MEETING AGENDA
The Town of Ridgeland
PLANNING COMMISSION
Monday, July 13, 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: May 11, 2026, and June 8, 2026

IV. New Business:

Projects/Architectural Review:

1. None

Policy Item(s):

1. Impact Fee Presentation – Mihaela Coopersmith, Raftelis

Planning Commissions role: Consider applying impact fees on all new development
Action needed: Formal recommendation to Council

V. Old Business:

Policy Item(s):

1. ZTX-26-01: A text amendment to the Town of Ridgeland Zoning Ordinance addressing architectural standards.
2. 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

MEETING MINTUES
The Town of Ridgeland
PLANNING COMMISSION
Monday, May 11, 2026, 5:30 P.M.
Town Hall, Council Chambers, 1 Town Square, 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 May and Commissioner Smith
Town of Ridgeland Staff:
Aaron Rucker and Danielle Smoak

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

Chairman Denmark called the meeting to order at 5:30pm.

II. Roll Call

Roll call was taken and Commissioners Mohr and Smith were not present. Commissioner Smith arrived at 5:51pm.

III. Approval of Minutes: April 13, 2026

Motion to approve April 13, 2026, meeting minutes were made by Commissioner May and seconded by Commissioner Rodina. Motion passed unanimously.

IV. Old Business:

1. None

V. New Business:

Projects/Architectural Review:

1. Concept plan: Fox Chase development located off Grays Highway, Forino Homes

   Aaron Rucker explained that Fox Chase was approved for 183 townhomes. There are four buildings up front that have been built and CO'd. There are three buildings in the rear that have not been CO'd but are close to being finished but otherwise, no new development. Ward Edwards and Fornio are now interested in a single-family detached project. Instead of 183 townhomes it would be 142 dwellings units, consisting of 24 townhomes and 118 single-family detached homes. The revision results in a reduction of 41 dwelling units.
2. ~~Concept plan: Weathersbee Phase 4 subdivision located off Grays Highway, Mungo Homes~~ The plan was removed by the applicant.
3. Architectural review: Cottage Walk subdivision located at Beach Street and Getsinger Street, McGuinn Homes

   Aaron explained that Cottage Walk subdivision located at Beach Street and Getsinger Street are all existing, legal lots of records that McGuinn Homes are looking to infill. McGuinn provided two elevations, The Pine 'A' has a rear loaded garage, and The Pine 'B' has a front-loaded garage.

   The commissioners would like to suggest raised foundations and bigger front porches.

Policy Item:

1. ZTX-26-01: A text amendment to the Town of Ridgeland Zoning Ordinance addressing architectural standards.
   Aaron explained that everything seen in red and blue is proposed new text. Staff is not trying to completely overhaul the architectural standards but improve them since the BZA keeps allowing variances. Text changes discussed were to 5.13.1, 5.13.2.A & .E, 5.13.3.A, .B, .G, .H, & .I, 5.13.4.G, 5.13.6.B, 5.13.7.A, .F, & .G, 5.13.8.A, .B, .D, .E, & .F, and 5.13.9.D, .E, .G, .H, & .J.
2. ZTX-26-02: A text to the Town of Ridgeland Zoning Ordinance addressing window signs/curtains standards.
   Staff has received concerns from elected officials regarding window coverage and window signs in our downtown area. Text changes discussed were to 5.12.1.C, 5.12.3.A, .B, .C, .D, & .E, 5.12.4, and 5.12.5, .B, &.C.
   Discussion continued until next meeting.

VI. Staff Comments:

Following council's focus on downtown revitalization, a downtown strategic plan is being contemplated and presented to council for the 2026-2027 budget cycle. There was also a brief discussion of an annexation request for a 425.4-acre parcel and the desire to zone it as a special district.

VII. Commissioner's Comments:

40+ properties that code enforcement are working through.

VIII. Adjournment

Motion to adjourn was made by Commissioner Rodina and seconded by Commissioner May. Vote was unanimous and meeting was adjourned at 8pm.

MEETING MINUTES
The Town of Ridgeland
PLANNING COMMISSION
Monday, June 8, 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."

Planning Commissioners in attendance:
Vice Chairman Rodina and Commissioner Mohr
Town of Ridgeland Staff:
Aaron Rucker and Danielle Smoak

I. Call to Order: Pledge of Allegiance and Invocation by Vice Chairman Ralph Rodina

Vice Chairman called the meeting to order at 5:31pm.

II. Roll Call

Only 2 members were present, which was not enough for a quorum. All agenda items requiring a vote were postponed until the July 13th meeting.

III. Approval of Minutes: May 11, 2026

Postponed until July 13, 2026.

IV. Old Business:

Policy Item(s):

1. ZTX-26-01: A text amendment to the Town of Ridgeland Zoning Ordinance addressing architectural standards.
2. ZTX-26-02: A text to the Town of Ridgeland Zoning Ordinance addressing window signs/curtains standards.

Policy items 1 & 2 postponed until July 13, 2026.

V. New Business:

Projects/Architectural Review:

1. Concept plan: Weathersbee Phase 3 located off Grays Highway, Mungo Homes

Per Johnson and Willy Powell with Ward Edwards explained Weathersbee Phase 3 is a continuation of Weathersbee Phases 1 & 2. It will be an exact extension of the current conditions in Weathersbee Phase 2. Weathersbee Phase 3 will be adding 47 more lots.

