



**MEETING AGENDA**

The Town of Ridgeland

**PLANNING COMMISSION**

Monday, January 12, 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:** December 8, 2025

**IV. Old Business:**

**V. New Business:**

1. The applicant, Anne Horton Hodge (Trustee of the Polly Ann Horton Trust), and property owner, Ryan Strikland (authorized agent) of Clayton Properties Group, Inc., applied for a petition to annex and zone one lot of record consisting of approximately 12 acres of real property located in unincorporated Jasper County, South Carolina and identified as a portion of parcel No.: 062-18-06-008. 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

2. The applicant, Jasper County represented by Lenny Sansone., applied to rezone two properties consisting of approximately 196.62 acres and 38.58 acres of real property located with the Town of Ridgeland, South Carolina municipal limits, and identified as parcel Nos.: 062-00-03-017 and 062-00-03-067. The request is to rezone both properties from *T3 Neighborhood General* to *Special District-Industrial*.

**Public Meeting Comments:** Ask for public comments

**Planning Commissions role:** Advisory to Council

**Action needed:** Recommendation to Council

3. The applicant, Town of Ridgeland represented by Dennis Averkin, to rezone two properties consisting of approximately 1.02 acres and 2.1 acres located with the Town of Ridgeland, South Carolina municipal limits, and identified as parcel Nos.: 063-27-04-001 and 063-27-06-004. The request is to rezone said properties from *T4 Neighborhood Core* to *T5 Town Center/Main Street*.

**Public Meeting Comments:** Ask for public comments

**Planning Commissions role:** Advisory to Council

**Action needed:** Recommendation to Council

**VI. Staff Comments:**

**VII. Commissioner's Comments:**

**VIII. Adjournment**



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**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."

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**Planning Commissioners in attendance:**

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

**Town of Ridgeland Staff:**

Aaron Rucker, Dennis Averkin, and Danielle Smoak

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

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

**II. Roll Call**

Roll call was taken by Aaron. All members were present.

**III. Approval of Minutes: November 10, 2025**

Commissioner Rodina made a motion to approve November 10, 2025, meeting minutes contingent on amending Agenda item VII. the tree ordinance to state the tree ordinance was going for first reading before Town Council on November 20, 2025. Motion was seconded by Commissioner May and passed unanimously.

**IV. Old Business:**

None

**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*.

Trevor Cleland stated they are requested to rezone the property from T3 to T4 so they can open their food truck at this location. Eventually, they are planning to open a brewery/restaurant at this location.

No public comments.

**Motion:** Commissioner May made a motion to recommend approval for the request to rezone TMS# 063-26-17-002 from *T3 Neighborhood General* to *T4 Neighborhood Core* to Town Council. Motion seconded by Commissioner Mohr. Motion passed unanimously and is expected to go before Town Council on January 5, 2026, for second reading.

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.

Dennis Averkin explained this property was gifted to the Town of Ridgeland, is interstate frontage, and contiguous to the Town of Ridgeland's boundary.

**Motion:** Motion was made by Commissioner May and seconded by Commissioner Rodina to accept the petition for annexation and zoning designation of T4 for one parcel located at 824 East Frontage Road, Ridgeland, SC 29936 (TMS #062-00-10-002.) Motion passed unanimously and is expected to go before Town Council on January 5, 2026, for second reading.

**VI. Staff Comments:**

All commission meetings in 2026 are scheduled for the second Monday of the month except for October's, which will fall on Tuesday, October 13<sup>th</sup>, due to a holiday. Commissioners are invited to the Town of Ridgeland Christmas party at Lakeside on December 16<sup>th</sup> at 6pm. Both the revision to the SD-Nimmer tract to include additional lots and RV/boat storage along Tillman Road and the updated tree protection ordinance were approved by Council.

**VII. Commissioner's Comments:**

Commissioner Tenerowicz officially resigned from the Planning Commission. Asked if there were any candidates for commissioner opening? Chairman Denmark discussed resigning as chairman when we have new members to designate a new chairperson.

**VIII. Adjournment**

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

## 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:** Description of Property: Portion of 65.3 acres owned by the Polly Ann Horton Trust with Anne Horton Hodge as Trustee. Recorded in the Jasper County ROD Office on January 28, 2021 - TM #062-18-06-008.

