



MEETING AGENDA

The Town of Ridgeland

PLANNING COMMISSION

Tuesday, June 21, 2022, 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 William Fishburne**
- II. Presentation. (Public Comments limited to 5 minutes)**
 1. Presentation of Mungo Homes Subdivision.
 2. Hoppers Gas Station Architectural review (Change in brick color)
- III. Approval of the Minutes**
 1. Approval of the May 9, 2022 Minutes
- IV. Old Business.**
 1. The applicant, Ward Edwards Engineering on behalf of the property owner Mungo Homes is requesting Preliminary site plan review of the Mungo Homes subdivision. TMP#062-18-06-011, 062-18-06-012, 062-18-06-013.
 - I. Warrant – Lot width Minimum: reduction from 60’ to 45’ minimum lot width for the units in Airport runway zone D (52.8% of the property)
 - II. Warrant – Lot width maximum: increase of maximum lot width from 120’ to 260’ for lots in airport runway zone C (middle 35.1% of the property)
 - III. Warrant – Block size/perimeter: increase of minimum block perimeter requirement from 2,200’ to 2,700’ in airport runway zone C (middle 35.1% of the property)
 - IV. Variance – front loaded units: requesting the ability to front-load the housing product with an uncovered front driveway parking.
 2. Hoppers Gas Station Architectural review (Change in brick color)
- V. New Business: none**
- VI. Directors Report**
 1. update on code revisions – timeline
- VII. Board Member Comments**
- VIII. Public Comment Time (Limited to 3 Minutes)**
- IX. Adjournment**



Town of Ridgeland

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

**Town of Ridgeland
(CRC) Planning Commission**

May 9, 2022

MINUTES

I. Call To Order

Chairman Fishburne called the meeting to order

II. Presentation (Public Comments)

1. Presentation of the Highlands Subdivision

III. Approval of the Minutes

1. Approved By Chairman

IV. Old Business

1. None

V. New Business

1. Subdivision Plat Approval for Highlands Subdivision TMP # 063-00-02005

I. Presentation

II. Public Comment (Public Comment time limited to 3 minutes per speaker)

III. Decision – Unanimous Approval

2. Review and Approval of Architectural Elements of Hoppers Convenience Store
Deferred until new Planning Director begins

VI. Directors Report

1. New Planning Director

VII. Board Members Comments

VIII. Public Comment Time

IX. Adjournment

WARRENT AND VARIANCE REQUEST NARRATIVE

Project: Proposed Residential Subdivision
Town of Ridgeland
Coordinates: N32°30'27.2" W80°59'31.7"

Date: March 19, 2022

Applicant: Mungo Homes
Primary Contact: Ryan Strickland
138 Canal Street, Suite 203
Pooler, GA 31322
E: rstrickland@mungo.com
P: (912) 663-0309

Agent: Ward Edwards, Inc.
Primary Contact: Heath Duncan
P.O. Box 381
Bluffton, SC 29910
E: hduncan@wardedwards.com
P: (843) 837-5250

Parcels: 062-18-06-011 (Henry Fickling Jr.): 9.7 acres
062-18-06-013 (Henry Fickling Jr.): 9.4 acres
062-00-06-012 (Charlotte Bedell): 43.1 acres
Total: 62.2 acres

Zoning: T3 Neighborhood General

Proposed Use: ±90 single family residential homes

Zoning

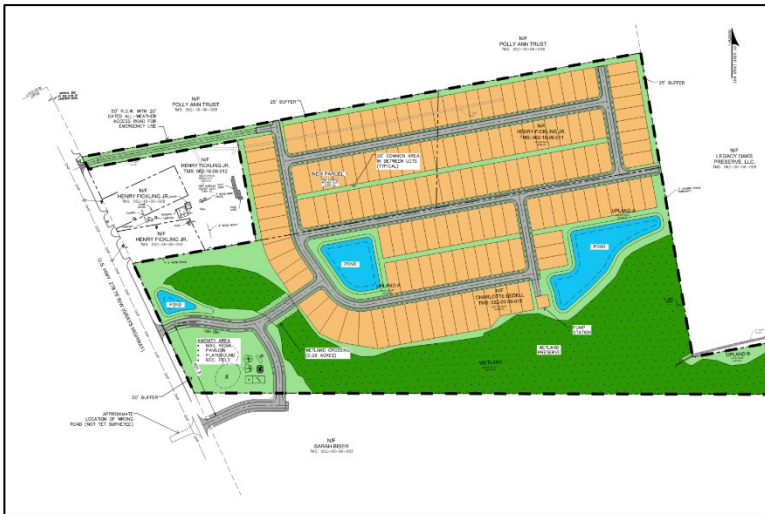
The properties were annexed into the Town of Ridgeland in November 2021 and zoned T3 Neighborhood General.

