

MEETING AGENDA

The Town of Ridgeland

PLANNING COMMISSION

Monday, December 8, 2025, 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: November 10, 2025
- IV. Old Business:
- V. New Business:
 - 1. The applicant and authorized agent, Matison Cleland, applied for rezoning of one (1) lot of record consisting of 1.7 acres. The property is TMS# 063-26-17-002 and is located at 148 West Langford Street within town limits. The request is to rezone from *T3 Neighborhood General* to *T4 Neighborhood Core*.

Public Hearing Comments: Ask for public comment Planning Commissions role: Advisory to Council Action needed: Recommendation to Council

2. The applicant and authorized agent on behalf of the Town of Ridgeland, Dennis Averkin, Town Administrator, applied for a petition for annexation and zoning designation of *T4 Neighborhood Core* for one lot of record located at 824 East Frontage Road in unincorporated Jasper County, South Carolina. The property [TMS #062-00-10-002] is contiguous to the Town of Ridgeland's jurisdictional boundary and consists of approximately 9.4 acres.

Public Meeting Comments: Ask for public comment Planning Commissions role: Advisory to Council Action needed: Recommendation to Council

- VI. Staff Comments:
- VII. Commissioner's Comments:
- VIII. Adjournment



MEETING MINUTES

The Town of Ridgeland

PLANNING COMMISSION

Monday, November 10, 2025, 5:30 P.M.

Town Hall, Council Chambers, 1 Town Sq, 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."

Planning Commissioners in attendance:

Chairman Denmark, Commissioner Rodina, Commissioner Tenerowicz, Commissioner Mohr, and Commissioner May

Town of Ridgeland Staff:

Aaron Rucker (Director of Planning and Community Development)

I. Call to Order: Pledge of Allegiance and Invocation by Chairman Frankie Denmark

Meeting was called to order at 5:30pm by Chairman Denmark

II. Roll Call

Roll call was taken by Aaron. All members present.

III. Approval of Minutes: October 20, 2025

Motion to approve October 20, 2025, meeting minutes were made by Commissioner Tenerowicz and seconded by Commissioner May. Motion passed unanimously.

IV. Old Business:

None

V. New Business:

1. The applicant and property owner, Marlon Sheffield, applied for rezoning of one (1) lot of record consisting of 4 acres. The property is TMS# 063-17-02-030 and is located on Great Swamp Road within town limits. The request is to rezone from *T3 Neighborhood General* to *T4 Neighborhood Core*.

Aaron Rucker explained that Mr. Sheffield requested to have the property rezoned to T4 because a landscape business has expressed an interest that is not allowed in T3. This would not be the only use allowed, however.

Public Hearing Comments: Nancy Lowther, a resident on Great Swamp Road, spoke in opposition to the rezoning citing that plenty of underutilized commercial areas already exist elsewhere in town better suited to this request and concerns of increased traffic.

Motion: Commissioner Rodina made a motion to recommend approval for the request to rezone TMS# 063-17-02-030 from *T3 Neighborhood General* to *T4 Neighborhood Core* with the intention of utilizing the property for a landscaping business. Motion seconded by Chairman Denmark. Motion passed with a majority vote 3-2. The request proceeds with the Town Council for first reading or ordinance anticipated to occur on November 20th, 2025.

VI. Staff Comments:

Staff briefly spoke about the upcoming building of a new State Farm Insurance office at Old House Rd and Sweet William Rd, Nimmer, and Raftelis was chosen by council to conduct the impact fee/ capital improvement study.

VII. Commissioner's Comments:

The tree ordinance.

VIII. Adjournment

Motion to adjourn was made by Commissioner Rodina and seconded by Commissioner May. Motion passed unanimously.