**Recommended:** The property is designated as follows on the County tax maps: a portion of TM #062-18-06-008 approximating 12 acres. Recorded 12/02/25-Book 38/Page 1278-80

**Required :** A plat or map of the area should be attached. A tax map may be adequate.  YES  NO

**Optional:** It is requested that the property be zoned as follows: T3 - Neighborhood General

**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]

Anne Horton Hodge Anne H Hodge 22 Myrtle Is. <sup>7/17/2025</sup> Bluff <sub>SC 299</sub>

Name

Signature

Street Address, City

Date

[Add signature lines as necessary.]

J. Ryan Strickland  
 Clayton Properties Group, Inc.  
 DBA Mungo Homes.  
 12/11/2025

State of SC County of Jasper  
 Subscribed and sworn to (or affirmed) before me on this  
3rd day of Nov 2025 by  
Anne H. Hodge proved to me on the basis  
 of satisfactory evidence to be the person(s) who appeared before me.  
 Notary Signature Laura M. Phillips

For Municipal Use:

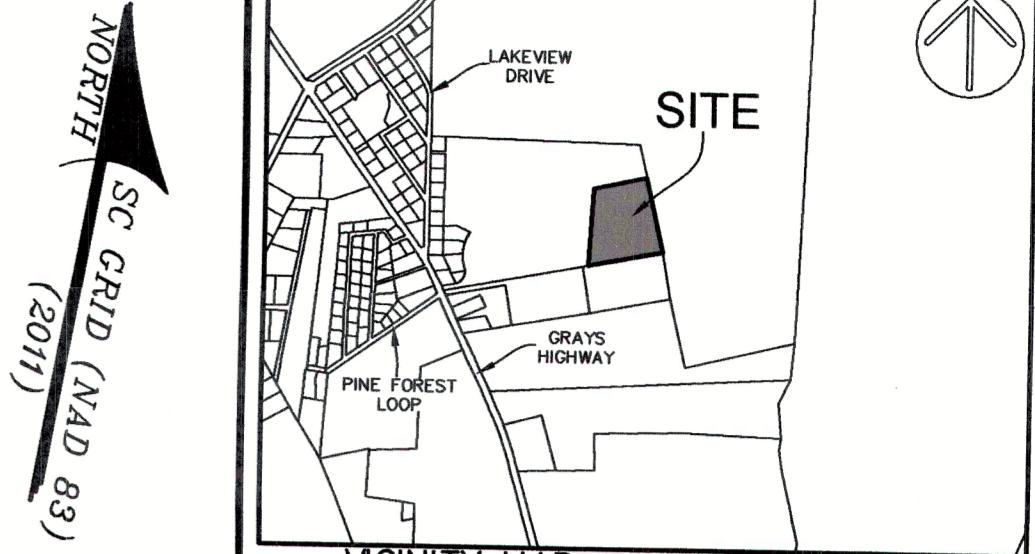
Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

SHEET 2



**LEGEND**

- △** CALC POINT - CORNER NOT SET
- RBS** **○** 5/8" IRON REBAR SET W/CAP
- CMF** **■** CONC. MONUMENT FOUND
- RBF** **●** IRON REBAR FOUND
- OTP** **●** OPEN TOP PIPE FOUND
- PIN** PARCEL IDENTIFICATION NUMBER
- WETLANDS**
- EDGE OF PAVEMENT**
- NEW 50' ACCESS EASEMENT (PHASE 1)**
- NEW 50' ACCESS EASEMENT (PHASE 2)**

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450112, MAP NUMBER 45053C0223D.
2. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.

OR BK38 PG 1/28-1280 (3)  
Doc No. 202500009348  
Reported 12/06/2018 06:36 PM  
PLAT Fee Amt. \$25.00  
State Tax \$0.00 Local Tax \$0.00  
Filed for Record in Jasper County, SC ROD  
Vanessa Wright, Registrar

**REFERENCES**

1. PB: 22 PG: 310
2. PB: 38 PG: 117
3. DB: 1071 PG: 610

100 50 0 100 200  
GRAPHIC SCALE (1"=100')

SHEET 3

**PREPARED FOR:**  
**MUNGO HOMES**  
A SUBDIVISION/NEW 50' ACCESS EASEMENT PLAT OF  
PIN: 062-18-008,  
062-18-00-011 & 062-00-00-012  
GRAYS HIGHWAY

FIELD WORK: **TW**  
FILER: **JNR**  
DRAWN BY: **JTR**  
FIELD DATE: 07-17-2025  
PLAT DATE: 11-13-2025  
SCALE: **1"=100'**  
PROJECT No.: **BT-2177**  
FILE: **BT-2177 SUB3.DWG**

SHEET 1 OF 3

**ATLAS SURVEYING, INC.**  
168 BOARDWALK DRIVE, SUITE A.  
RIDGELELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: [WWW.ATLASSURVEYING.COM](http://WWW.ATLASSURVEYING.COM)



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 FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

**EASEMENT AREA CHART**

PHASE 1 ACCESS EASEMENT: 79,735 S.F. 1.830 AC.