WARRANTS AND/OR VARIANCES REQUESTED FROM T3

1. **WARRANT - LOT WIDTH MINIMUM:**
 - Applicant requests reduction from 60' to 45' minimum lot width for the units in Airport Runway Zone D (eastern 52.8% of the property).
2. **WARRANT - LOT WIDTH MAXIMUM:**
 - Applicant requests increase of maximum lot width from 120' to 260' for lots in Airport Runway Zone C (middle 35.1% of the property).
3. **WARRANT - BLOCK SIZE/PERIMETER:**
 - Applicant requests increase of minimum block perimeter requirement from 2,200 feet to 2,700 feet in Airport Runway Zone C (middle 35.1% of the property).
4. **VARIANCE - FRONT-LOADED UNITS:**
 - Applicant requests the ability to front-load the housing product with uncovered front driveway parking.

REASON FOR WARRANT REQUEST

Initial versions of the subdivision plan illustrated 160 residential units as illustrated below.



After consultation with state and local airport officials, it was discovered that airport runway proximity restricts residential density on the the western half of the property.

The western 12.1% of the property is in Airport Zone B1, which does not allow residential development at all. The central 35.1% of the property is in Airport Zone C, which allows low-density residential development of minimum one-acre lot sizes. The eastern 52.8% of the property is in Airport Zone D, which does not impose a density restriction.

Based on this information, a new land plan was derived resulting in 90 lots instead of 160 (a reduction of 70 lots) as illustrated below. To maximize density given the losses, 45' lots were used in Zone D instead of the 60' lot width typically required by T3 zoning. In the Zone C section of the property lots were increased to 1 acre to comply with the Airport Density requirement forcing 3 lots to 2,700 ft. In some instances, accommodating the one-acre lots required wider-than-usual lot widths.



This revised plan was submitted to the SC Aeronautics Commission and a "Finding of Conditional Airport Land Use Compatibility" was issued on December 7, 2021. According to the letter, the proposed land use change has been determined by the staff to be conditionally compatible with the Ridgeland airport. The conditions of the compatibility statement are: (1) Submit form 7460-1 to FAA and receive a determination of "No Hazard," and (2) Detention ponds are designed to drain within 48 hours. FAA gave a determination of No Hazard on March 7, 2022.

For the site to remain viable as a land development project, the Zone D portion of the property utilizes 45'-wide lots, which is less than the 60' minimum lot width allowed by T3 zoning.

For the site to meet SC Aeronautic Commission requirements for one-acre lot size, the Zone C portion of the property includes three lots wider than 120 feet.

For the site to meet SC Aeronautic Commission requirements for one-acre lot size, the Zone C portion of the property includes one block with a perimeter greater than 2200 feet.

Based on the above constraints imposed by the airport restrictions, a variance from rear-loading requirements is requested. A rear-loaded housing product would require addition of alleyways that would further restrict units and increase construction costs, resulting in an unviable land development project.