TOWN OF RIDGELAND MAP AMENDMENT (REZONING) APPLICATION

Planning & Community Development P.O. Box 1119, or 1 Town Square Ridgeland, South Carolina 29936 Phone: 843-726-7516 FAX: 843-726-7525 www.ridgelandsc.gov



OFFICE USE	ONLY DATE FILED:	APPLICATION N	UMBER:	ZONING	ZONING DISTRICT:		
Submittal Instructions: Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below).							
Submittal Requirements : Requirements will be assessed on a case-by-case basis by planning staff, in all cases photos of the existing site must be submitted. Application fee \$200 per lot plus \$10 per acre.							
Applicant I	MUST have a pre-applicati	on meeting with Town of Ric	lgeland Pla	nning Staff prior to subm	ittal Ye: No		
Pursuant t covenant t	o Section 6-29-1145 of the hat is contrary to, conflict	South Carolina Code of Law s with, or prohibits the activi	s, is this tro ty describe	act or parcel restricted by ed in this application?	any recorded Yes ✓ Vo		
Applicant I							
Applicant I	Name: Matison Cleland						
Applicant 6	email: matitori0305@gma	il.comApplic	ant Phone	number: 843-226-2187			
Applicant I	mailing Address: PO Box 2	2444 Ridgeland SC 29936	<u> </u>				
Applicant		Developer Archit	ect	Engineer Contracto	Authorized MR		
DARWES.					Figure		
roperty ov	vner information:						
Property C	wner Name: Tracy Clela	nd		and the second second			
Property C	wner email: tracyrcleland	@gmail.com	Property	Owner Phone number: 84	13-226-0445		
Property C	wner mailing Address: 396	68 Tillman Rd Ridgeland S0	20036	- Company of the Comp			
Property Lo							
		rd St W Ridgeland SC 2993	6				
Property A	Address(es): 140 Landion	a of W Magelana oo 2000					
Parcel ID(s	s): <u>063-26-17-002</u>						
Acreage a	nd number of lots included	l in map amendment request	:1.70 a	cres , 1 10+			
Direction	Jurisdiction (circle one)	Parcel ID	Acreage	Zoning classification	Current use		
North	Jasper County Town of Ridgeland	063-26-17-005		T4	Sunco Exterior Solutions		
East	Jasper County Town of Ridgeland	063-25-03-003	1.48	T4	Wooded lot		
South	Jasper County Town of Ridgeland	063-25-01-001		Т3	Wooded lot Low country Vets		

West

Jasper County Town of Ridgeland



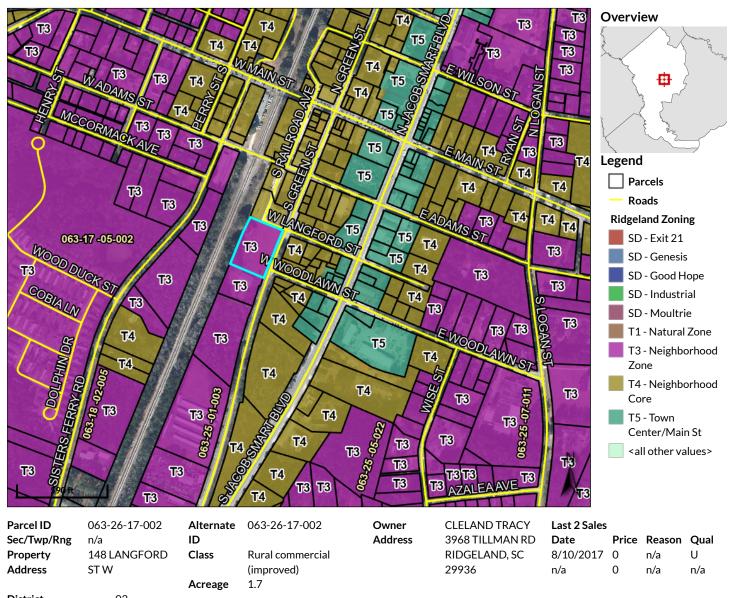
TOWN OF RIDGELAND MAP AMENDMENT (REZONING) APPLICATION

Planning and Community Development
P.O. Box 1119, or 1 Town Square
Ridgeland, South Carolina 29936
Phone: 843-726-7516 FAX: 843-726-7525
www.ridgelandsc.gov

Description of current use and proposed use:	

	200 St. 2000
The proposed use of this lot is to set up a food trailer where we can serve	the residence
of Jasper County a meal on days that other places are not open and to add more options	for
meals in our county. Our long term goal for this lot is to turn it into a brewery for the town	and county
to enjoy. There is not current use for the lot as of now. It used to be a garage and then tur	ned
into a warehouse. We hope to bring its full potential to life while also offering other things	to Jasper
and Ridgeland. resturant brewry (MRC)	
	X
ocionation of Acous Community and if any action is a series of	
esignation of Agent [complete only if owner is not applicant]	
I (we) here by appoint the person named as Applicant as my (our) agent to represent me (us) i	n this application.
Owner's Signature Tracy C. Heland Date 10/28/2025	****
I (We) certify that the following information in this application is correct.	
Applicant's Signature Moditor Chiland Date 10/28/2025	