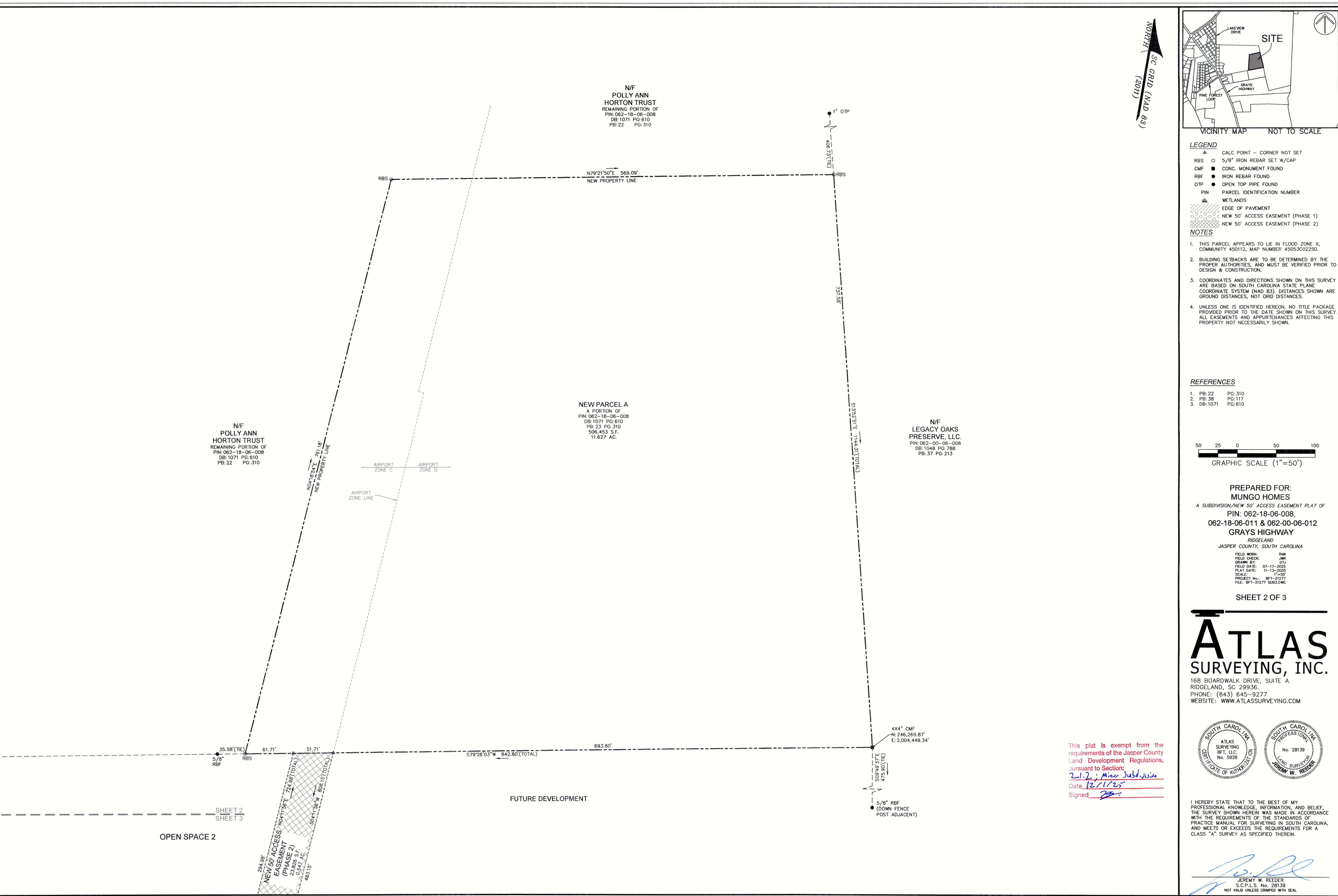
PHASE 2 ACCESS EASEMENT: 23,828 S.F. 0.547 AC.