Mungo Homes (Grays Hwy) Preliminary Site Review (03/04/2022)

Site area – 62.2 acres ±

- Wetlands 19.73 acres 31.7%
- **Lots 18.59 acres 29.9%**
- Upland Open Space 14.65 acres 23.6%
- Rights-of-way 7.25 acres 11.7%
- Stormwater Ponds 1.90 acres 3.1%

Airport Overlay

- Zone B1 (12%)
- Zone C (35.1%)
- Zone D (52.8%)

Utilizing the acreage for the proposed lots (18.6 acres) noted in the applicant’s narrative

T3 (6upa) without variance

- Max allowable units with overlay (72 units ±)
 - Zone C – 14 units
 - Zone D (9.7 acres) – 58 units

Zoning T3 w/variance Max allowable units with overlay proposed (90 units ±)

- Zone C– 14 units
- Zone D (9.7 acres)– 76 units

Within the airport overlay, the maximum increase in number of units with variance is 18 units ±

T3

Base residential density: 6 dwelling units per acre maximum. (Meets Requirements)

Block size/perimeter: 2,200 feet (generally meets requirements; larger T3 block at 1UPA may be subject to a warrant [approximately 2,700 feet ±])

Permitted thoroughfares: See thoroughfare standards for T3.

Lot width: 60 ft. min. and 120 ft. max. (3 lots fronting the main access exceed max width – recommend a warrant)

Lot coverage: 60%. (Meets requirements)

Permitted private frontages: Common yard, porch & fence.

Building configuration:

Principal building: 2 stories max.(ok)

Outbuilding: 2 stories max.

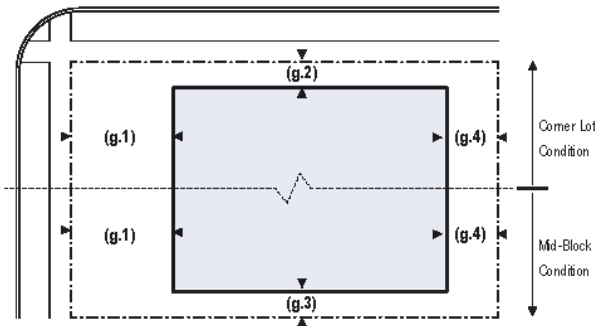


Setbacks:

Principal building:

- (G.1) Front setback (principal): 6—12 ft. min. (meets requirement)
- (G.2) Front setback (secondary): 6—12 ft. min. (meets requirement)
- (G.3) Side setback: 0 ft. or 5 ft. (side setbacks exceed the 5-feet for the Zone C lots however this is due to the Airport overlay requirements of 1UPA) deviation by warrant
- (G.4) Rear setback: 5 ft. (meets minimum requirement)

Frontage buildout: 50% minimum. (3-lots on the main entry road will/may require a warrant due to the large frontages)



Outbuilding: (Not applicable at this time)

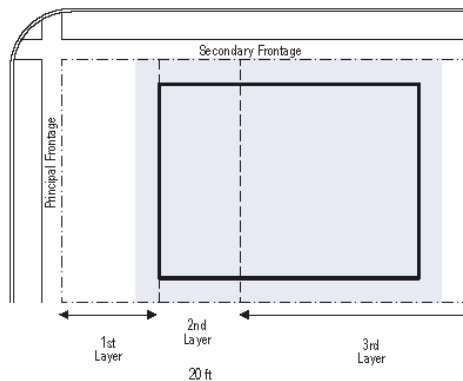
- (H.1) Front setback: 24 min. + bldg. setback
- (H.2) Side setback: 0 or 3 ft.
- (H.3) Rear setback: 3 ft. min.

Building disposition: (Meets requirements)

- Edgeward: Permitted.
- Sideyard: Permitted.
- Rearyard: Not permitted.
- Courtyard: Not permitted.

PARKING PLACEMENT

Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant. (All of their proposed garages are front loaded in the 2nd layer and will require a variance)

