



MEETING AGENDA
The Town of Ridgeland
PLANNING COMMISSION

Monday, August 10, 2026, 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 and Invocation by Chairman Frankie Denmark

II. Roll Call

III. Approval of Minutes: July 13, 2026

IV. New Business:

Policy Item(s):

1. The applicant and property owner, Robert Rini, applied for a petition to annex and zone one lot of record consisting of approximately 23 acres of real property located in unincorporated Jasper County, South Carolina and identified as parcel No.: 063-00-06-003 and located at 941 Old House Road. Simultaneous to the annexation request is the request to zone to *T3 Neighborhood General*.

Public Notice Comments: Ask for public comments

Planning Commissions role: Advisory to Council

Action needed: Recommendation to Council

Projects/Architectural Review:

2. Concept plan: Weathersbee Phase 4 located off Grays Highway, Mungo Homes

Planning Commissions role: Advisory to staff

Action needed: Recommendation to staff

V. Old Business:

Policy Item(s):

1. ZTX-26-02: A text to the Town of Ridgeland Zoning Ordinance addressing window signs/curtains standards.

Planning Commissions role: Consider policy revisions.

Action needed: Formal recommendation to Council

VI. Staff Comments:

VII. Commissioner's Comments:

VIII. Adjournment

100 PERCENT ANNEXATION PETITION FORM

TO THE MEMBERS OF TOWN COUNCIL)
TOWN OF RIDGELAND, SOUTH CAROLINA)

PETITION FOR ANNEXATION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town of Ridgeland by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3), as amended.

The territory to be annexed is described as follows:

[Required: Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.] The parcel (TMS # 063-00-06-003) located at 941 Old House road, Ridgeland, SC 29936 for a total of 23.0 acres located adjacent to parcel TMS# 063-00-06-005 which is located in Town of Ridgeland. Deed Book 1189, Page 1924.

[Recommended: The property is designated as follows on the County tax maps: 063-00-06--003

[Required: A plat or map of the area should be attached. A tax map may be adequate.]
See attached map.

[Optional: It is requested that the property be zoned as follows: T3]

[Required: Date the petition must be dated before the first signature is affixed to it and all necessary signatures must be obtained within six months from the date of the petition]

Robert Rini 5-5-2026
Name Robert Rini Signature Street Address, City 33 Oxford Dr. Date
Hilton Head
Island, SC 29928

[Add signature lines as necessary.]

For Municipal Use:

Petition received by Aaron Packer Date 6/26/2026
Description and Ownership verified by ACR Date 7/4/2026
Recommendation proceed with annexation

By: ACR Date 8/3/2026

STATE OF SOUTH CAROLINA

COUNTY OF JASPER

IN THE MATTER OF:

LEWIS CRAVEN HUGHES

(Decedent)

)

)

)

)

)

IN THE PROBATE COURT

DEED OF DISTRIBUTION

(Real Property Only)

NOT A WARRANTY DEED

CASE NUMBER: 2025-ES-27-00149

The undersigned states as follows:

Decedent died on **January 20, 2024**; and probate of the Estate is being administered in the Probate Court for **COLLETON** County, South Carolina, in File # **2024-ES-15-00054**.

I was appointed Personal Representative on **February 28, 2024**.

Decedent owned real property described as follows:

Tax Map Number: **063-00-06-003**

Street/Property Address: **941 OLD HOUSE RD. RIDGELAND, SC 29936**

Legal Description: **52 ACRES VILLAGE OF GRAHAMVILLE**



OR BK1189 PG 1924 - 1927 (4)

Doc No: 202500004795

Recorded: 07/14/2025 03:16:51 PM

DEED Fee Amt: \$15.00

State Tax: \$0.00 Local Tax: \$0.00

Filed for Record in Jasper County, SC ROD

Vanessa Wright, Registrar

Date: 07/21/2025 04:07:41 PM

Jasper County Assessor's Office

Tax Map No.: 063-00-06-003

Transfer No.: 202500004795

Joyce Gamo - JASPER COUNTY, SC

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF GRAHAMVILIE, JASPER COUNTY, SOUTH CAROLINA, BOUND ON THE NORTH SIDE OF U.S. HIGHWAY 278 AND CONTAINING 52 ACRES, MORE OR LESS, AND BEING ON THE NORTH BY LANDS OF CONTINENTAL CAN CO.; ON THE EAST BY CONTINENTAL CAN CO.; ON THE SOUTH BY U.S. HIGHWAY 278 AND ON THE WEST BY LANDS, NOW OR FORMERLY, OF WILLIE CLELAND; AND ALSO ALL THE LANDS BERNICE HUGHES RECEIVED FROM HER HUSBAND HUGH HUGHES BY DEED RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR JASPER COUNTY IN DEED BOOK 79 AT PAGE 2284; LESS THOSE LANDS CONVEYED TO A. ROY HUGHES, ET AL., BY DEED DATED 9/13/84 RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR JASPER COUNTY IN DEED BOOK 87 AT PAGE 1469; SAID LANDS CONTAINING 29 ACRES, MORE OR LESS.

Being the same property conveyed to grantor herein by deed of Bernice Hughes dated April 18, 1986 and recorded on April 18, 1986 in Book 89 at Page 1978 in the ROD office for Jasper County, SC.

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

- ☐ Decedent's Will
- ☒ Intestacy Statute: SCPC 62-2-103
- ☐ Private Family Agreement: SCPC 62-3-912
- ☐ Disclaimer by: _____
- ☐ Probate Court Order issued on _____
- ☐ Other: _____

Return Address:
Linda Hughes
15 Wee Hope Loop
Walterboro, SC 29488

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: **Linda Hughes** (Spouse) 50%
Address: 15 Wee Hope Loop
Walterboro, SC 29488

Name: **Meggine Hughes** (Daughter) 25%
Address: 108 Shed Rd.
Varnville, SC 29944

Name: **Melissa Stewart** (Daughter) 25%
Address: 15 Wee Hope Loop
Walterboro, SC 29488

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 14 day of July, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness:

Print Name:

Danielle Jenkins

Estate of: **LEWIS CRAVEN HUGHES**

Signature of Personal
Representative:

Linda Hughes

Print Name: **Linda Hughes**

Witness:

Vanessa D. Colleton-Jackney

Print Name:

Vanessa D. Colleton-Jackney

STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF **JASPER**

I, Danielle L. Jenkins, Notary Public, a notary for the State of South Carolina do hereby certify that
Linda Hughes
as Personal Representative of the Estate of **LEWIS CRAVEN HUGHES**,

personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 14 day of July, 2025.

DANIELLE L. JENKINS
Notary Public, State of South Carolina
My Commission Expires 3/4/2026

(Signature of Notary Public)

(Print name of Notary Public)

Notary Public for State of

My Commission Expires:

Danielle L. Jenkins (SEAL)
South Carolina
3/4/2026

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

STATE OF SOUTH CAROLINA)
) AFFIDAVIT OF CONSIDERATION
 COUNTY OF JASPER)

PERSONALLY, appeared before me the undersigned, who duly sworn, deposes and says:

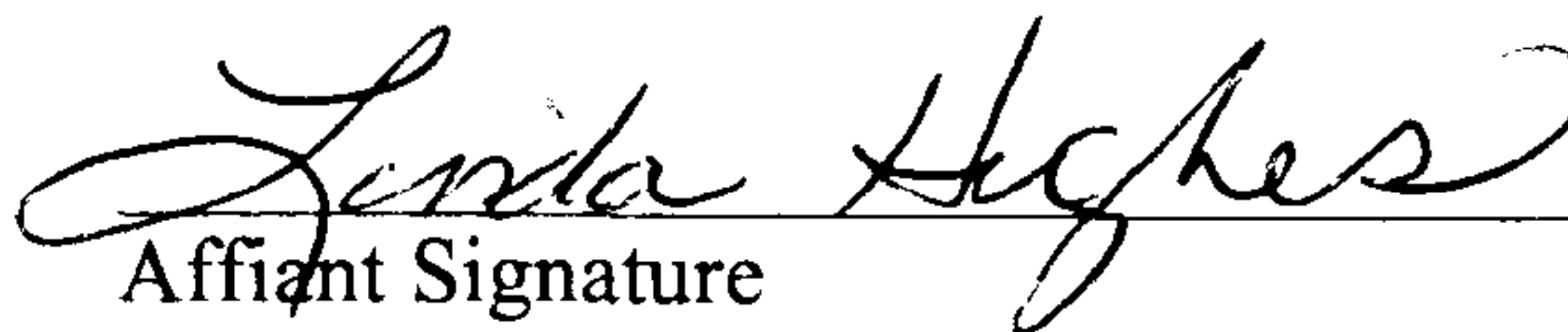
The property located at 941 Old House Rd. Ridgeland, SC 29936 bearing Jasper County Tax Map Number 063-00-06-003 was transferred by (Grantor Linda Hughes to (Grantee Linda Hughes, Melissa Stewart, and Meggine Hughes on 7-14-2025 .