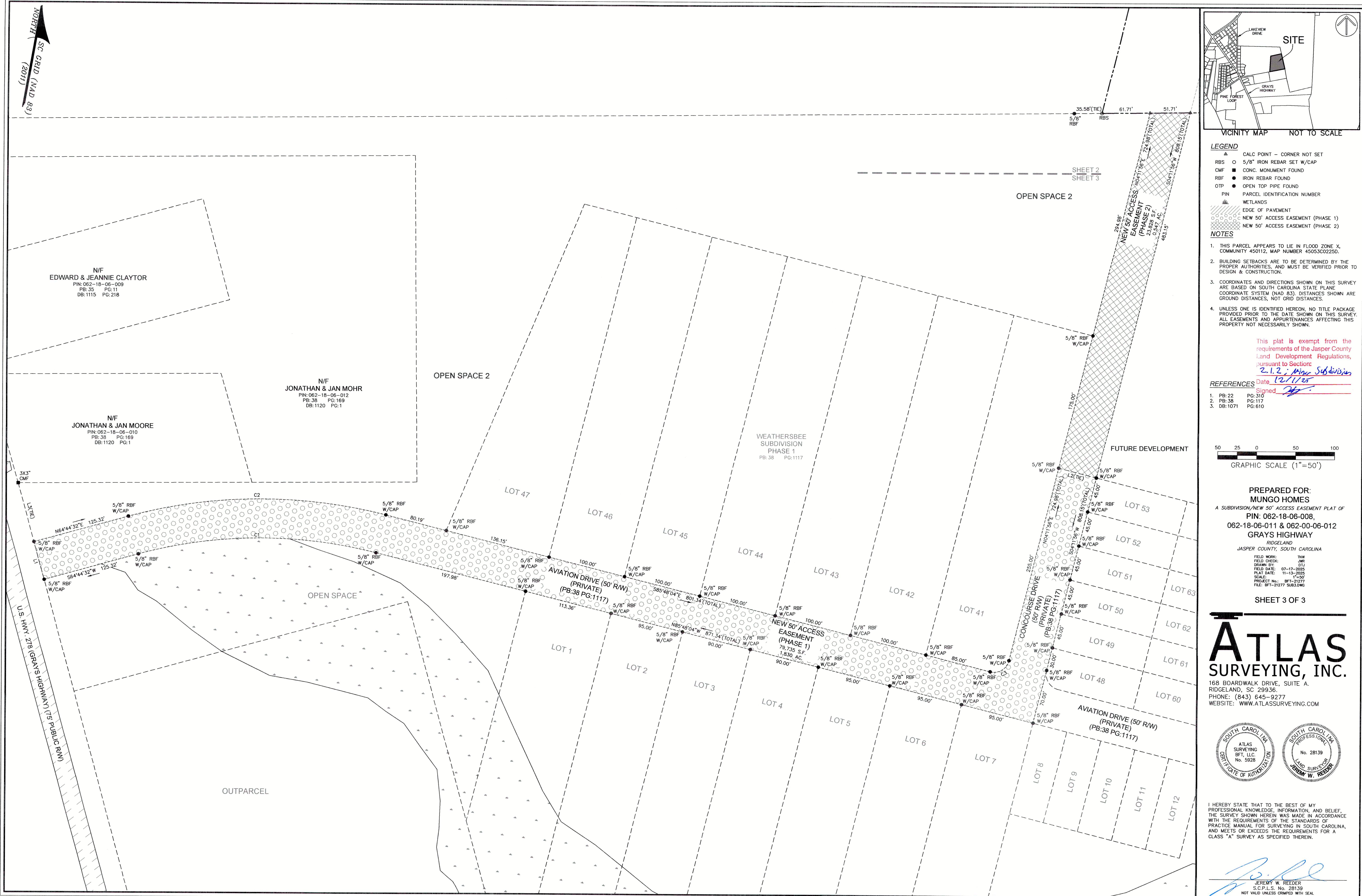
TOTAL EASEMENT AREA: 103,563 S.F. 2.377 AC.