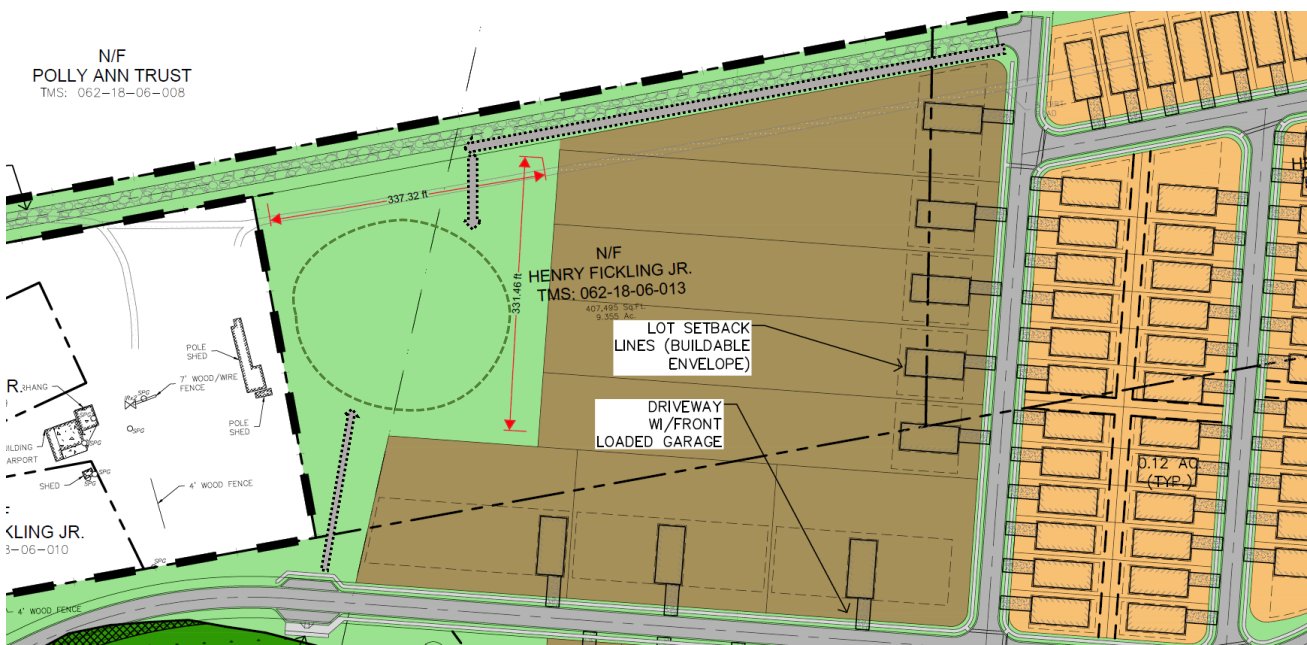




Additional General Comments:

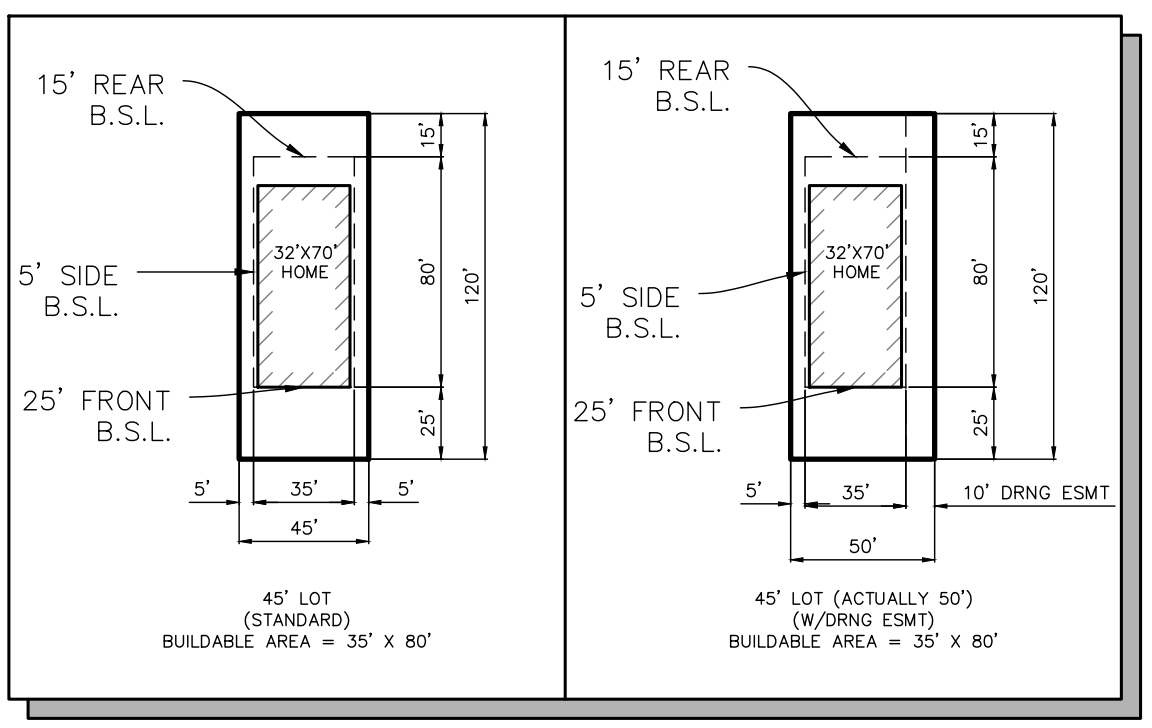
The proposed layout meets minimum sidewalk width of 4-feet. Sufficient roadway width is proposed (24-feet) for two-way traffic. I recommend the engineers review the proposed raised curb for compliance with Table 3B. Does the developer anticipate individual home trash pickup or a centralized garbage collection area? The reason I ask is they seem to be proposing a centralized mail kiosk.