QPublic.net Jasper County, SC



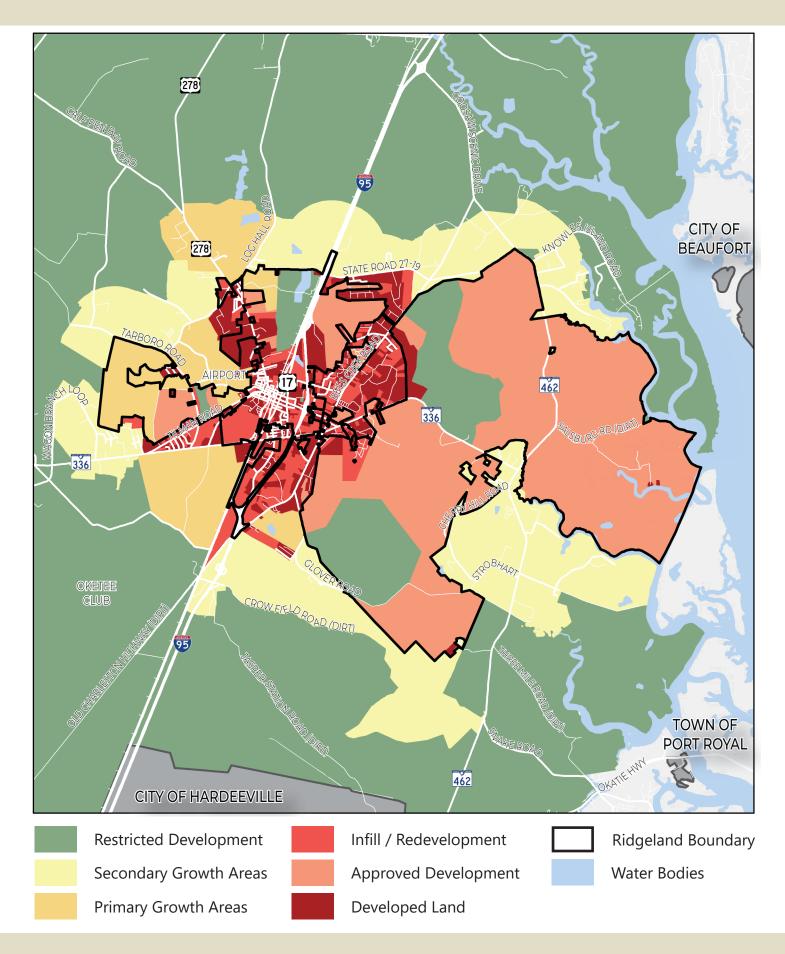
District 02 **Brief Tax Description** n/a

(Note: Not to be used on legal documents)

Date created: 12/1/2025

Last Data Uploaded: 11/28/2025 8:19:23 PM





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:

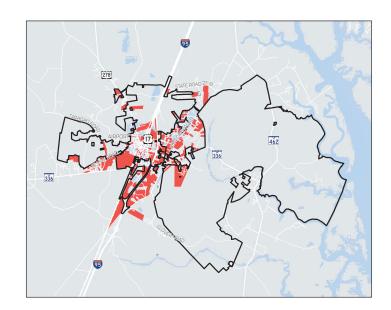
While these properties are currently undeveloped or under-developed, they are surrounded by existing development of suburban to urban scale.