The transaction was (check one :

1. ☐ an **arm's length** real property transaction and the sales price is to be paid in money or money's worth was \$ _____.
2. ☐ **not an arm's length** real property transaction and the fair market value of the property is \$ _____.
3. ☒ the above transaction is exempt from the recording fee as set forth in SC Code Section 12-24-10. **Exemption Code 3. Husband to Wife; Father to Daughters. The deed is transferring real property to the distributees of a decedent's estate.**

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as personal representative .

I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than one thousand dollars imprisoned not more than one year or both.


 Affiant Signature

Linda Hughes

Print name

SWORN TO BEFORE ME THIS:

14 day of July, 2025


 Notary Public of South Carolina

My commission expires

3/4/2026

DANIELLE L. JENKINS
 Notary Public, State of South Carolina
 My Commission Expires 3/4/2026

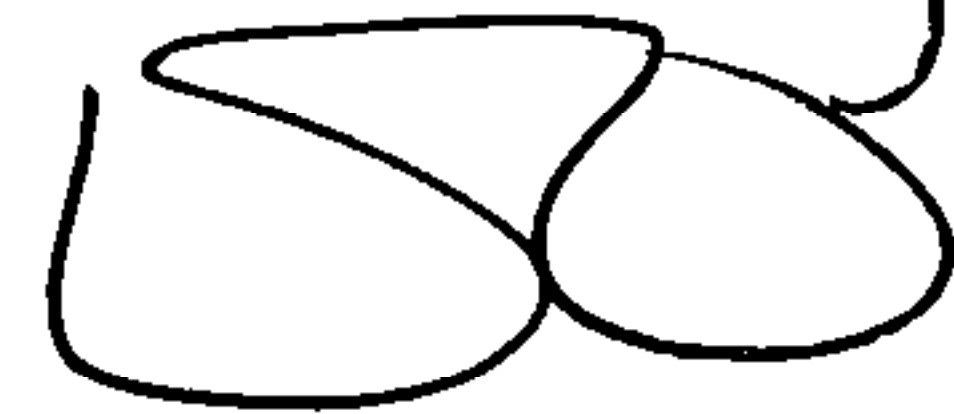
State of South Carolina

Acknowledgement

County of Jasper

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 14 day of July 2025 and the document was executed by the above named LINDA HUGHES of his/her own free will.

Witness my hand and seal this 14 day of July, 2025



DANIELLE L. JENKINS
Notary Public, State of South Carolina
My Commission Expires 3/4/2026

Notary Public for South Carolina

Commission expires:

3/4/2026

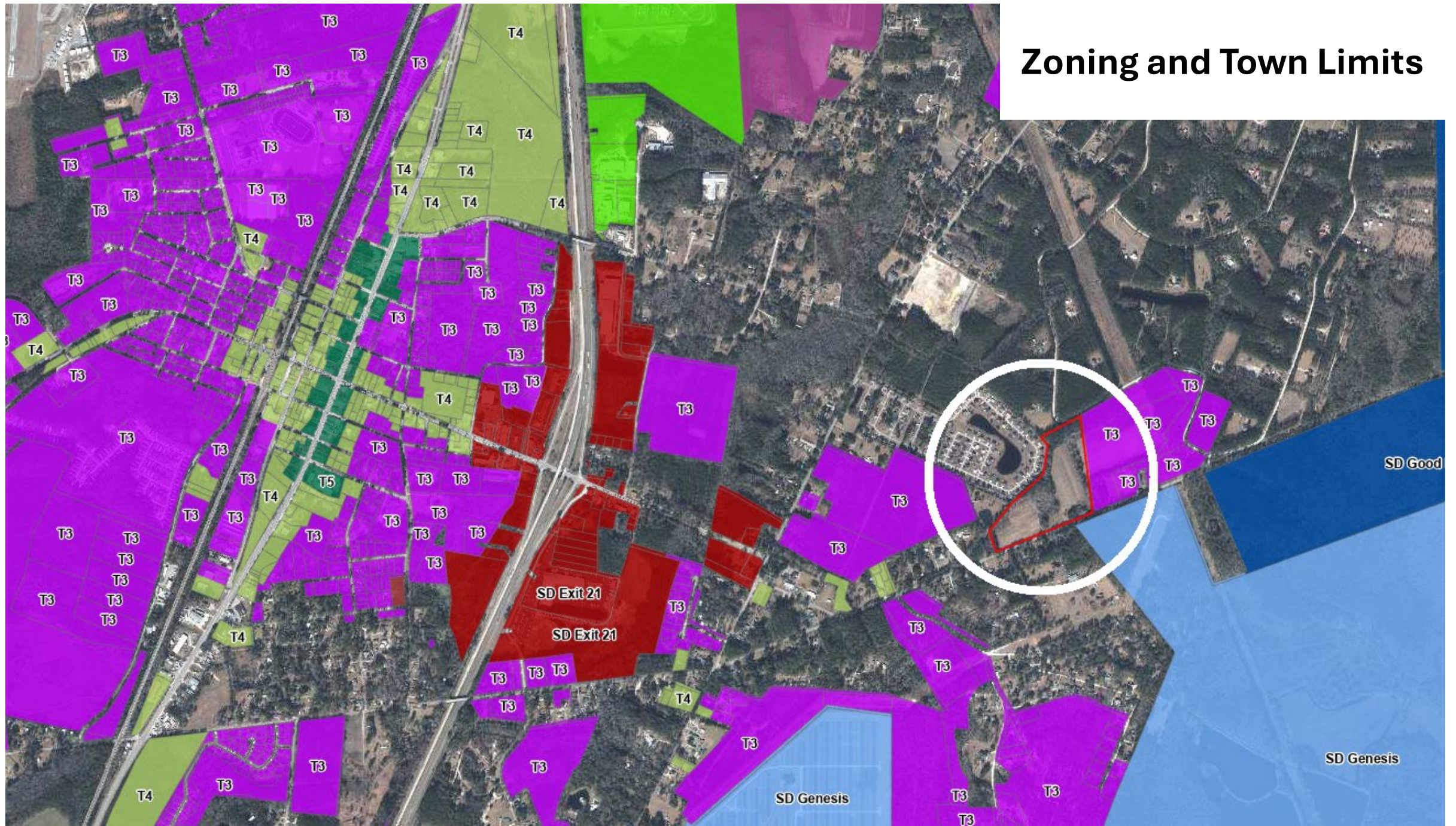
DANIELLE L. JENKINS
Notary Public, State of South Carolina
My Commission Expires 3/4/2026



- **941 Old House Rd**
- **~2 miles from Downtown**
- **23 acres of land**
- **Requested zoning: T3 or Neighborhood General**
- **‘Infill / Redevelopment’ on the Growth Map**
- **‘Intended growth’ on the Sector Map**

Parcel ID	063-00-06-003	Alternate ID	063-00-06-003	Owner Address	HUGHES H EDWARD JR ETAL 6158 SAVANNAH HWY RAVENEL, SC 29470	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Rural single family residence (not legal)			Date	Price	Reason	Qual
Property Address	941 OLD HOUSE RD	Acreage	23.0			7/14/2025	0	n/a	U
						n/a	0	n/a	n/a