While there is considerable greenspace/open space due to the airport overlay and existing wetland, it is recommended the development designate space on the plan for neighborhood recreation activities. Sufficient square footage exists at the rear of the T3 lots to accommodate this.

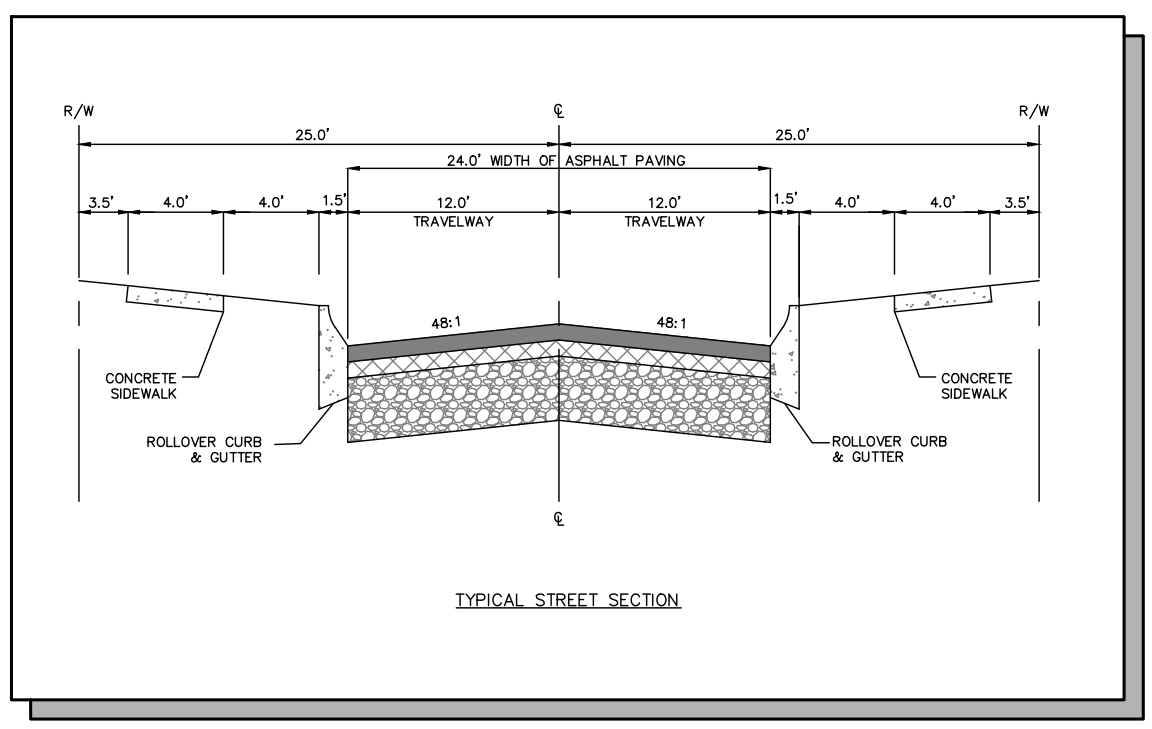


Sidewalks/walkways should then continue around T3 block to access the greenspace

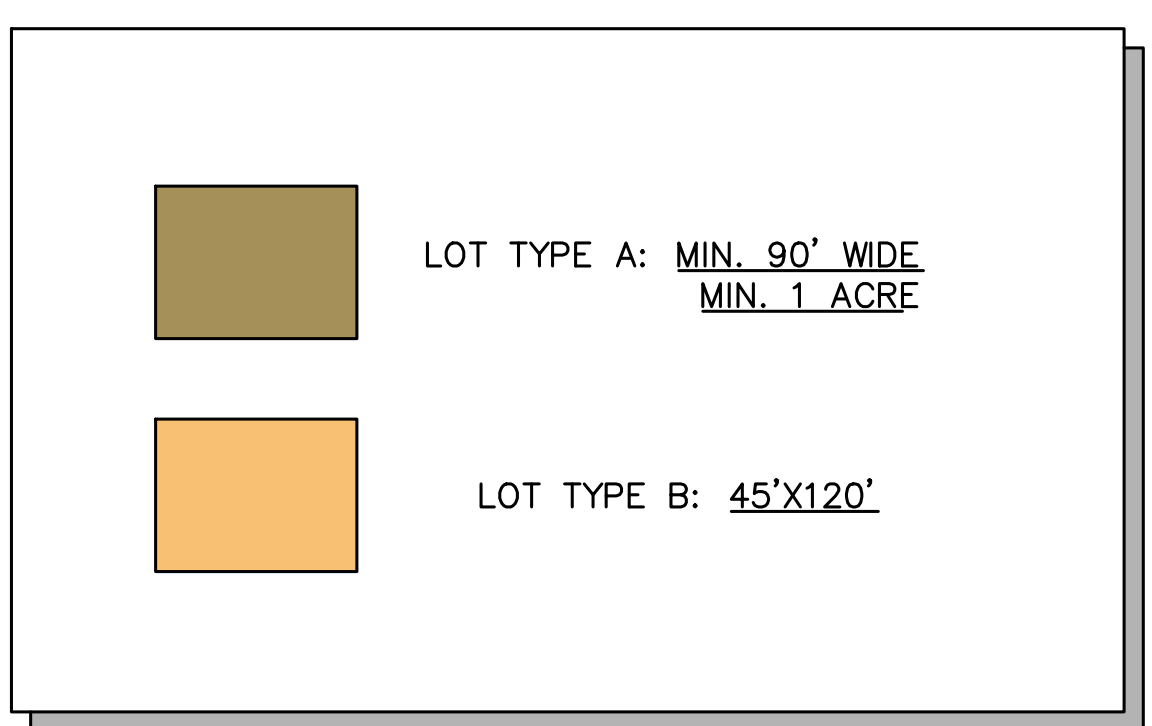
- DEVELOPMENT SUMMARY**
- 90 SINGLE FAMILY LOTS
 - 50 FT RIGHTS OF WAY
 - 24 FT WIDE STREETS
 - W/18" ROLLOVER CURB
- LOT SETBACKS**
- 25' FRONT
 - 5' SIDES
 - 15' REAR



- AIRPORT LAND USE EVALUATION ZONES**
- ZONE B1: 7.5 AC. (12.1%)
 ZONE C: 21.8 AC. (35.1%)
 ZONE D: 32.8 AC. (52.8%)
- AIRPORT ZONE GIS INFORMATION PROVIDED BY SC AERONAUTICS COMMISSION (SCAC) ON 10/26/21



- ACREAGE SUMMARY**
- PRE-DEVELOPMENT**
- UPLANDS: 42.39 AC.
 WETLANDS: 19.73 AC.
 TOTAL: 62.12 AC.
- POST-DEVELOPMENT**
- WETLANDS: 19.73 AC. (31.7%)
 LOTS: 18.59 AC. (29.9%)
 OPEN SPACE: 14.65 AC. (23.6%)
 R-O-W: 7.25 AC. (11.7%)
 PONDS: 1.90 AC. (3.1%)
 TOTAL: 62.12 AC. (100%)



