



**To: Public**

**From: Town of Ridgeland Planning and Community Development Director, Heather Spade**

**MEMO: ZBOA PUBLIC HEARING NOTICE**

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Town of Ridgeland Zoning Board of Appeals will hold the following public hearings on Monday, August 12, 2024, at 2:00 p.m.

**Project 1:** 261 South Green Street, Ridgeland, SC 29936. Parcel ID: 063-25-01-003. The applicant, Barry Malphrus, is requesting a Special Exception/Warrant to allow for an existing nonconforming structure (utility/office trailer) to be replaced with a new, upgraded utility trailer to accommodate ADA requirements.

**Project 2:** The Applicant DR Horton is requesting the following variances to section 5.13 of the Town of Ridgeland Smart code for property located at 063-39-04-010.

- a. Section 5.13.2a to allow the use of beaded vinyl siding
- b. Section 5.13.3e to allow the use of vinyl trim
- c. Section 5.13.5g to allow for exterior post dimensions to be reduced from 6" X 6" to 4" X 4".
- d. Section 5.13.7f to allow the use of square gutters and downspouts or no gutters at all.
- e. Section 5.13.8d to allow the use of non-operable shutters
- f. Section 5.13.9g to extend the maximum allowable garage door width from 10' to 16'

**Project 3:** The applicant Mungo Homes is requesting the following variances to the Town of Ridgeland Smart Code for property located at 3080 Bees Creek Road, Parcel Id: 063-39-04-030 and 063-39-04-026:

- a. Article 6 T3- Neighborhood general – Front building setback – to allow a front setback of greater than 12'
- b. Article 6 T3- Neighborhood general – to allow a lot width reduction of 45' to allow for 35 foot lots.
- c. Article 6 T3- Neighborhood general – to allow front loaded garages and uncovered parking in the front layer.
- d. Section 5.13.c & 5.13.5g – to allow aluminum-wrapped 4'X4' wood exterior posts
- e. Section 5.13.8b – to allow the use of fiberglass exterior doors
- f. Section 6 Table 4.b – the removal of the minimum 8' porch depth requirement
- g. Section 5.13.8d – to allow the use of non-operable shutters
- h. Section 5.13.7f – to allow the use of square gutters and downspouts
- i. Section 5.13.2a – to allow the use of beaded vinyl siding
- j. Section 5.13.3e- to allow the use of vinyl trim

**Project 4:** The applicant, Clayton Home's, is requesting a variance for property located on Gray's Highway, Parcel ID: 062-00-06-012. Article 6 Standards and tables – Table 4 for removal of the 8' porch depth requirement.

The Public Hearing will be held at Ridgeland Town Hall, One Town Square. At the Public Hearing all taxpayers and residents of the Town and other interested person who appear will be given an opportunity to express their views for or against the proposals. Written comments may be provided to the Town at Post Office Box 1119, Ridgeland, South Carolina, 29936. Attention: Planning Staff. For any further questions please contact Heather Spade, Community and Economic Development Director at 843-726-7521 or [hspade@ridgelandsc.gov](mailto:hspade@ridgelandsc.gov)