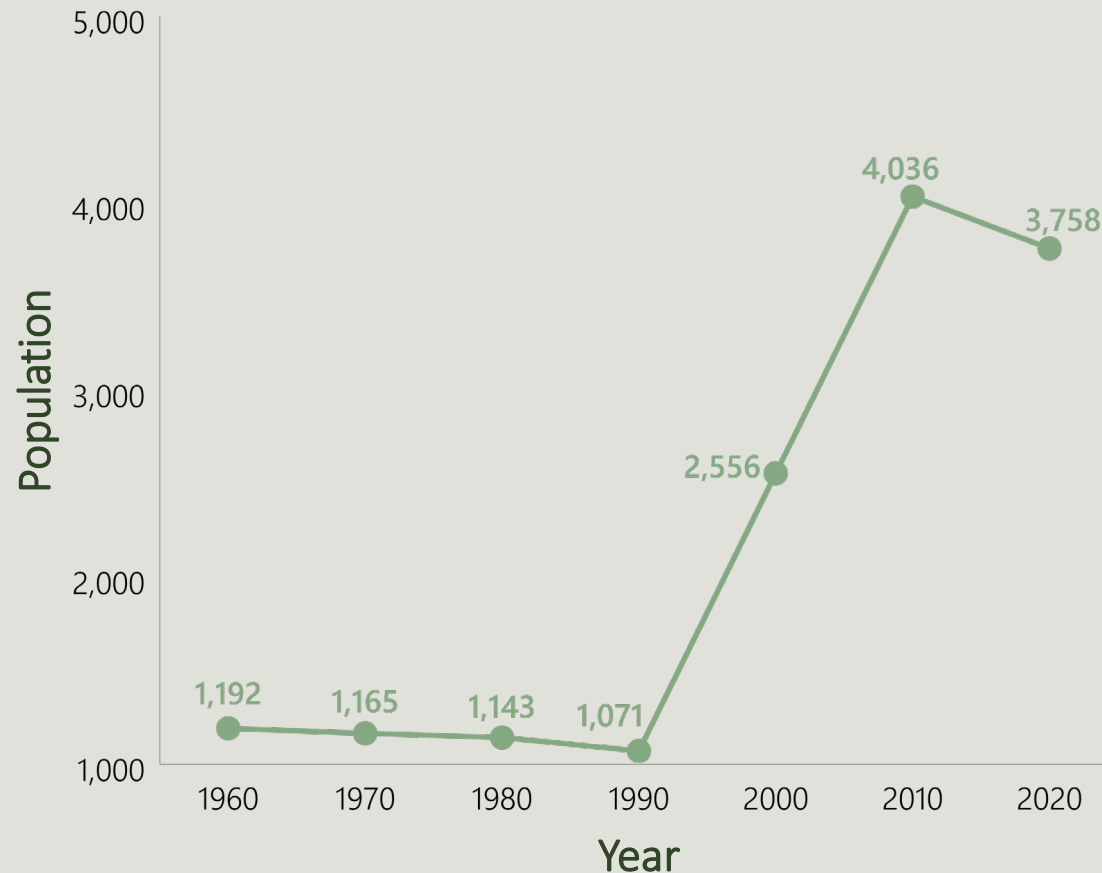
3,756

Estimated population 2023

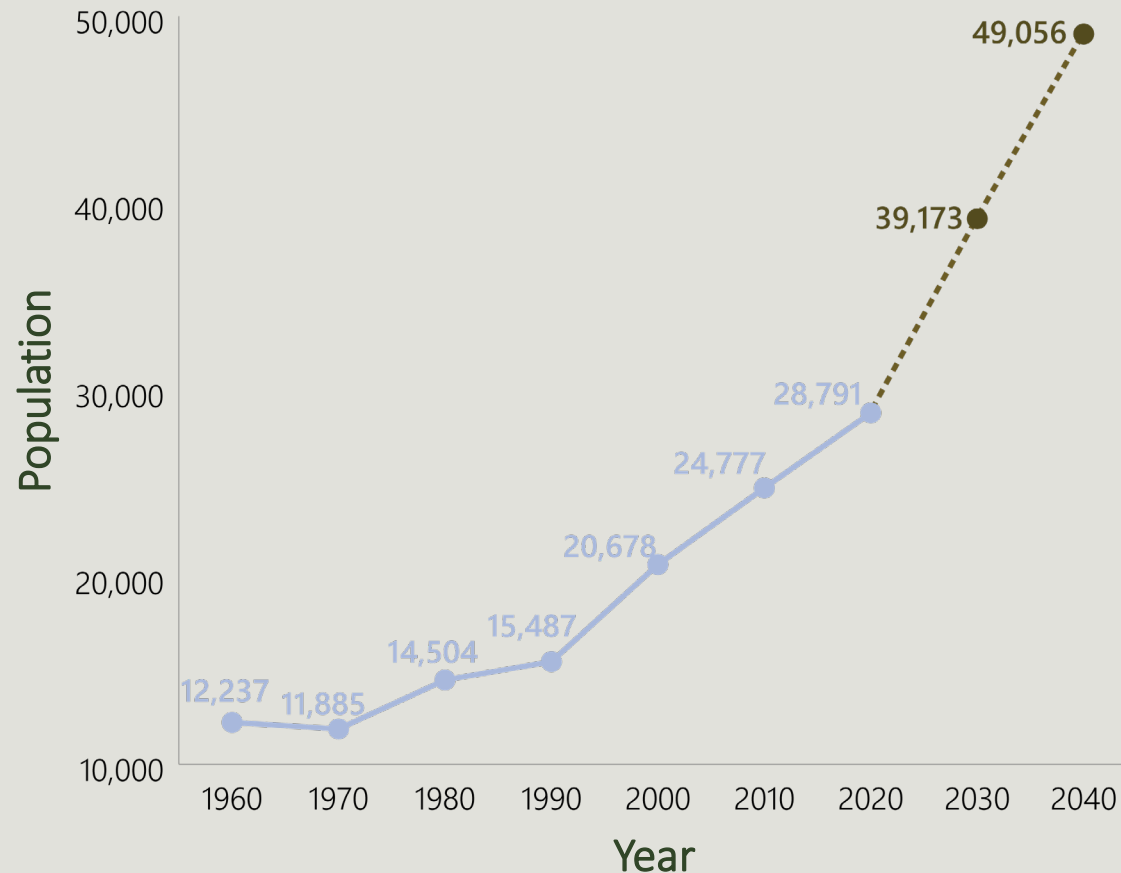*Source: US Census Bureau, Decennial Census*