LINE TABLE			
LABEL	BEARING	DISTANCE	
L1	N00°00'W	50.000'	
L2	S85°48'04"E	50.000'	
L3	N25°15'28"W	78.10'	

CURVE TABLE			
LABEL	RADIUS	ARC	CHORD (CHORD BEARING) DELTA
C1	600.00	308.47	S79°28'14"W 29°27'24"
C2	650.00	334.17	S79°28'14"E 29°27'24"
C3	20.00	31.42	S49°11'56"E 90°00'00"

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







**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](http://www.ridgelandsc.gov)

APPLICATION FEE
DATE
FEE COLLECTED BY

**OFFICE USE ONLY****DATE FILED:****APPLICATION NUMBER:****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 MUST have a pre-application meeting with Town of Ridgeland Planning Staff prior to submittal  Yes  No

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**Applicant Information**

Applicant Name: Jasper County represented by Lenny Sansone

Applicant email: lsansone@jaspercountysc.gov Applicant Phone number: 843-547-8383

Applicant mailing Address: 358 Third Avenue, Ridgeland SC 29936

Applicant Title:  Property Owner  Developer  Architect  Engineer  Contractor

**Property owner information:**

Property Owner Name: Jasper County

Property Owner email: Same as above Property Owner Phone number: Same as above

Property Owner mailing Address: Same as above

**Property Location:**

Property Address(es): 1863 Grays Highway = 196.62 acres; 262 Hwy. Barbara B. Clark Dr. = 38.58 acres

Parcel ID(s): 062-00-03-017 and 062-00-03-067

Acreage and number of lots included in map amendment request: 2 lots - Approx. 235.20 total acres

Direction	Jurisdiction (circle one)	Parcel ID	Acreage	Zoning classification	Current use
North	Jasper County Town of Ridgeland				
East	Jasper County Town of Ridgeland				
South	Jasper County Town of Ridgeland				
West	Jasper County Town of Ridgeland				





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[www.ridgelandscc.gov](http://www.ridgelandscc.gov)

Description of current use and proposed use: Airport to include runway and fuel farm.  
Future hangers and ware houses

**Designation 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) in this application.

Owner's Signature

Date 12/5/25

I (We) certify that the following information in this application is correct.

Applicant's Signature

Date 12/5/25





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APPLICATION FEE
DATE
FEES COLLECTED BY

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Applicant MUST have a pre-application meeting with Town of Ridgeland Planning Staff prior to submittal  Yes  No

*Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?*  Yes  No

**Applicant Information**

Applicant Name: Dennis Averkin on behalf of Town of Ridgeland

Applicant email: [daverkin@ridgelandsco.gov](mailto:daverkin@ridgelandsco.gov) Applicant Phone number: 843-726-7504

Applicant mailing Address: PO Box 1119 Ridgeland, SC 29936

Applicant Title:  Property Owner  Developer  Architect  Engineer  Contractor  Authorized Agent**Property owner information:**

Property Owner Name: Town of Ridgeland in care of Mayor Joseph N. Malphrus

Property Owner email: [jnmalphrus@ridgelandsco.gov](mailto:jnmalphrus@ridgelandsco.gov) Property Owner Phone number: 843-726-7500

Property Owner mailing Address: PO Box 1119 Ridgeland, SC 29936

**Property Location:**

Property Address(es): 1 Town Square Ridgeland, SC 29936

Parcel ID(s): 063-27-04-001 &amp; 063-27-06-004

Acreage and number of lots included in map amendment request: 1.02 acres &amp; 2.1 acres (2 lots)

Direction	Jurisdiction (circle one)	Parcel ID	Acreage	Zoning classification	Current use
North	Jasper County <u>Town of Ridgeland</u>	063-27-06-013	14.99	T4	Gretsch Drums
East	Jasper County <u>Town of Ridgeland</u>	063-27-06-005 063-27-05-001	.46 .33	T4 T4	General Services SF Home/Residence
South	Jasper County <u>Town of Ridgeland</u>	063-26-02-001	.7	T4	SF Home/Residence
West	Jasper County <u>Town of Ridgeland</u>	063-27-01-004 063-27-02-001	.25 1.12	T4 T4	SF Home/Residence Jasper Co. Chamber



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## Description of current use and proposed use: Request to rezone properties from T4 to T5.

Town Hall and General Services are used for local governmental purposes. Uses will remain the same.

1. **ATMOSPHERE**  
2. **ATMOSPHERE**  
3. **ATMOSPHERE**  
4. **ATMOSPHERE**  
5. **ATMOSPHERE**  
6. **ATMOSPHERE**  
7. **ATMOSPHERE**  
8. **ATMOSPHERE**  
9. **ATMOSPHERE**  
10. **ATMOSPHERE**

**Designation 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) in this application.

*Owner's Signature* \_\_\_\_\_ *Date* \_\_\_\_\_

I (We) certify that the following information in this application is correct.

Applicant's Signature  Date 12/21/02