Zoning and Town Limits

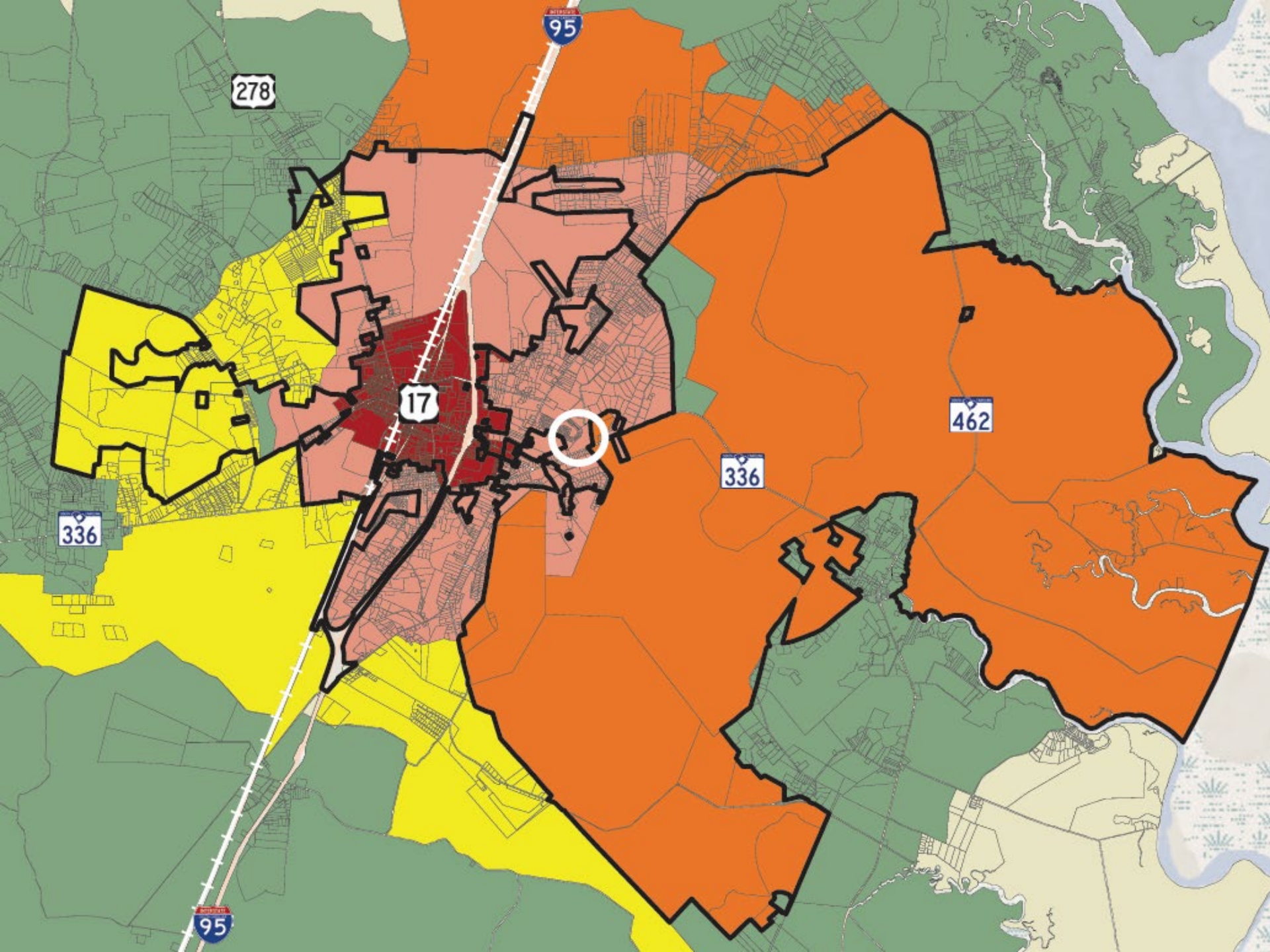


Growth Map

FLUM



- **‘Infill / Redevelopment’ on the Growth Map**
- **On the edge of that district/ adjacent to Genesis SD and Good Hope SD**



**Sector Map: within
'Intended Growth'
zone, adjacent to
'Controlled Growth'
zone**

PROJECT NARRATIVE

Project: **Weathersbee Phase 4**
Town of Ridgeland
Coordinates: N32°30'38" W80°59'12"

Date: July 17th, 2026

Applicant: **Mungo Homes**
Primary Contact: Ryan Strickland
125 Southern Junction Blvd., Suite 901
Pooler, GA 31322
E: rstrickland@mungo.com
P: (912) 663-0309

Agent: **Ward Edwards, Inc.**
Primary Contact: Willy Powell
P.O. Box 381
Bluffton, SC 29910
E: wpowell@wardedwards.com
P: (843) 384-2944

Parcel: 062-00-06-057

Zoning: T3 Neighborhood General

Proposed Use: 4 single family residential homes

Existing Conditions

The project site is currently undeveloped and mostly wooded by an immature pine forest. An initial tree survey of trees greater than 8" has been completed with an update in accordance with the recent tree ordinance in process. Topography slopes from the west to the northeast, towards the wetland.

Zoning

The property is within the Town of Ridgeland and zoned T3 Neighborhood General. The proposed lots will meet the zoning requirements for lot widths, being greater than 60'. The proposed development also plans to extend the variances granted in previous phases, for the use of front-loaded housing products, due to the airport zone constraints found on site.

Flood Zone

The property appears to lie in FEMA flood Zone X, which is outside the 100-year flood hazard area, per Panel 0225D, Map Number 45053C0225D, dated 10/18/19.

Airport Proximity

The project is located northeast of the Ridgeland Claude Dean Airport (3J1). As such, the property is subject to density restrictions due to a recorded aviation easement that limits the height of trees and structures. The western portion of the site resides in Airport Zone B1 and the eastern portion of the site is in Airport Zone C, which allows low density residential development of one lot per acre.

The current site plan was submitted to the SC Aeronautics Commission Compatible Land Use Evaluation (CLUE) Tool and found to be considered compatible by airspace height criteria as determined by SC Aeronautics Commission. The project will be coordinated with the Town of Ridgeland to be submitted to the SC Aeronautics Commission appropriately.

Wetlands

There is a small 0.07-acre wetland located on the parcel. The wetland is not proposed to be impacted during development.

Proposed Site Development

The proposed development consists of 4 single family residential lots to be constructed in one phase. The Phase 4 development design standards will be generally consistent with the prior phases; however, due to the unique site plan and airport restrictions, this phase may require shared access easements in lieu of dedicated right-of-way as utilized in prior phases.

Stormwater Management

The stormwater management system will be designed to collect runoff from developed areas and route it through a series of water quality and peak rate control devices. Although not yet detailed in the preliminary site plan, the final plans will include grading and drainage design information accompanied by calculations demonstrating state and local stormwater requirements have been met.