Regional Populations

Geography	2000 Population	2010 Population	2020 Population
Ridgeland	2,556	4,036	3,758
Jasper County	20,678	24,777	28,791
Hardeeville	1,845	2,952	7,473
Beaufort County	120,937	162,233	187,117
South Carolina	4,012,012	4,625,364	5,118,425

Source: US Census Bureau, Decennial Census

Jasper County's Population

30,658

Estimated population 2022

The State projects the County to grow by almost 20,000 residents by 2040

Source: Decennial Census and SC Revenue & Fiscal Affairs Office

What Have We Learned During The Process?

Listening Session Take-aways

- Lots of potential

- Good bones downtown

- Rural feel, history, and heritage

- Want to protect natural resources

- Want growth (the right kind)

- Want more commercial and entertainment

What Have We Learned During Process?

Community Survey Summary

Top Values

What do you value most about Ridgeland?

ALL RESPONDENTS	TOWN RESIDENTS	NON-RESIDENTS
#1 Nature & Open Space	#1 Nature & Open Space	#1 Nature & Open Space
#2 Sense of Community	#2 Proximity to Other Places	#2 Sense of Community
#3 Proximity to Other Places	#3 Sense of Community	#3 Proximity to Other Places
#4 Housing Affordability	#4 Housing Affordability	#4 Housing Affordability
#5 Downtown / Businesses	#5 Historic & Cultural Resources	#5 Downtown / Businesses

109
Total Respondents

What Have We Learned During Process?

Community Survey Summary

Concerns

What issues are of concern to you today?

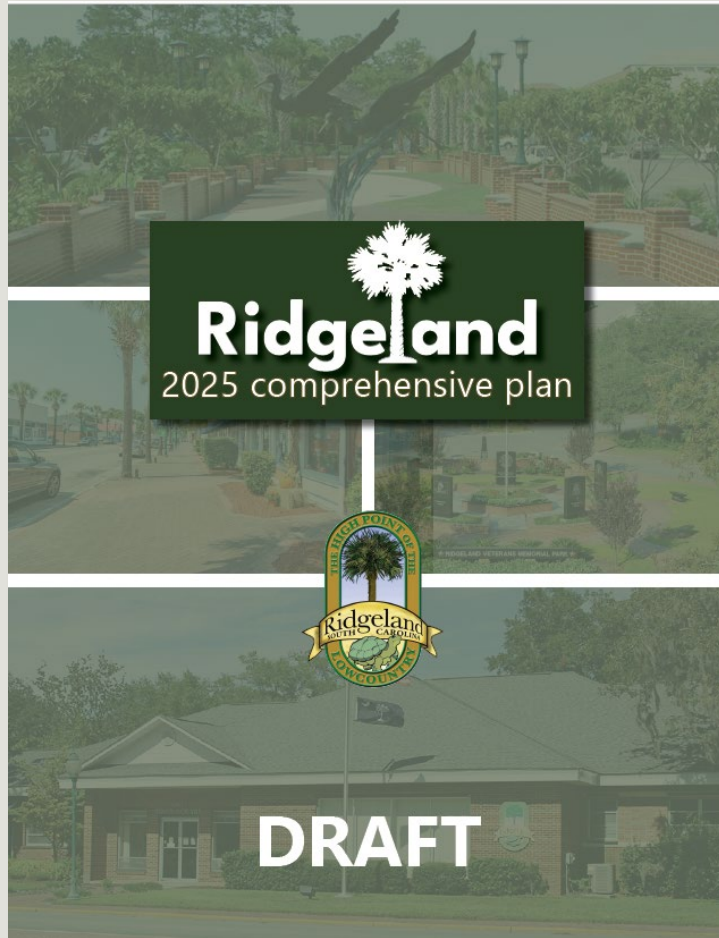| ALL RESPONDENTS	TOWN RESIDENTS	NON-RESIDENTS
#1 Roads	#1 Roads	#1 Growth & Development
#2 Growth & Development	#2 Growth & Development	#2 Roads
#3 Schools / Education	#3 Schools / Education	#3 Schools / Education
#4 Traffic	#4 Traffic	#4 Traffic
#5 Appearance	#5 Appearance	#5 Housing

What Have We Learned During Process?

Community Survey Summary

Draft Comprehensive Plan

Ridgeland
2025 comprehensive plan

DRAFT

Table of Contents

SECTION 1: INTRODUCTION

SECTION 2: OUR VISION FOR THE FUTURE

SECTION 3: PLAN ELEMENTS

Vision Statement

Ridgeland strives to maintain our small-town charm while growing in a manner that respects our traditional development patterns and valuable cultural and natural resources.

We seek to strengthen our downtown, our economy, and our community identity.

Moving forward, we will work with our neighbors to ensure that Ridgeland builds off and helps improve the Lowcountry as a whole.

Guiding Principles

GUIDING PRINCIPLE 1 Growth Management
Facilitate high-quality growth that is both compatible with the Town's traditional development pattern and respectful of the region's unique cultural and natural resources.