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





100 PERCENT ANNEXATION PETITION FORM

TO THE MEMBERS	S OF TOWN COUNCIL		
TOWN OF RIDGEL	AND, SOUTH CAROLINA	PETITION FOR AN	NEXATION
The undersigned, being the contiguous territor	ng 100 percent of the freehold y described below and shown of of Ridgeland by ordinance eff	lers owning 100 percent of the assessed value on the attached plat or map, hereby petition for fective as soon hereafter as possible, pursuant	
The territory to	be annexed is described as for	llows:	
and described of 1996 and revise Jasper County, reference is ma	on that certain Plat prepared for ed on January 18, 2008 and recommendation of the contain Plat prepared for South Carolina. For a more pade to the aforementioned plat of the contain Plat of the contain Plat of the contain Plat of the contain Plat of the certain Plat of the contain Plat of the certain Plat prepared for the certain Plat prepared	tuate, lying and being in the State of South Carning 9.362 acres, more or less, and being more or Ralph Woodie by Terry G. Hatchell, RLS, date of the Plat Book 30 at Page 398 in the Office articular description as to courses, distances, more record. Subject to those certain Billboard Recoffice of the ROD for Jasper County, South Carticular description as to course, South Carticular description as to course and Billboard Recoffice of the ROD for Jasper County, South Carticular description as to course and Billboard Recoffice of the ROD for Jasper County, South Carticular description as to course and Billboard Recoffice of the ROD for Jasper County, South Carticular description as to course and Billboard Recoffice of the ROD for Jasper County, South Carticular description as to course and Billboard Recoffice of the ROD for Jasper County, South Carticular description as to course and Billboard Recoffice of the ROD for Jasper County, South Carticular description as to course and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper County, South Carticular description as to course and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper County, South Carticular description and Billboard Recoffice of the ROD for Jasper Count	particularly bound ated November 29 be of the ROD for etes and bounds,
of the Hanna Re	evocable Trust dated June 4, 2 cember 23, 2013 in Record Bo	on leading from E. Frontage Road to TMS: 062 nveyed to Leslie Hugh Hanna and Carol Mikel 013, by deed of L. H. Hanna, Jr., dated Decem ook 864 at Page 469 in the Office of the ROD 1	l Hanna, Trustees
Believed shown	as TMS: 062-00-10-002.		
The property is	designated as Residential on the	he Jasper County tax maps:	
Plat attached.			
It is requested the	nat the property be zoned to T	4 Neighborhood Core	
Dennis Averkin, Ridgeland Town	Administrator (1-Town Square, Ridgeland, SC 29910	11/12/2025
Name	Signature	Street Address, City	11/13/2025 Date
[Add signature lines	s as necessary.]		

100 PERCENT ANNEXATION PETITION FORM

For Municipal Use:

Petition received by Aaron C. Rucker	, Date 11/13/2025
Description and Ownership verified by ACR	, Date 11/10/2025
Recommendation Consistent with the 2025 Comprehensive Plan	
By: ACR	

NOTICE OF PUBLIC HEARING TOWN OF RIDGELAND, SOUTH CAROLINA

NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Ridgeland, South Carolina will hold public notice at 5:30 p.m. on Monday, December 8, 2025, in Council Chambers at the Town of Ridgeland Town Hall, located at 1 Town Square, Ridgeland, South Carolina.

The purpose of such public hearing is to receive public comment, written or oral, regarding the Town's intent to annex into the municipal boundary of Ridgeland that certain property consisting of approximately Nine and 40/100 (9.4) acres of real property located at 824 East Frontage Road in unincorporated Jasper County, South Carolina and identified as Jasper County TMS No.: 062-00-10-002. Simultaneous to the annexation request is the request to zone said property to T4 Neighborhood Core. The requested zoning district allows both residential and office/retail use.

A copy of the request may be viewed and/or obtained by contacting the Department of Planning and Community Development at 843-726-7516.

TOWN OF RIDGELAND, SOUTH CAROLINA

OR BK1125 PG 1851 - 1857 (7)

Doc No: 202300003017

Recorded: 05/30/2023 03:24:02 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

DEED BOOK: 1125 PAGE: 1851 Date: 06/06/2023 12:32:24 PM

Date: 05/31/2023 04:28:35 PM

Jasper County Assessor's Office

Tax Map No.: 062-00-10-003

Transfer No.: 202300003017

Monica Wilson / M Wilson / MW Auditor Jasper County, SC

Hailey Bennett

JASPER COUNTY, SC

STATE	OF	SOUTH	CAROLINA)				
)	TITLE	TO	REAL	ESTATE
COUNTY	Y OF	JASPE	ΞR)				