Access

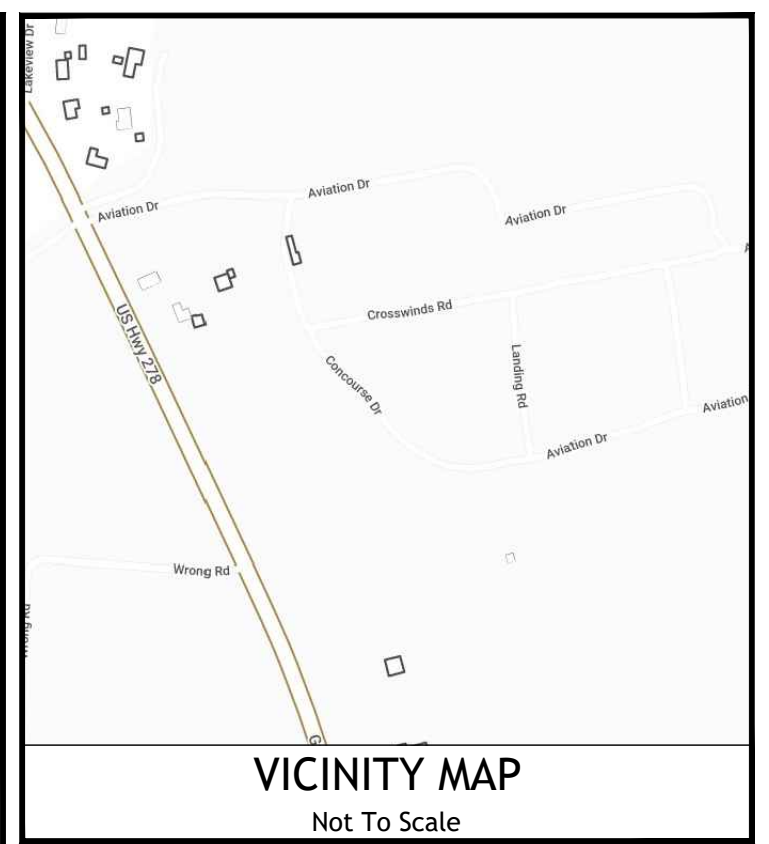
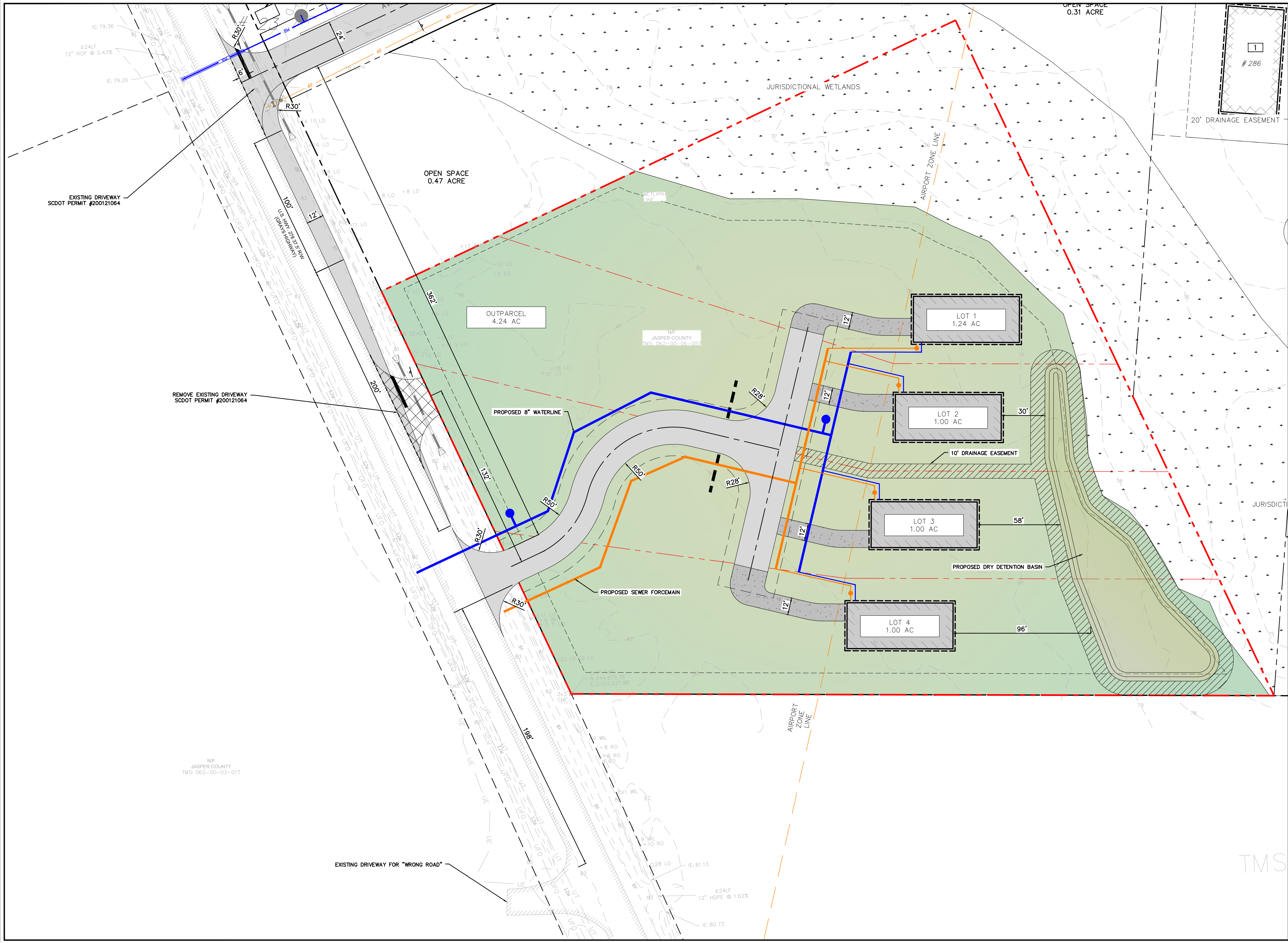
The project will be accessed through a driveway off US 278 (Grays Highway). All roads constructed as part of Phase 4 are proposed to be owned and maintained by the existing Property Owners' Association (POA). Due to airport restrictions access easements may be utilized in lieu of dedicated right-of-way.

Utilities

The project will extend water and sewer services from the existing services located off US 278. The 8" water main is proposed to extend northeast to service 4 homes with fire hydrants placed at intervals acceptable to the Town and local fire officials.

Sewer service for the lots will connect to the existing 8" sewer forcemain along Grays Highway. Each lot will contain its own individual grinder pump that connects to a new internal forcemain with ultimate connection to the existing 8" forcemain.

All water & sewer mains will be designed, operated, owned, and maintained in accordance with Town of Ridgeland and SCDES requirements



SKETCH PLAN

WEATHERSBEE - PHASE 4

RIDGELAND, SC

PREPARED FOR:
MUNGO HOMES

LEGEND

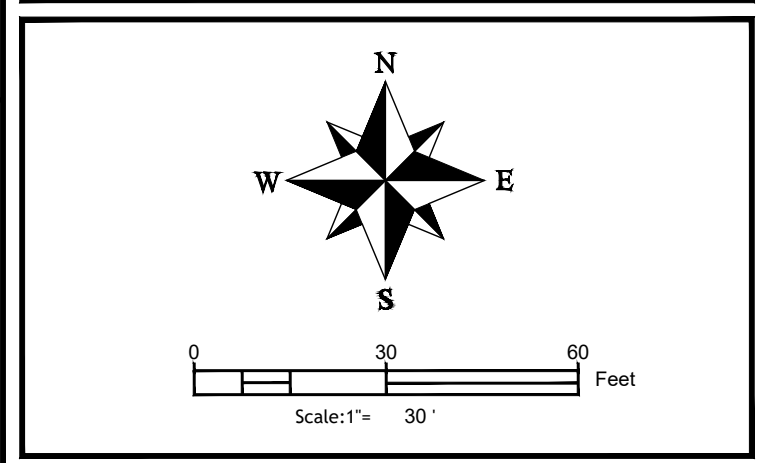
WATER [Blue line symbol]

FORCE MAIN [Orange line symbol]

HYDRANT [Blue circle symbol]

GRINDER PUMP [Orange circle symbol]