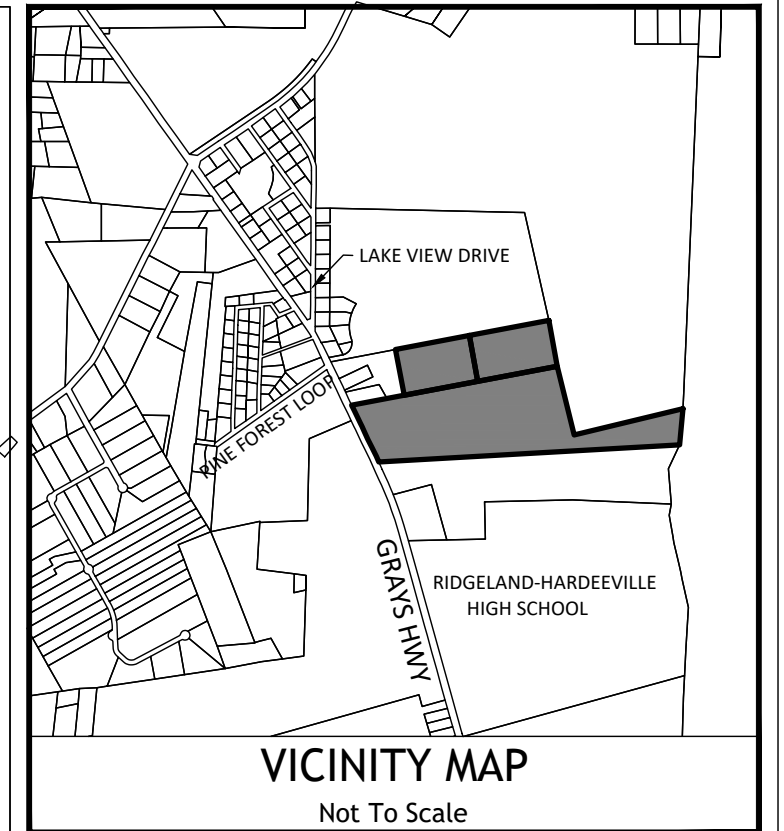
AIRPORT ZONE B1 0 UNITS
 AIRPORT ZONE C 0.6 UNITS/ACRE
 AIRPORT ZONE D 2.3 UNITS/ACRE



PIN: 062-00-06-012
 ACREAGE CHART

UPLAND A	602.84 SQ. FT.	0.0138 AC.
UPLAND B	18.94 SQ. FT.	0.434 AC.
UPLAND C	7,984 SQ. FT.	0.182 AC.
TOTAL UPLAND	1,017,868 SQ. FT.	23,368 AC.
TOTAL WETLAND	889,487 SQ. FT.	19,731 AC.
TOTAL	1,907,355 SQ. FT.	43,099 AC.