KNOW ALL MEN BY THESE PRESENTS, That WE, LESLIE HUGH HANNA AND CAROL MIKELL HANNA, TRUSTEES OF THE HANNA REVOCABLE TRUST DATED JUNE 4, 2013, hereinafter referred to as Grantors, in the State aforesaid, for and in consideration of the sum of FIVE AND NO/100TH'S DOLLARS (\$5.00) GIFT OR CHARITABLE CONTRIBUTION, to us, paid by TOWN OF RIDGELAND OF POST OFFICE BOX 1119, RIDGELAND, SC 29936, hereinafter referred to as Grantee, in the State aforesaid, (the receipt of which is hereby acknowledged) have, granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, subject to any reservations, restrictions or easements contained herein, Grantee's successors, and assigns, forever, the following described real property to-wit:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Jasper, Coosawhatchie Township and containing 9.362 acres, more or less, and being more particularly bound and described on that certain Plat prepared for Ralph Woodie by Terry G. Hatchell, RLS, dated November 29, 1996 and revised on January 18, 2008 and recorded in Plat Book 30 at Page 398 in the Office of the ROD for Jasper County, South Carolina. For a more particular description as to courses, distances, metes and bounds, reference is made to the aforementioned plat of record.

Subject to those certain Billboard Reservations set forth in Record Book 647 at Page 219 in the office of the ROD for Jasper County, South Carolina.

Possibly subject to an easement by prescription leading from E. Frontage Road to TMS: 062-00-10-003.

This being a portion of that same property conveyed to Leslie

Hugh Hanna and Carol Mikell Hanna, Trustees of the Hanna Revocable Trust dated June 4, 2013, by deed of L. H. Hanna, Jr., dated December 23, 2013 and recorded on December 23, 2013 in Record Book 864 at Page 469 in the Office of the ROD for Jasper County, South Carolina.

Believed shown as TMS: 062-00-10-002.

THIS DEED WAS PREPARED BY THE LAW OFFICE OF DARRELL THOMAS JOHNSON, JR., 300 MAIN STREET, HARDEEVILLE, SC 29927, WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND WITHOUT OPINION AS TO THE APPLICATION OF THE DEVELOPMENT STANDARDS ORDINANCE OR SIMILAR ORDINANCES OR REGULATIONS. LAW OFFICE FILE NO: 10-282-193-500-23.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, Grantee's Successors and Assigns forever.

And the Grantors do hereby bind Grantors' Heirs, Assigns, Successor Trustees, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's Successors and Assigns, against Grantors and Grantors' Heirs and Successors Trustees and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

INTENTIONALLY LEFT BLANK

WITNESS OUR Hands and Seals this $\frac{200}{100}$ day of $\frac{100}{100}$ in the year of our Lord two thousand twenty-three and in the two hundred and forty-sixth year of sovereignty and Independence of the United States of America. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF Leslie Hugh Hanna LESLIE HUGH HANNA, TRUSTEE OF WITNESS #1 SIGNS HERE THE HANNA REVOCABLE TRUST DATED JUNE 4, 2013 Print Name: Sackie House! WITNESS \$2/NOTARY SIGNS HERE CAROL MIKELL HANNA, TRUSTEE WITNESS #1 SIGNS HERE AGAIN OF THE HANNA REVOCABLE TRUST DATED JUNE 4, 2013 Print Name: Jackie Wouse! WITNESS #20 NOTARY SIGNS HERE AGAIN

Print Name:

STATE OF SOUTH CAROLINA) ACKNOWLEDGMENT COUNTY OF JASPER)
I, the undersigned Notary Public, do hereby certify that Leslie Hugh Hanna, Trustee and Carol Mikell Hanna, Trustee of the Hanna Revocable Trust dated June 4, 2013, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this the, 2023.
Notary Public for South Carolina Print Name of Notary: M. HANNING MY Commission Expires: U 38000 EXCES 6/28/2026


Exhibit "A"