GUIDING PRINCIPLE 2 Downtown
Continue to support the redevelopment and improvement of downtown, strengthening its place in the region.

GUIDING PRINCIPLE 3 Historic, Cultural, Natural Resources
Promote and protect the unique historic, cultural, and natural resources that exist in Ridgeland.

GUIDING PRINCIPLE 4 Economic Development
Continue to identify strategies to improve employment, wages, and industry within Ridgeland.

GUIDING PRINCIPLE 5 Coordination
Work with our neighbors to improve the greater region.

GUIDING PRINCIPLE 6 Appearance
Prioritize improving the overall appearance and reputation of the Town of Ridgeland.

Actions

GUIDING PRINCIPLE 1 — Growth Management

DIRECT GROWTH

- Utilize the Growth Map / Future Land Use Map to guide and direct development in a manner that is consistent with the Town's vision.
- Identify and target annexation priorities and utilize the Growth Map as a tool to consider future annexation requests. Consider future water and sewer infrastructure, as well as emergency service provision and environmental features as a guidepost for growth boundaries.
- Support infill development by reducing barriers on properties surrounded by existing development. Consider marketing infill development opportunities, with particular emphasis on properties with potential to provide commercial retail amenities or foster downtown activity.
- Work closely with the County to annex donut holes that are surrounded by the Town.

MANAGE GROWTH

- Where a proposed major development would generate demand beyond existing government services or infrastructure, the Town should consider requiring a development agreement in which the applicant partners with the Town to construct / fund the necessary improvements (building a fire station, emergency medical service station, police substation, water / sewer improvement, etc.).
- Regularly assess the Town's utility infrastructure and implement necessary improvements. Examine opportunities to expand capacity of the wastewater treatment plan, as necessary.
- Work closely with property owners to determine the likely future potential buildout of Planned Developments / Special Districts.
- Coordinate with SCDOT and Jasper County to implement needed transportation improvements.
- Establish impact fees, which could help pay for increased service and infrastructure demand.
- After adopting this Comprehensive Plan, complete an assessment of the Town's development regulations and review procedures. Modify to better meet the vision of the Town, and update inaccurate or outdated sections.
- Following the adoption of this Plan, develop a Capital Improvement Plan to more specifically identify needed project funding and improvement timelines.

GUIDING PRINCIPLE 2 — Downtown

INCREASE DEVELOPMENT DOWNTOWN

- Consider working with property owners to proactively rezone all of downtown to T4 to increase densities and permit a mix of residential and commercial uses downtown. Similarly, consider increasing the number of T5-zoned properties downtown.
- Consider developing a downtown master plan which identifies specific improvements to downtown, including critical infill projects. Work with private enterprises to implement the plan.
- Encourage the redevelopment and improvement of properties downtown.

IMPROVE THE APPEARANCE OF DOWNTOWN

- Develop wayfinding signage that is unique to downtown but matches the character of Ridgeland.
- Examine potential improvement needs on public spaces downtown, including sidewalks, parks, and green spaces.
- Consider offering a building façade grant for properties downtown.
- Consider increasing beautification efforts, including seasonal decorations, banners, and flowers.
- Focus efforts on improving and removing, when necessary, blighted properties.
- Establish a downtown overlay within the Town's Ordinance to regulate design, architectural standards, sign regulations, and similar requirements downtown.

MOCK WAYFINDING SIGNS

GUIDING PRINCIPLE 2 — Downtown

INCREASE ACTIVITY DOWNTOWN

- Examine the feasibility of establishing a downtown management organization. This organization would be a separate entity, but may rely on support from Town Administration. The organization would be responsible for coordinating events, appearances, and similar downtown-focused programming amongst business and property owners.
- Identify opportunities to utilize the downtown farmers market space. If a farmers market is no longer feasible, consider alternative uses for this space. Consider regular activation.
- Develop regular events downtown and market their presence to increase activity downtown. Consider a weekly event at the farmers market space, seasonal festivals, occasional food truck events, and similar activities.
- Work with the Lowcountry Council of Governments (LCCOG), South Carolina Department of Transportation (SCDOT), and Jasper County to identify opportunities to fund the development of bike lanes downtown. Consider adding bike racks in high trafficked areas.

ACTIVATION OF FARMERS MARKET SITE

Actions

Guiding Principle 1: Growth Management

- Direct Growth
  - Utilize the Future Land Use Map
  - Support Infill Development
- Manage Growth
  - Consider Utilities and Services When Approving Development
  - Establish Impact Fees

Actions

Guiding Principle 2: Downtown

- Increase Development Downtown

  - Develop a Downtown Master Plan

- Improve the Appearance of Downtown

  - Wayfinding Signage and Beautification Efforts

- Increase Activity Downtown

  - Consider a Downtown Management Organization

Actions

Guiding Principle 3: Historic, Cultural, and Natural Resources

- Eco-Tourism / Historic Asset-Based Tourism

  - Regional Trails

  - Promote Downtown, Honey Hill Battlefield, and Other Resources

- Protect Wetlands and Sensitive Areas

  - Restrict Development in Sensitive Areas (Buffers, Conservation Easements, etc.)