N/F SARAH BISER
 TMS: 062-00-06-003



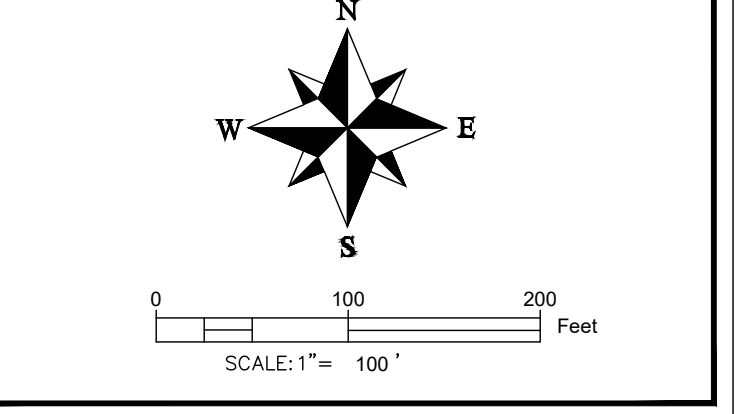
CONCEPTUAL SITE PLAN

GRAYS HIGHWAY TRACT
 TOWN OF RIDGELAND, SC
 PREPARED FOR:
MUNGO HOMES

- TAX PARCEL NUMBERS:**
1. 062-00-06-012, 43.1 AC
 2. 062-18-06-011, 9.7 AC
 3. 062-18-06-013, 9.4 AC

JURISDICTION: TOWN OF RIDGELAND
 ZONING: T3 NEIGHBORHOOD GENERAL

DOCUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.
 WARD EDWARDS INC. ASSUMES NO LIABILITY FOR
 ACCURACY OR DECISIONS MADE BY THE USER BASED UPON
 INFORMATION CONTAINED HEREIN.



Ward Edwards
 ENGINEERING

P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
 PH (843) 837-5250 / FAX (843) 837-2558
 WWW.WARDEDWARDS.COM

PROJECT #:	210105
DATE:	01/11/2022
PREPARED BY:	HED
SHEET NUMBER:	1 OF 1




Hoppers




Hoppers

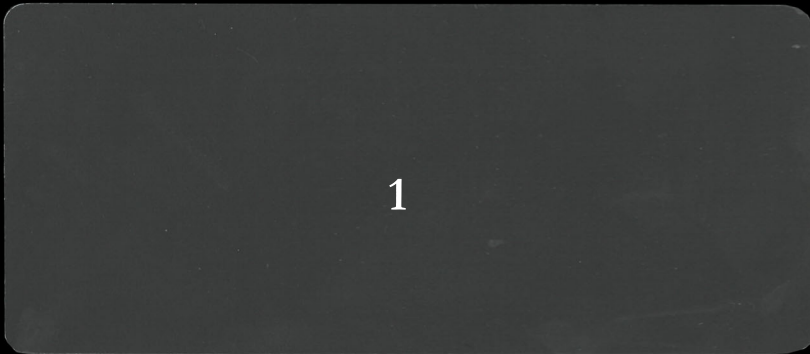


Hoppers




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MATERIAL SAMPLE BOARD - DHANI PROPERTIES, LLC



LEGEND

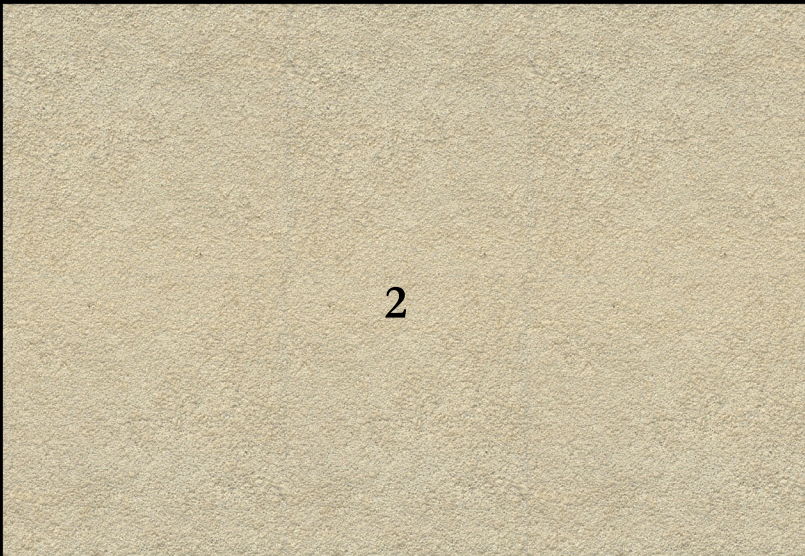
1 Storefront Frames-
YKK YES 45 FT “Charcoal”
(See Cut Sheet)

2 Stucco -
Argos “Porcelain”

3 Brick & Mortar-

Brick:
General Shale “Grand Bay”

Mortar:
Argos “Putty”



LOGO COLORS



PMS 7694 C
CMYK - 100, 56, 0, 47
RGB - 1, 66, 106
HEX - #01426A



PMS 3258 C
CMYK - 62, 0, 35, 0
RGB - 73, 197, 177
HEX - #49C5B1