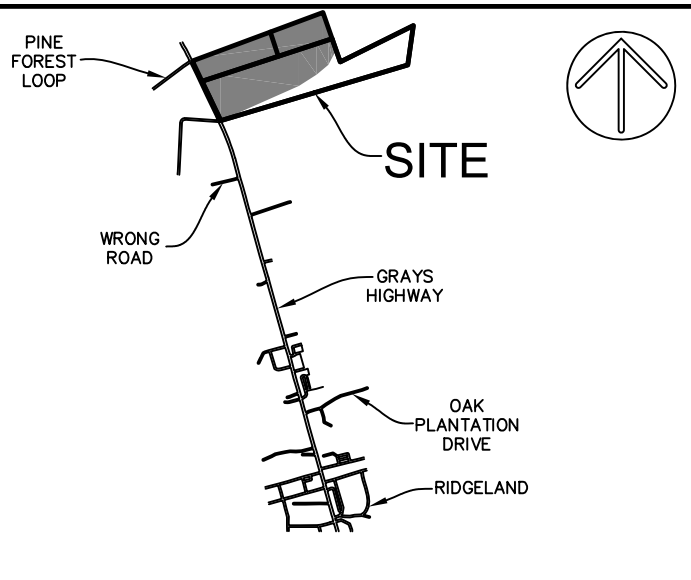
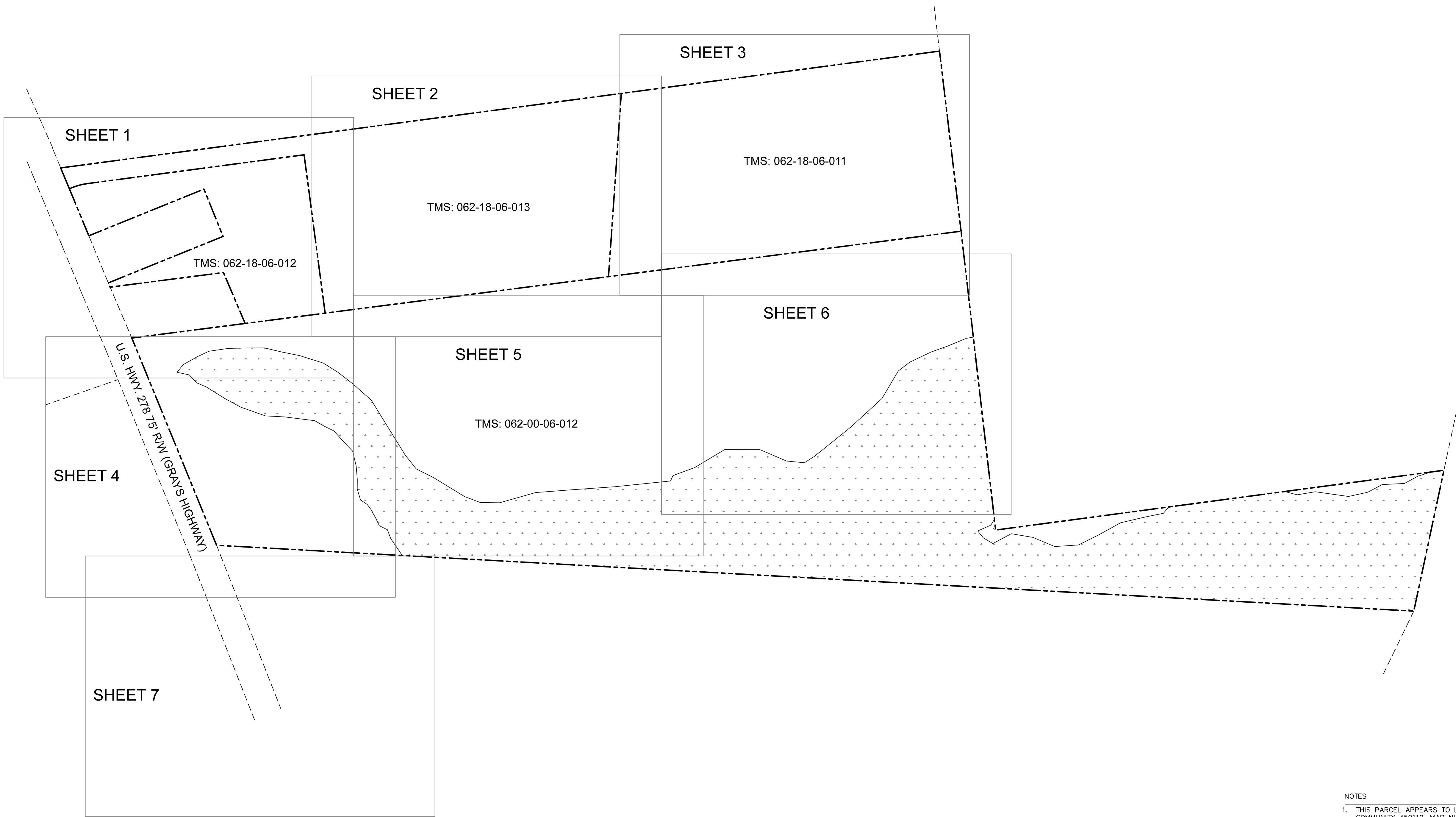
DOCUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.
WARD EDWARDS INC. ASSUMES NO LIABILITY FOR
ACCURACY OR DECISIONS MADE BY THE USER BASED UPON
INFORMATION CONTAINED HEREIN.



Ward Edwards
ENGINEERING

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

PROJECT #:	210604
DATE:	07/20/26
PREPARED BY:	DBS
SHEET NUMBER:	EXHIBIT



LEGEND

CMF	CONC. MONUMENT FOUND
IPF	IRON PIPE FOUND
IPFD	IRON PIPE FOUND DISTURBED
RBF	IRON REBAR FOUND
RBS	5/8" IRON REBAR SET
Δ	CALC POINT - CORNER NOT SET
⊕	LIGHT POLE
WETLAND	WETLAND
X12.9	SPOT ELEVATION
□	CONTROL PANEL
□	CABLE JUNCTION BOX
□	MAIL BOX
○	SANITARY SEWER CLEAN OUT
○	SANITARY SEWER MANHOLE
○	WATER WELL
—	CONTOUR LINE
—	BOTTOM OF BANK
—	TOP OF BANK
—	UNDERGROUND TELEPHONE
—	UNDERGROUND WATER LINE
—	UNDERGROUND TV LINE
—	FORCEMAIN
—	FENCE LINE
—	UNDERGROUND FIBER OPTICS LINE
BE	BEECH
CH	CHERRY
LA	LAUREL OAK
LO	LIVE OAK
HB	HACKBERRY
HIC	HICKORY
MAP	RED MAPLE
MAG	MAGNOLA
P	PINE
PEC	PECAN
RO	RED OAK
WAL	WALNUT
WIL	WILLOW OAK
WO	WATER OAK
—	EDGE OF PAVEMENT
—	NEW ACCESS EASEMENT
—	TEMPORARY ACCESS EASEMENT

REFERENCES

1. PB: 35	PG: 12
2. DB: 334	PG: 283
3. PB: 22	PG: 310
4. PB: 37	PG: 213
5. PB: 35	PG: 10
6. PB: 35	PG: 11
7. PB: 31	PG: 15
8. PB: 29	PG: 290

PREPARED FOR:
MUNGO HOMES

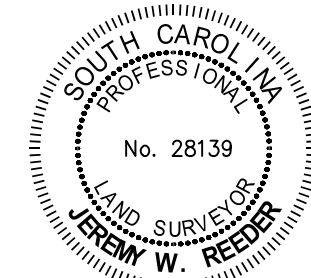
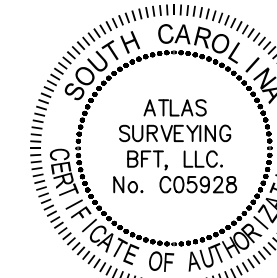
A TREE AND TOPOGRAPHIC SURVEY OF:

TAX PARCEL No.'s:
062-18-06-011
062-18-06-013
AND A PORTION OF
062-00-06-012

RIDGELAND
JASPER COUNTY, SOUTH CAROLINA

FIELD WORK: CMW
PROFESSIONAL CHECK: JWR
DRAWN BY: TSJ
DATE: 12-29-2021
SCALE: 1"=150'
PROJECT No.: BFT-21277
FILE: BFT-21277 11.DWG

COVER SHEET



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450112, MAP NUMBER 45053C0225D, EFFECTIVE DATE OCTOBER 18, 2019.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - HORIZONTAL DATUM IS NAVD 88.
 - VERTICAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - WETLANDS SHOWN AS DELINEATED AND LOCATED BY NEWKIRK ENVIRONMENTAL, INC. ON JUNE 28TH, 2021. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

NORTH
SC GRID (NAD 83)

N/F
POLLY ANN TRUST
TMS: 062-18-06-008

N/F
HENRY FICKLING JR.
TMS: 062-18-06-009

N/F
HENRY FICKLING JR.
TMS: 062-18-06-012

N/F
HENRY FICKLING JR.
TMS: 062-18-06-010

N/F
MARLON SHEFFIELD
TMS: 062-00-03-055

BENCHMARK
NAIL IN TREE
EL.: 82.36'
DATUM: NAVD 88

CURVE TABLE				
LABEL	RADIUS	ARC CHORD	CHORD BEARING	DELTA
C1	286127.83	133.54'	N25°31'50"W	0°01'36"
C2	286127.83	159.24'	N25°32'28"W	1°00'43"
C3	175.00'	50.46'	S71°10'26"W	16°31'14"