Actions

Guiding Principle 4: Economic Development

- Workforce Training

  - Consider Workforce Training Programs

  - Examine Feasibility for a Community or Technical College

- Industry Attraction

  - Continue Working with Partners (SCA and Retail Strategies)

  - Examine Zoning and Land Development Regulations

Actions

Guiding Principle 5: Coordination

- Regional Planning

    - Improve Communication and Work Collaboratively with Jasper County, Beaufort County, municipalities, LCCOG, MASC, SoLoCo

- Leverage Regional Successes to Improve Ridgeland

    - Build Off Momentum of Regional Attractions

- Increase Knowledge of Airport and Military Impacts

    - MCAS Beaufort and Ridgeland Claude Dean Airport

Actions

Guiding Principle 6: Appearance

- Public Properties

  - Signage, Maintenance, Beautification, and Safety

- Private Properties

  - Continue Code Enforcement, Community Clean Up Events

- Strengthen Design Standards

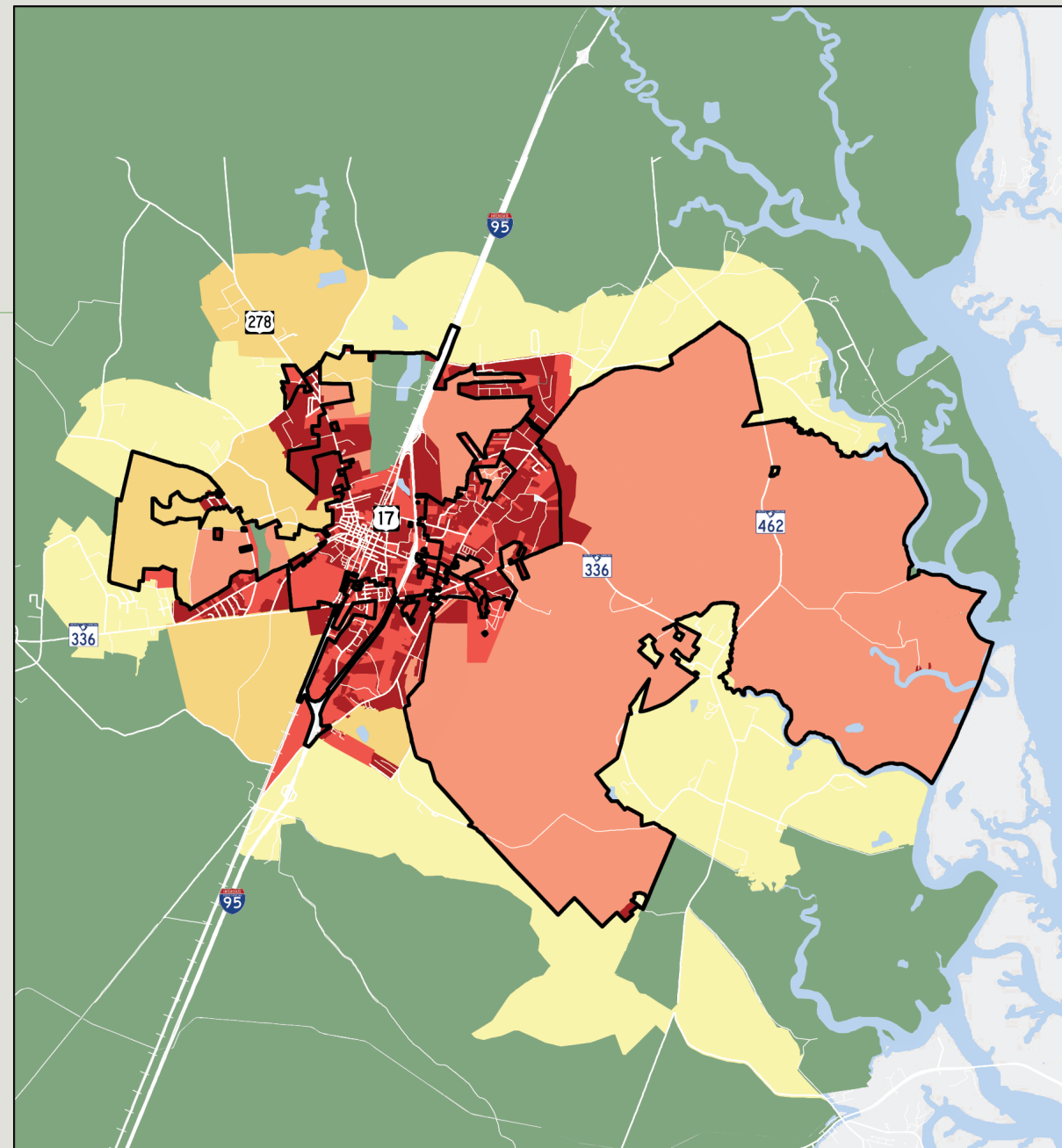 - Landscaping, Tree Preservation, and Zoning Code Assessment

Growth Map (future land use)

- Used as a guide when considering development, rezonings, and similar applications

- Indicates desired future use of land, as well as future annexation areas

- Not regulatory, but should inform zoning decisions

Growth Map

- **Restricted Development**
- **Secondary Growth Areas**
- **Primary Growth Areas**
- **Infill / Redevelopment**
- **Approved Development**
- **Developed Land**
- **Ridgeland Boundary**
- **Water Bodies**

Growth Map (future land use)

Overview:

Primary Growth Areas are either already in the Town's municipal limits or proximate to the Town's boundaries and able to easily support new development. These areas are within the vicinity of existing utilities and Town services, as well as proximate to major existing transportation corridors.

Despite these conditions which help to support new development, these areas are largely undeveloped or under-developed. As the Town seeks to grow its boundaries, the Primary Growth Areas should be sought after as the first ring of new development. It is anticipated that these areas which are not already within the Town's municipal limits would be annexed into the Town if developed.

As many of these properties are large in scale, the potential use of Special Districts or by-right zoning carefully calibrated, along with development agreements when relevant, to develop large-scale master planned developments should be prioritized. A focus on nature-based, smart growth development with traditional neighborhood design standards would be preferred. It is envisioned that these areas could support the greatest portion of new residential development.

Character:

Generally suburban, primarily composed of residential development. Commercial uses could be supported, as appropriate.