STATE OF SOUTH CAROLINA)	
)	TRUSTEES' AFFIDAVIT
COUNTY OF JASPER)	AND NOTICE OF AUTHORITY

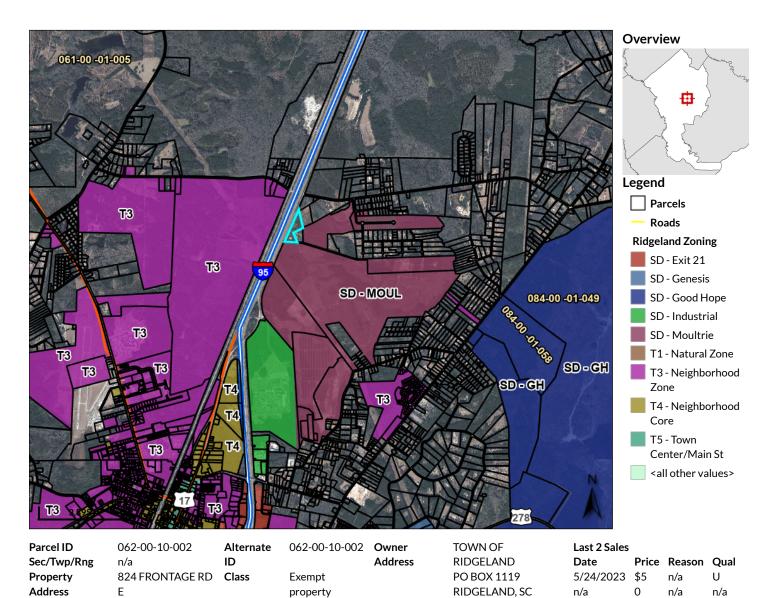
- 1. The Hanna Revocable Trust dated June 4, 2013, is currently in existence under a valid Trust Agreement that has not been revoked, and the settlors of the trust were Leslie Hugh Hanna and Carol Mikell Hanna.
- 2. Leslie Hugh Hanna and Carol Mikell Hanna are the current Trustees of this Trust, and these are all of the Trustees now existing and their mailing address is Post Office Box 483, Estill, SC 29918.
- 3. The Trustees executing the deed to the Town of Ridgeland which this Affidavit is attached hereto has full power and authority to transfer the property described in the deed pursuant to the Trust Agreement, and further have full power and authority to execute any and all necessary closing and transfer documents.
- 4. The Trust does not contain any contrary powers and restrictions that would prevent the Trustees from transferring the property described in the deed referenced above.
- 5. During the period of ownership of the property described in the deed referenced above, said Trust was in full force and effect.
- 6. The Trust is Revocable and the following individuals have the power to revoke the trust: Leslie Hugh Hanna and Carol Mikell Hanna.
- 7. The proper manner for taking title to Trust property is: Leslie Hugh Hanna and Carol Mikell Hanna, Trustees of the Hanna Revocable Trust dated June 4, 2013.
- 8. To the undersigned's knowledge, there are no claims, challenges of any kind, or cause of action alleged, which contest or question the validity of the Trust or the Trustees' authority to act for the Trust.

IN WITNESS WHEREOF, the untrustees, do hereby execute the My 2023.	ndersigned, being the is document this Meday of
Witnesses:	
Jungele Heusel WITNESS #1 SIGNS HERE	LESLIE HUGH HANNA, TRUSTEE OF THE HANNA REVOCABLE TRUST DATED JUNE 4, 2013
Print Name: Dachir House	
WITNESS #X/NOTARY SIGNS HERE	
Print Name: MMSM M. Hans	
Janelle Heusel	CAROL MIKELL HANNA, TRUSTEE
Print Name: Sackie House	OF THE HANNA REVOCABLE TRUST DATED JUNE 4, 2013
WITNESS #2/NOTARY SIGNS HERE AGAIN	
Print Name: MySh M; Han	av

STATE OF SOUTH CAROLINA COUNTY OF JASPER) ACKNOWLEDGMENT)
that Leslie Hugh Hanna, Trustee of the Hanna Rev personally appeared before due execution of the for	
of Mitness my hand and of, 202	d official seal this the $\frac{347}{3.2}$ day
	(SEAL)
Notary Public for South	Carolina M. Harm
Print Name of Notary: MGM	m tarm suitable commissions
My Commission Expires:	10 12 PURILLIAN CAROLLILIAN CAROLLILIAN



QPublic.net Jasper County, SC



29936

Address E

District 01

Brief Tax Description n/a

(Note: Not to be used on legal documents)

Acreage

9.4

Date created: 12/1/2025

Last Data Uploaded: 11/28/2025 8:19:23 PM



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- Commercial and Mixed Use
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