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N26°05'35"W	12.12'
L2	N26°05'37"W	145.21'
L3	N25°27'35"W	133.75'
L4	N25°44'03"W	51.20'
L5	N20°12'21"W	8.75'
L6	S10°33'57"E	50.00'
L7	N50°34'44"W	5.17'
L8	N58°42'06"W	3.52'

NOTES

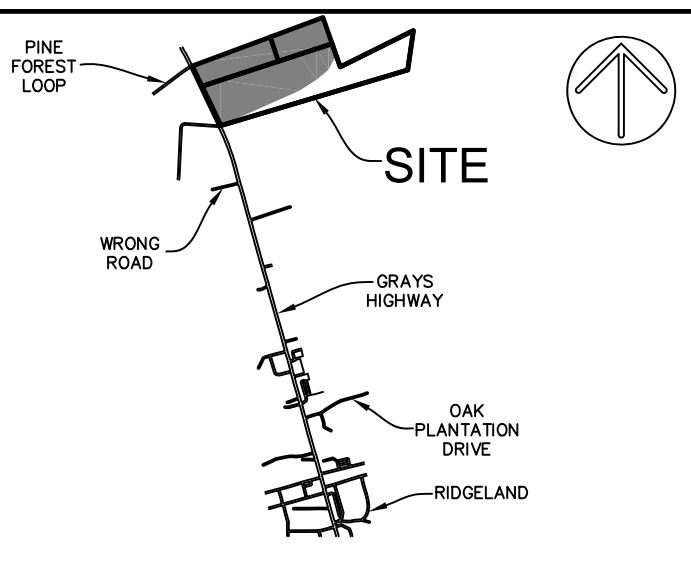
- THIS PARCEL APPEARS TO BE IN FLOOD ZONE X, COMMUNITY 450112, MAP NUMBER 450530225D, EFFECTIVE DATE OCTOBER 18, 2019.
- CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
- VERTICAL DATUM IS NAVD 88.
- HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
- WETLANDS SHOWN AS DELINEATED AND LOCATED BY NEWKIRK ENVIRONMENTAL, INC. ON JUNE 28TH, 2021.
- THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF DECEMBER 15TH, 2021. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

ATLAS
SURVEYING, INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

30 15 0 30 60

GRAPHIC SCALE



VICINITY MAP NOT TO SCALE

- LEGEND
- CMF ■ CONC. MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - IPFD ● IRON PIPE FOUND DISTURBED
 - RBF ● IRON REBAR FOUND
 - RBS ○ 5/8" IRON REBAR SET
 - △ CALC POINT - CORNER NOT SET
 - ⊕ LIGHT POLE
 - ⊕ WETLAND
 - ⊕ SPOT ELEVATION
 - ⊕ CONTROL PANEL
 - ⊕ CABLE JUNCTION BOX
 - ⊕ MAIL BOX
 - ⊕ SANITARY SEWER CLEAN OUT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ WATER WELL
 - CONTOUR LINE
 - BB — BOTTOM OF BANK
 - TB — TOP OF BANK
 - UT — UNDERGROUND TELEPHONE
 - W — UNDERGROUND WATER LINE
 - TV — UNDERGROUND TV LINE
 - FM — FORCEMAIN
 - x — FENCE LINE
 - ufo — UNDERGROUND FIBER OPTICS LINE
 - BE BEECH
 - CH CHERRY
 - LA LAUREL OAK
 - LO LIVE OAK
 - HB HACKBERRY
 - HIC HICKORY
 - MAP RED MAPLE
 - MAG MAGNOLA
 - P PINE
 - PEC PECAN
 - RO RED OAK
 - WAL WALNUT
 - WL WILLOW OAK
 - WO WATER OAK
 - EDGE OF PAVEMENT
 - NEW ACCESS EASEMENT
 - TEMPORARY ACCESS EASEMENT

REFERENCES

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- PG: 15
- PG: 290

PREPARED FOR:
MUNGO HOMES

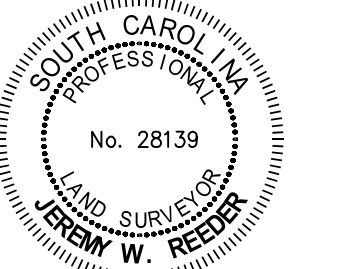
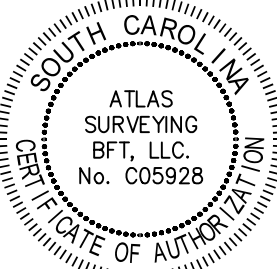
A TREE AND TOPOGRAPHIC SURVEY OF:

TAX PARCEL No.: 062-18-06-011
062-18-06-013
AND A PORTION OF
062-00-06-012

RIDGELAND
JASPER COUNTY, SOUTH CAROLINA

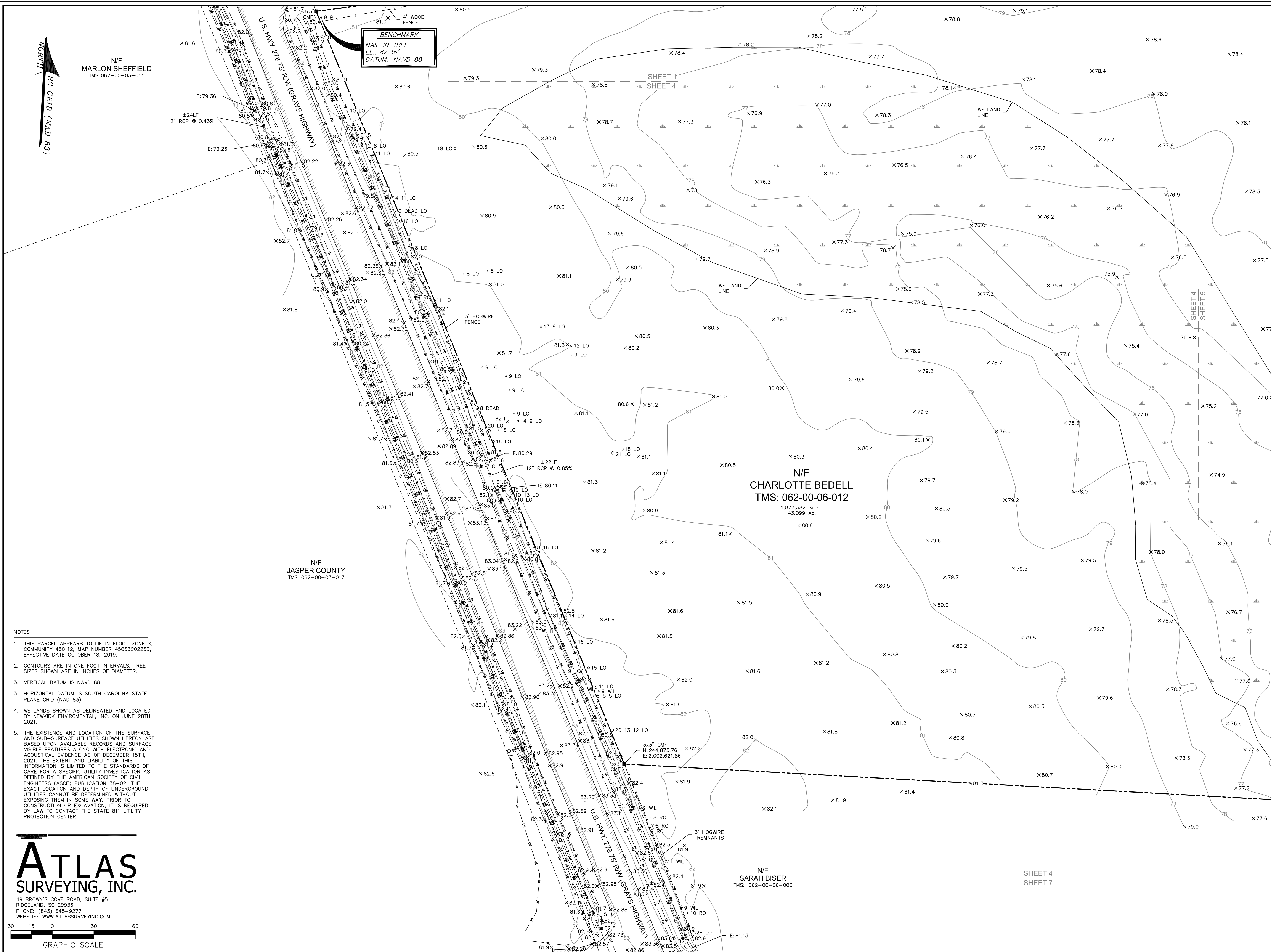
FIELD WORK: CMW
DRAWN: JWR
CHECK: JWR
DATE: 12-29-2021
SCALE: 1"=30'
PROJECT No.: BFT-21277
FILE: BFT-21277 T1.DWG