Transect / Zoning Classification:
- T3 - Neighborhood General
- T4 - Neighborhood Core (at major nodes)
- Special District

Land Use and Context:
- Low Density Residential Homes
- Limited Rural Commercial Uses
- Planned Developments / Special Districts
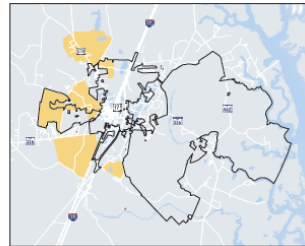
INFILL / REDEVELOPMENT

Overview:

Infill / Redevelopment areas are generally concentrated toward the center of the City. These areas are either currently undeveloped or developed at a lower density / intensity than could be supported in these prime locations.

Given their proximity to existing development, particularly in and around downtown, these areas should be targeted for infill development and redevelopment opportunities. The new development should be consistent with surrounding properties, blending seamlessly into the existing footprint. Given the scattered locations of this category, future transect / zoning classifications should be determined based on surrounding zoning classifications.
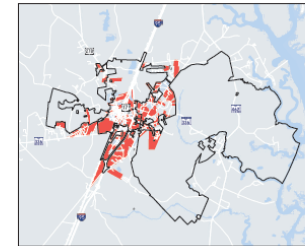
Character:

Generally rural with limited development. New development should be limited to large-scale planned developments which are designed to preserve natural and cultural resources.

Transect / Zoning Classification:
- T3 - Neighborhood General
- T4 - Neighborhood Core
- T5 - Town Center / Main Street

Land Use and Context:
- Residential (medium to high density)
- Commercial and Mixed Use
- Light Industrial

25

Future Land Use / Growth Map

Restricted Development

- **Character**
  - Generally rural, limited development

- **Land Use and Context**
  - Conservation Land
  - Agricultural Land
  - Low Density Residential
  - Limited Rural Commercial
  - Public Recreation Areas
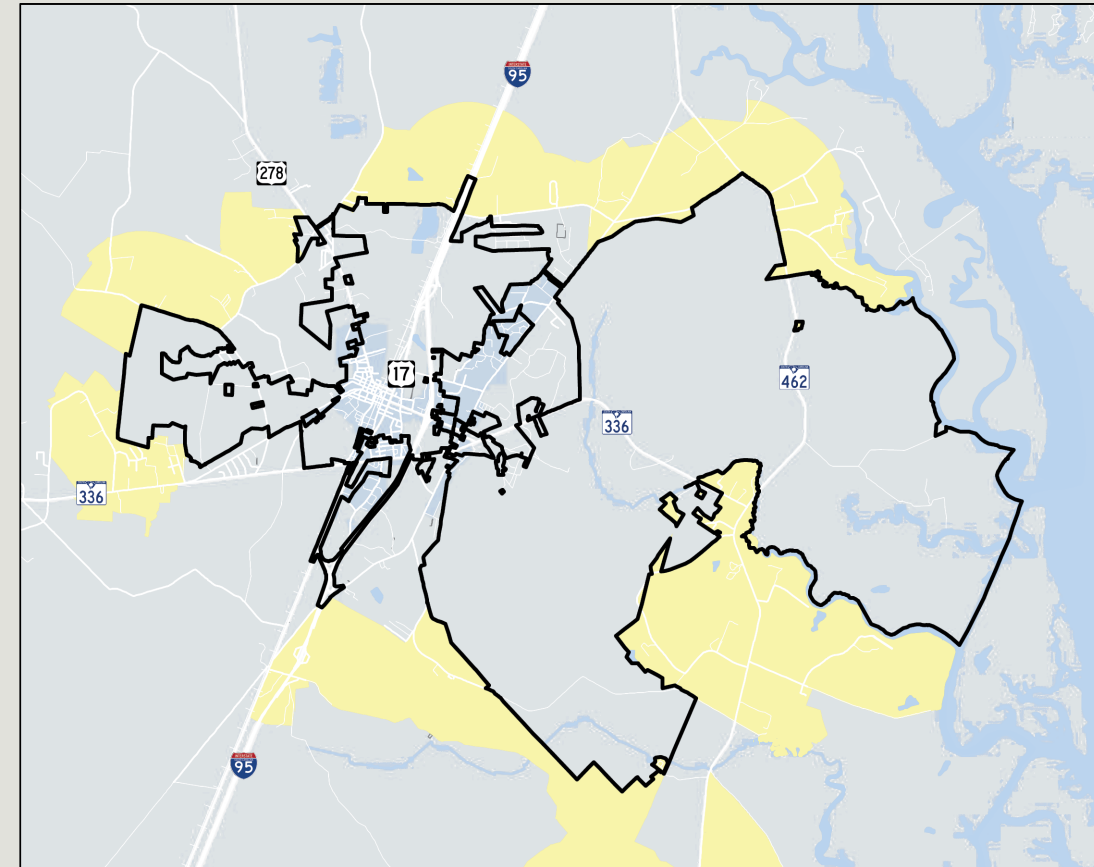 - Hunting Lands, Clubs, or Lodges
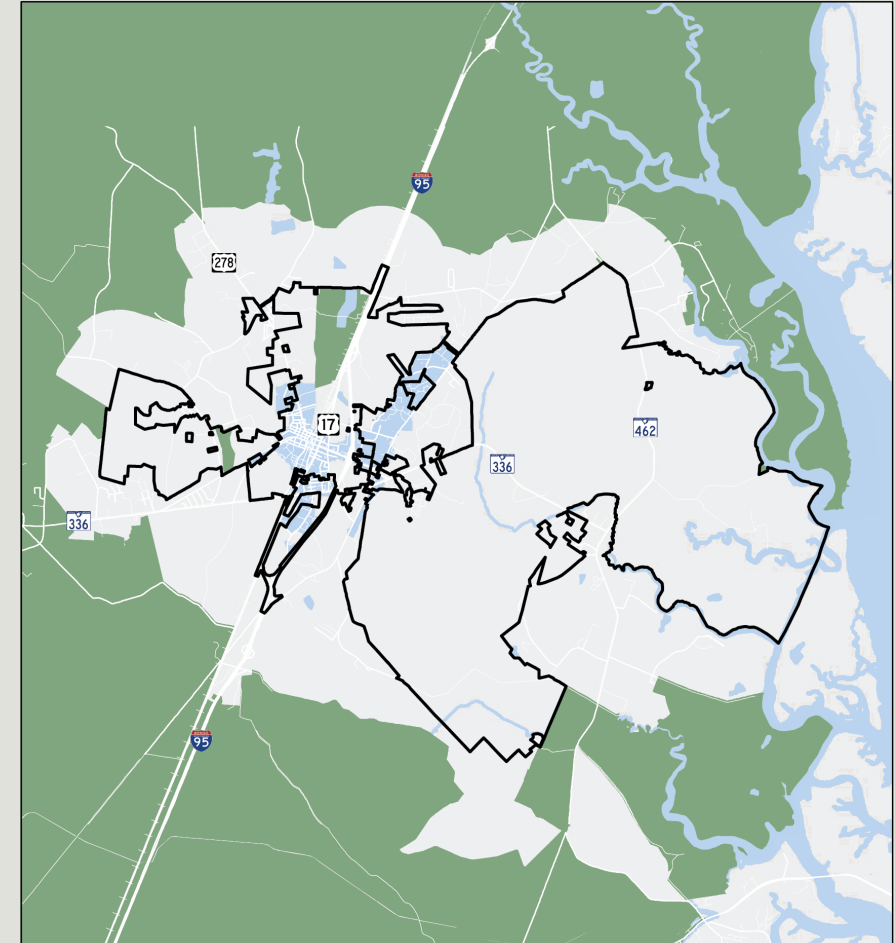
Future Land Use / Growth Map

