



**RESCHEDULED FROM THE
DECEMBER 11TH, 2023 MEETING DATE.**

MEETING AGENDA

The Town of Ridgeland

PLANNING COMMISSION

MONDAY, DECEMBER 18, 2023, 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. Approval of the October 16, 2023 Minutes**
- III. Projects:**
 1. The Applicant, Jose Florentin Castillo is requesting architectural approval of a new shed to the rear of the property located at 163 S Green Street. The business JCMRT LLC is currently occupying the property. Parcel ID 063-25-01-005
 2. The applicant, Johanna Justini, on behalf of the owner, Teofila Castillo, is requesting a recommendation to Council for the **annexation** of .80 acres located at located at 3302 Smiths Crossing (Parcel ID 063-33-03-009). Public Hearing to be held during the January 18, 2024 Council meeting at 6pm.
 3. The applicant, Johanna Justini, on behalf of the owner, Teofila Castillo, is requesting a recommendation to Council for a **map amendment** pertaining to the annexation of .80 acres located at located at 3302 Smiths Crossing (Parcel ID 063-33-03-009). The applicant is requesting for the property to be zoned T3-Neighborhood. Public Hearing to be held during the January 18, 2024 Council meeting at 6pm
 4. The applicant, American Star Development SC, LLC (Brian Harvin), on behalf of the owners, Maxfield Company, LLC & Ann and Donna Nunamaker, is requesting conceptual approval and comments for an upcoming **map amendment** request of +/- 655 acres made up of two adjoining parcels. A 620.51 acre parcel located at 730 Taylor Mill Road (Parcel ID 062-00-06-029) and a 37.90 acre, unaddressed parcel owned by Ann and Donna Nunamaker (Parcel ID 062-00-06-003). The applicant is requesting a Traditional Neighborhood Development per section 3.3.2 of the Town of Ridgeland Smart Code
 5. Staff initiated text amendment to amend article 6, table 1 (pages 20-21) and Table 12: Specific function & use (page 40) of the Town of Ridgeland Smart code for the T3 and T4 transect zones. The amendment would add a conditional use category as a means to accommodate educational uses.
- IV. Nomination for new Planning Commission Chair January 1, 2024**
- V. Staff update: currently having discussions with Jasper County pertaining to address changes.**
- VI. Board Member Comments**
- VII. Public Comment Time (Limited to 3 Minutes)**
- VIII. Adjournment**