SHEET 1 OF 7



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

Jeremy W. Reeder
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

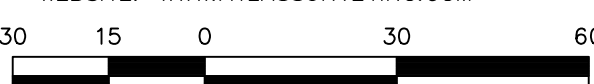


NOTES

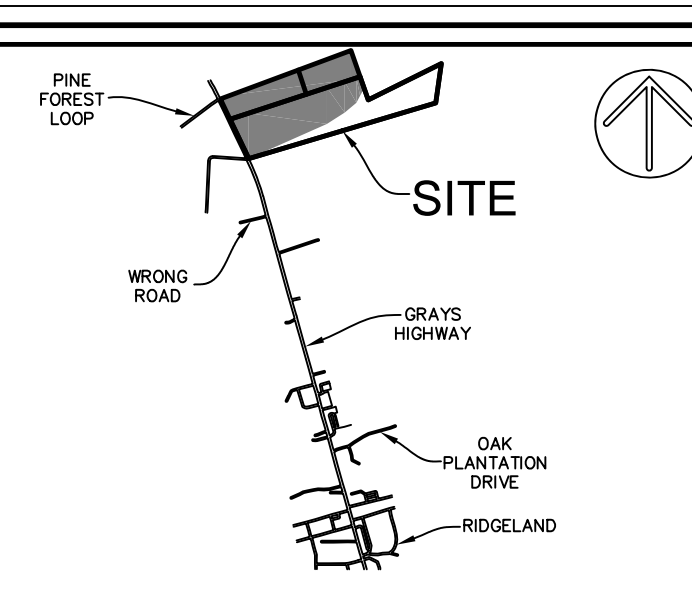
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450112, MAP NUMBER 450530225D, EFFECTIVE DATE OCTOBER 18, 2019.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD 88.
4. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
5. WETLANDS SHOWN AS DELINEATED AND LOCATED BY NEWKIRK ENVIRONMENTAL, INC. ON JUNE 28TH, 2021.
6. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF DECEMBER 15TH, 2021. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02, THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

ATLAS
SURVEYING, INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



GRAPHIC SCALE



VICINITY MAP NOT TO SCALE

LEGEND

- CMF ■ CONC. MONUMENT FOUND
- IPF ● IRON PIPE FOUND
- IPFD ● IRON PIPE FOUND DISTURBED
- RBF ● IRON REBAR FOUND
- RBS ○ 5/8" IRON REBAR SET
- △ CALC POINT - CORNER NOT SET
- ✕ LIGHT POLE
- WETLAND
- X12.9 SPOT ELEVATION
- CONTROL PANEL
- CABLE JUNCTION BOX
- MAIL BOX
- CS300 SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- ⊙ WATER WELL
- CONTOUR LINE
- BB — BOTTOM OF BANK
- TB — TOP OF BANK
- UT — UNDERGROUND TELEPHONE
- W — UNDERGROUND WATER LINE
- TV — UNDERGROUND TV LINE
- FM — FORCEMAIN
- x — FENCE LINE
- ufo — UNDERGROUND FIBER OPTICS LINE
- BE BEECH
- CH CHERRY
- LA LAUREL OAK
- LO LIVE OAK
- HB HACKBERRY
- HIC HICKORY
- MAP RED MAPLE
- MAG MAGNOLA
- P PINE
- PEC PECAN
- RO RED OAK
- WAL WALNUT
- WL WILLOW OAK
- WO WATER OAK
- EDGE OF PAVEMENT
- NEW ACCESS EASEMENT
- TEMPORARY ACCESS EASEMENT

REFERENCES

- | | |
|------------|---------|
| 1. PB: 35 | PG: 12 |
| 2. DB: 334 | PG: 283 |
| 3. PB: 22 | PG: 310 |
| 4. PB: 37 | PG: 213 |
| 5. PB: 35 | PG: 10 |
| 6. PB: 35 | PG: 11 |
| 7. PB: 31 | PG: 15 |
| 8. PB: 29 | PG: 290 |

PREPARED FOR: MUNGO HOMES

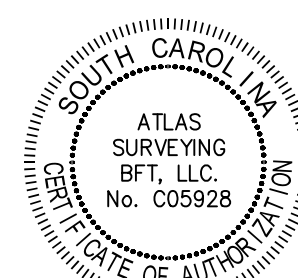
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062-18-06-013
AND A PORTION OF
062-00-06-012

RIDGELAND
JASPER COUNTY, SOUTH CAROLINA

FIELD WORK: CMW
PROFESSIONAL CHECK: JWR
DATE: 12-29-2021
SCALE: 1"=30'
PROJECT No.: BFT-21277
FILE: BFT-21277 TLING

SHEET 4 OF 7



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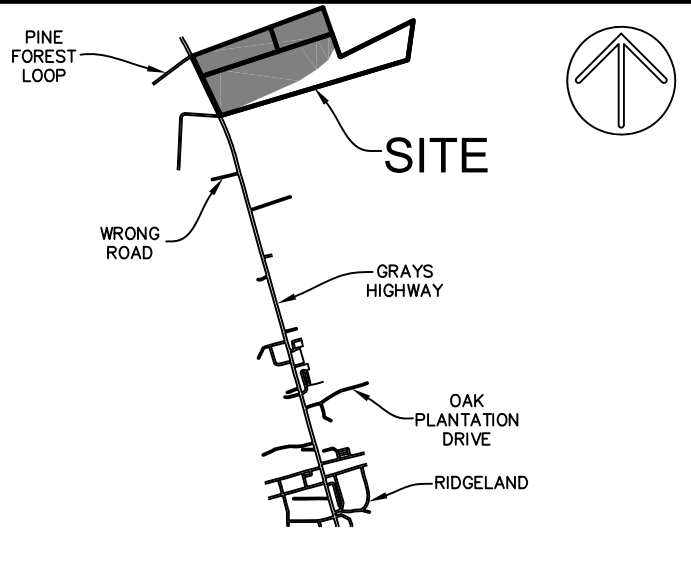
JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

NORTH
SC GRID (NAD 83)

N/F
JASPER COUNTY
TMS: 062-00-03-017

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

SHEET 4
SHEET 7



VICINITY MAP NOT TO SCALE

LEGEND	
CMF	CONC. MONUMENT FOUND
IPF	IRON PIPE FOUND
IPFD	IRON PIPE FOUND DISTURBED
RBF	IRON REBAR FOUND
RBS	5/8" IRON REBAR SET
Δ	CALC POINT - CORNER NOT SET
+	LIGHT POLE
WETLAND	WETLAND
X12.9	SPOT ELEVATION
□	CONTROL PANEL
□	CABLE JUNCTION BOX
□	MAIL BOX
□	SANITARY SEWER CLEAN OUT
□	SANITARY SEWER MANHOLE
□	WATER WELL
—	CONTOUR LINE
—	BOTTOM OF BANK
—	TOP OF BANK
—	UNDERGROUND TELEPHONE
—	UNDERGROUND WATER LINE
—	UNDERGROUND TV LINE
—	FORCEMAIN
—	FENCE LINE
—	UNDERGROUND FIBER OPTICS LINE
BE	BEECH
CH	CHERRY
LA	LAUREL OAK
LO	LIVE OAK
HB	HACKBERRY
HIC	HICKORY
MAP	RED MAPLE
MAG	MAGNOLA
P	PINE
PEC	PECAN
RO	RED OAK
WAL	WALNUT
WL	WILLOW OAK
WO	WATER OAK
—	EDGE OF PAVEMENT
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—	TEMPORARY ACCESS EASEMENT