Secondary Growth Areas
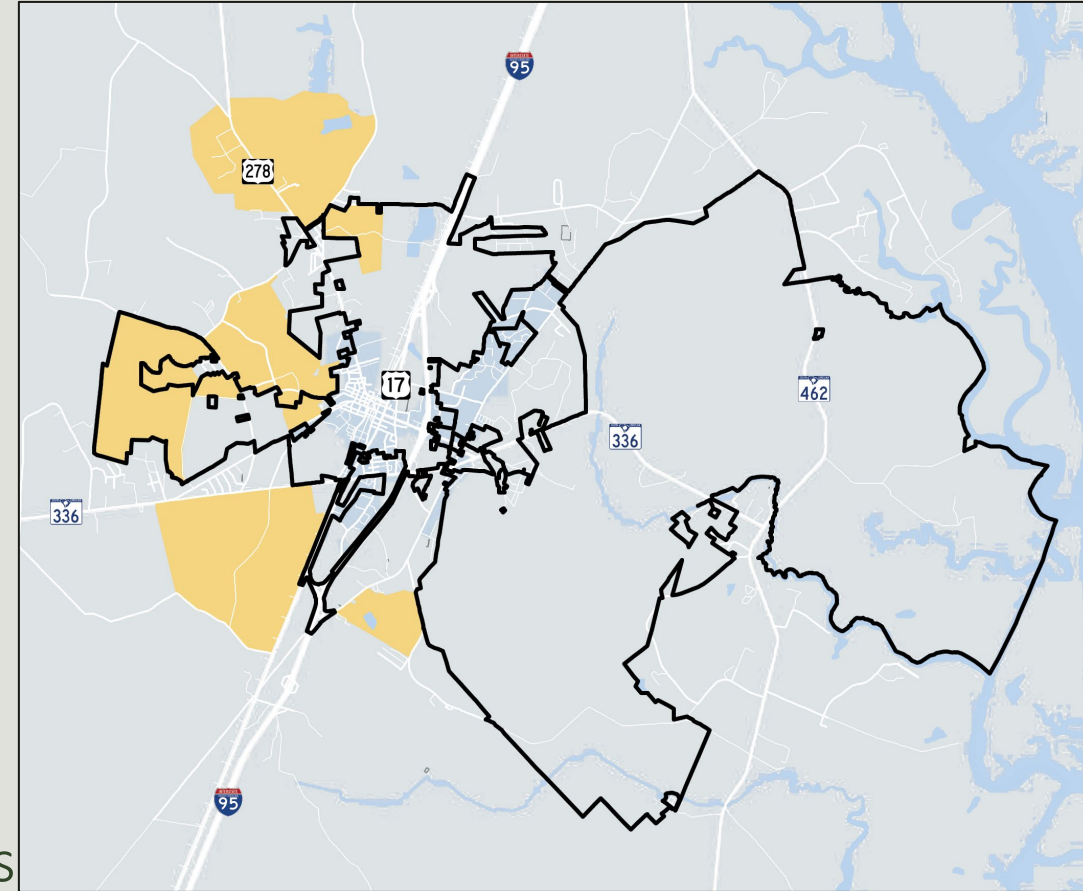
- Character

  - Generally limited development outside Town. New development should be limited to planned developments, carefully considered

- Land Use and Context

  - Agricultural Land

  - Low Density Residential

  - Planned Developments / Special Districts

Future Land Use / Growth Map

Primary Growth Areas

- Character

    - Primarily suburban, with mainly residential uses. Commercial supported, as appropriate

- Land Use and Context

    - Low Density Residential

    - Limited Rural Commercial
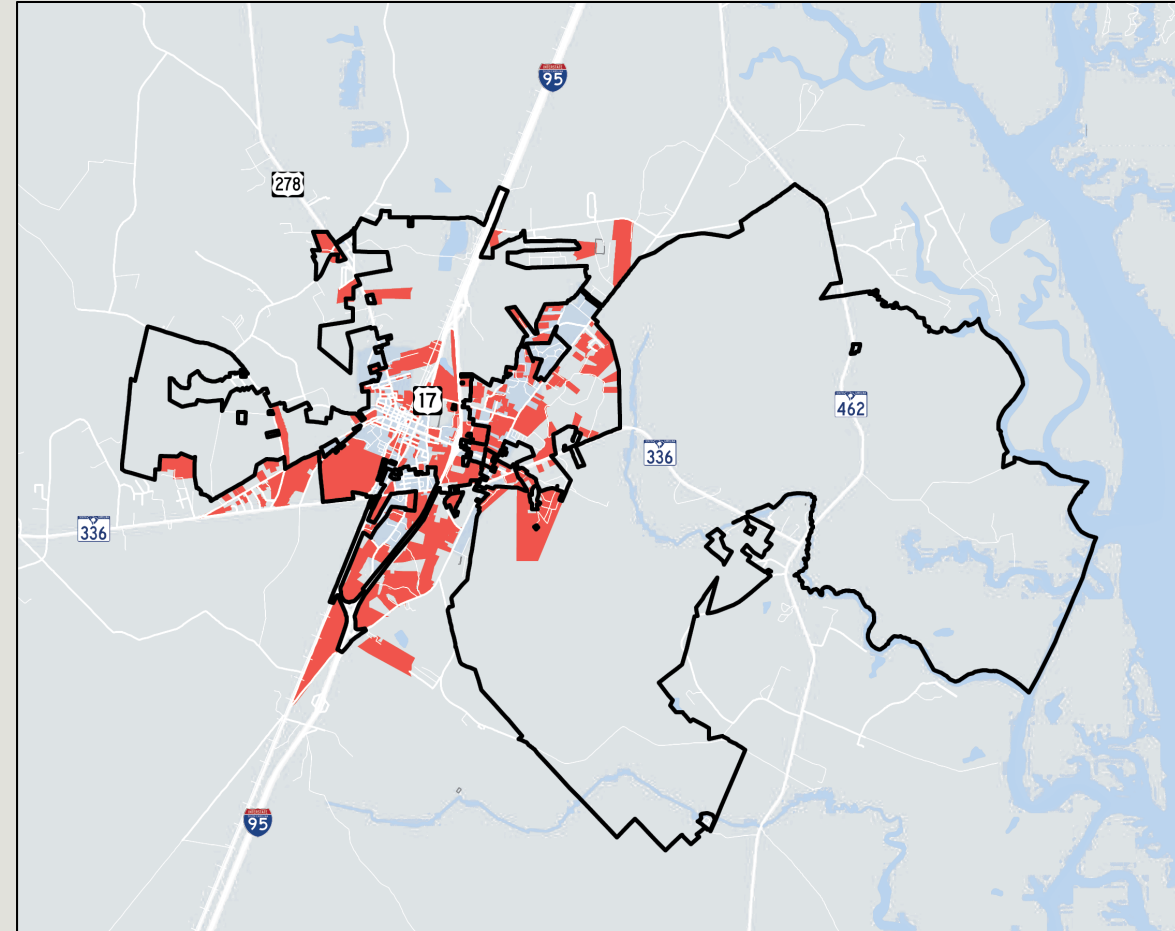
    - Planned Developments / Special Districts
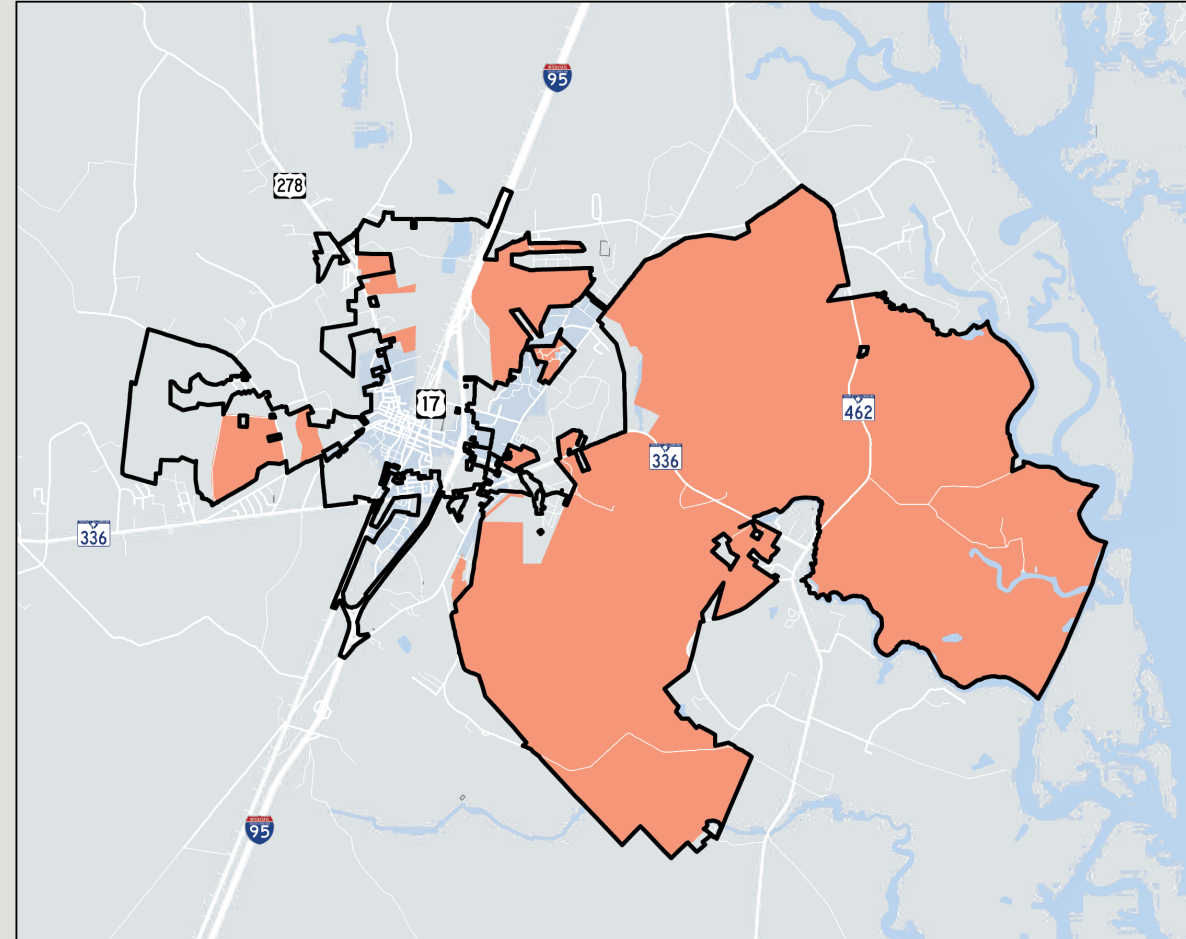
Future Land Use / Growth Map