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8. PB: 29	PG: 290

PREPARED FOR: MUNGO HOMES

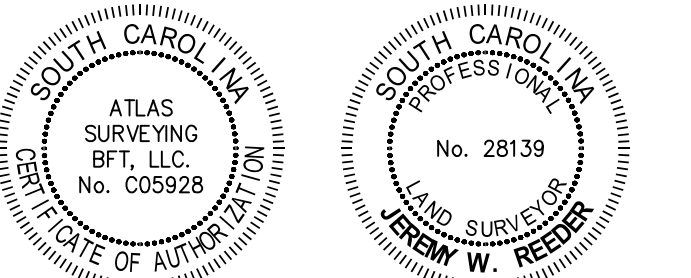
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FIELD WORK: CMW
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SHEET 7 OF 7



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JEREMY W. REEDER
S.C.P.L.S. No. 28139
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NOTES

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30FT VANGUARD

SERIES ELEVATIONS

Last Updated on 5/7/2025

ASHLEY

A



B



C



BOWEN

A



B



C



CAMERON

A



B



C



CAMERON (OPTIONS)

A



2-STORY PORCH

B



2-STORY PORCH

C



2-STORY PORCH

DABNEY

A



B



C



DABNEY (OPTIONS)

A



2-STORY PORCH

B



2-STORY PORCH

C



2-STORY PORCH

LACEY

A



B



C





40FT VANGUARD

SERIES ELEVATIONS

Last Updated on 5/7/2025

BATES II

A



B



C



D



E



COOPER

A



B



C



D



E



A



B



C



D



E



KEOWEE

A



B



C



D



E



MULBERRY

A



B



C



NANTAHALA II

A



B



C



D



E



PEACHTREE

A



B



C



ROANOKE

A



B



C



SALUDA II

A



B



C



D



E



F





44FT VANGUARD

SERIES ELEVATIONS

Last Updated on 3/12/2026

CUMBERLAND

A



B



C



D



E



A



B



C



D



E



ROLAND II

A



B



C



D



E



SAVANNAH

A



B



C



D



E



WARWICK II

A



B



C



D



E



WEBSTER II

A



B



C



D



E



YATES II

A



B



C



D



E



5.12 - SIGNAGE STANDARDS.

5.12.1 General to Zones T2, T2.5, T3, T4, T5, SD-Exit 21.

- A. There shall be no signage permitted additional to that specified in this section.
- B. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the principal entrance or at a mailbox.
- C. Architecturally compatible ground level signs shall not exceed 6' in height, 8' in length and 2' in width.

5.12.2 Specific to Zones T2, T2.5, T3.

- A. Signage shall not be illuminated.

A.12.3 Specific to Zones T4, T5.

- A. Signage may be externally illuminated with downward cast lighting, except that signage within the shopfront glazing may be neon lit subject to the neon sign being approved by the CRC.

B. Prohibited signs:

- i. Any sign which the Administrator determines obstructs the view of bicyclists or motorists using any street, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device, or signal shall be prohibited.
- ii. Illuminated, highly reflective signs, or spotlights which hamper the vision of motorists or bicyclists.
- iii. Signs not erected by a public authority which may be erroneously construed as government signs or emergency warning signs. An example of this is a sign which contains a picture of a traffic sign plus the word "Stop" or "Yield."
- iv. Any sign located outdoors which interferes with free passage from or obstructs any fire escape, downspout, window, door, stairway, ladder, or opening intended as a means of ingress or egress or providing light or air.
- v. Flashing signs, signs with flashing or reflective disks, signs with flashing lights or lights of changing degree of intensity or color.
- vi. Signs placed on property without permission of its owners or agent.
- vii. Illuminated tubing, excluding strands of lights or neon accent trim (if approved by the CRC), temporary holiday displays, and town-approved displays.
- viii. Portable or temporary signs except as may be permitted below.

- ix. No manufactured home, mobile home, shipping container, recreational vehicle, or similar structure or non-structure shall be used as a sign in any manner.
- x. Facsimile signs, three-dimensional objects, or human figures which may or may not contain advertising matter and may or may not contain information about products sold on the premises and is located in such a manner as to attract attention.



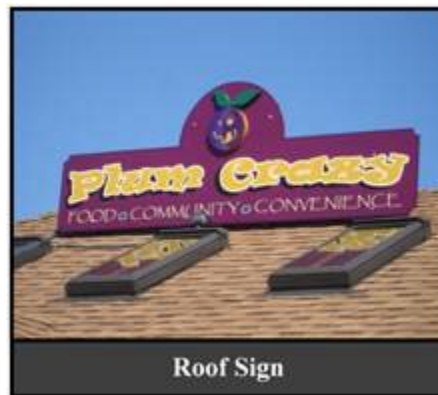
- xi. Parked vehicles with messages (exempting vehicles with commercial advertising which are used regularly and customarily to transport people or property for business).



- xii. Rotating signs, other than on-premises rotating identification names which contain a logo and/or business name on it.



xiii. Roof signs.



xiv. Any sign whose sign face was initially constructed and designed to be placed and/or transported on wheels.



C. Window Signage Regulations (Signs and Decals)

- a. The goal is to prevent cluttered, distracting, or low-quality storefronts.

- b. Transparency Requirements: A minimum of 50% of the window surface at pedestrian eye level (e.g., 3 to 7 feet above the sidewalk) shall remain transparent to allow views into the store.
 - c. Sign Coverage Limit: Temporary and permanent signs, including vinyl letters and clings, shall cover no more than 25% of the total glassed area.
 - d. Content Restrictions: Window graphics shall be professional, designed for brand visibility, and avoid excessive text.
 - e. Allowed Types: High-quality, professional vinyl lettering, contour-cut decals, and perforated, one-way vision graphics are generally allowed.
 - f. Prohibited Items: Handwritten signs, posters or poster paper, banners (unless for short-term, permitted events as allowed in Section 28.70 Special event signs), and brightly lit neon/LED signs.
 - g. Placement: Signs shall be placed on the interior of the glass, preferably in the upper or lower corners, rather than centered, to maximize visibility through the window.
- D. Window Curtains and Treatments
- a. The goal is to maintain an engaging, "open" look while allowing for practical needs like privacy or sun protection.
 - b. Prohibited Coverings: Blinds, curtains, heavy drapery, or aluminum foil that completely block the view from the street are prohibited.
 - c. Permitted Treatments: If blinds or shades are necessary for sun protection, they must be consistent in color (typically neutral) and style with the building facade.
 - d. Retail/Office Use: Offices or service businesses that require privacy (e.g., spas) should use frosted window film (which mimics etched glass) instead of curtains or blinds.
Seasonal/Event Decor: Holiday decorations are permitted but shall be removed promptly after the season.
- E. Design Guidelines and Compliance
- a. Compatibility: All treatments must be compatible with the architectural style of the building.
 - b. Maintenance: Signs and window treatments must be kept in good repair. Faded, peeling, or damaged signs must be replaced or removed.
 - c. Visibility & Lighting: Gooseneck reflectors or internal, high-quality lighting that illuminates the display (rather than blinding pedestrians) are encouraged to increase, not obscure, visibility.
 - d. Non-Conforming Uses: Existing signs that do not meet these standards should be brought into compliance within thirty (30) days of code violation notification. Any person violating this section shall be deemed guilty of a code infraction and subject to a fine or imprisonment not to exceed the limits set by the town code for misdemeanors and shall pay all costs incurred by the town in the removal of said sign, announcement and/or advertising matter.

- e. The applicant for a sign permit shall be responsible for compliance with all state and federal laws and regulations pertaining to signs, and the issuance of a sign permit by the town shall not be construed to certify compliance with such laws and regulations.

5.12.4 Specific to Zones T2, T2.5, T3.

- A. One blade sign for each business may be permanently installed perpendicular to the facade within the first layer. Such a sign shall not exceed a total of 8 square feet and shall clear 8 feet above the sidewalk.

5.12.5 Specific to Zones T4 and T5.

- A. Blade signs, not to exceed 10 square feet for each separate business entrance, may be attached to and should be perpendicular to the facade, and shall clear 8 feet above the sidewalk.
- B. A single external permanent sign band may be applied to the facade of each building, providing that such sign does not exceed 4 feet in height by ten feet in length and proportional to the front façade.
- C. Signs shall be made of wood or enameled steel or equivalent material.

5.12.6 Specific to Zone SD-Exit 21.

- A. All proposed signage shall be reviewed and approved by the CRC.