Infill / Redevelopment

- Character

  - Undeveloped or under-developed but surrounded by development

- Land Use and Context

  - Residential (med – high density)

  - Commercial and Mixed Use

  - Light Industrial

Future Land Use / Growth Map

Approved Development

- Character

  - Undeveloped or under-developed but approved for development

- Land Use and Context

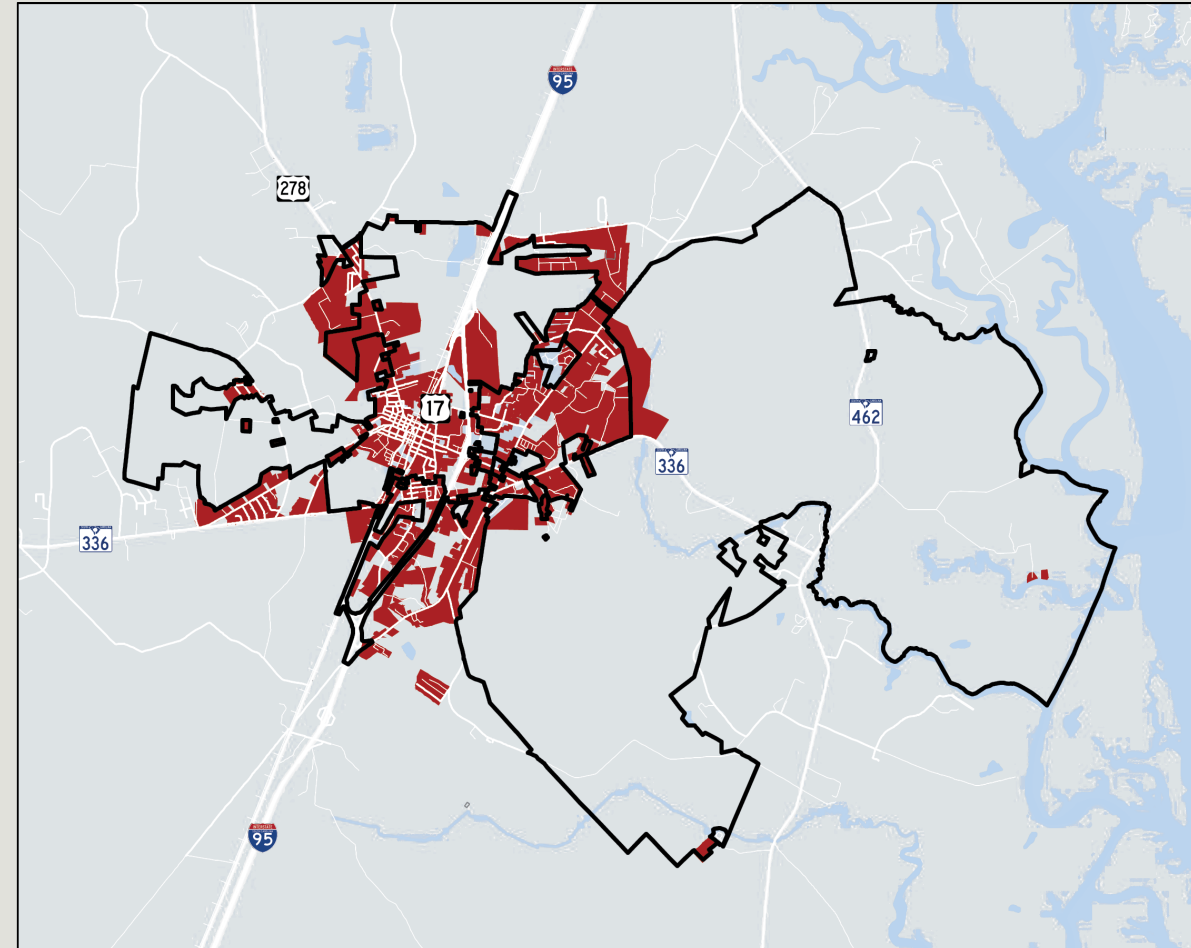 - Planned Subdivisions
  - Planned Developments / Special Districts

Future Land Use / Growth Map

Developed Land

Character

- Land that's already developed

- Land Use and Context
  - Residential (med – high density)
  - Commercial and Mixed Use
  - Light Industrial

Share Your Comments

- On Project Website: PlanRidgeland.com

- In Person Tonight

- On Comment Cards Tonight