Commissioners commented on turn lane, talking to SCDOT about reducing speed limit to 45 to help with traffic concerns, and the storm water pond taking its shape due to underlying soil conditions.

VI. Staff Comments:

At the July 13th meeting, the two text amendments postponed from tonight's meeting and impact development fee act is anticipated to occur. Commission will provide a recommendation to council.

VII. Commissioner's Comments:

Commissioner comments included wanting to know if there's been an interest in the farmers' market, looking into StrongTowns.org, and inquiring about visiting solar fields.

VIII. Adjournment

Meeting was adjourned at 6:22pm.

TOWN OF

RIDGELAND

Development Impact Fees & General Fund Financial Planning FY 2026-2027

July 13, 2026

RAFTELIS

Introduction

- Ridgeland is in one of the fastest-growing counties in the nation
- Development projections show taxable residential properties tripling over the next 10 years
- The Town has planned proactively to expand facility capacity for sustainable, equitable growth
- Ridgeland engaged Raftelis to develop a 10-Year General Fund Capital Plan and calculate Development Impact Fees for Fire, Police, and Parks
- Today's focus: How Impact Fees are calculated and applied, and their effect on General Fund financial performance

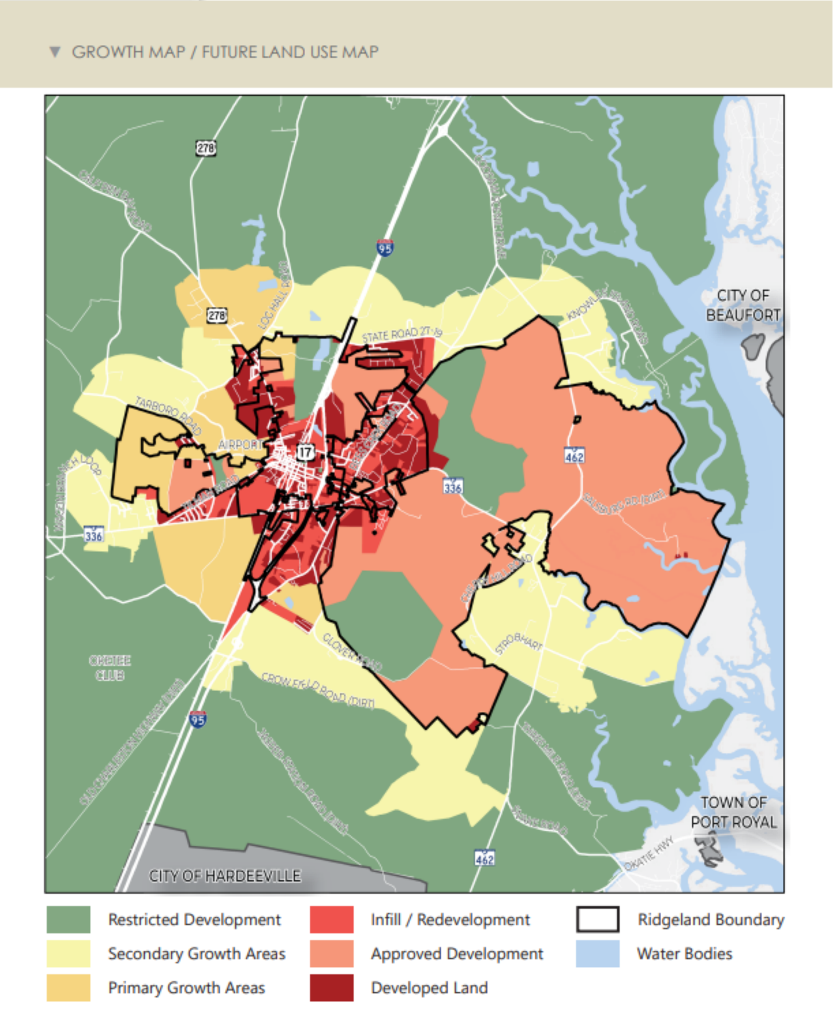


**Image sourced from the Ridgeland 2025 Comprehensive Plan*

Capital Improvement Plan Development

CIP Development

- Developed a Capital Improvement Plan for Fire, Police, and Parks in partnership with Town staff
- The CIP addresses both growth-related needs and asset replacement
- $25.3 million of planned projects for FY 2027 to FY 2036
  - $15.6 million for the Fire Department
  - $6.5 million for the Police Department
  - $2.8 million for general replacement, rehabilitation, and Town Hall expansion
  - $0.3 million for Parks & Recreation
- Key items:
  - New Fire Station
  - Police Station Expansion
  - 4 new fire trucks and replacement of the existing engines
  - Park and tennis court additions

Fire Protection CIP

Fire Protection CIP	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
New Fire Station	$0	$0	$0	$0	$6,077,531	$0	$0	$0	$0	$0
Fire Station Equipment	$0	$0	$0	$0	$423,191	$0	$0	$0	$0	$0
Fire Vehicle Replacements	$4,578,000	$470,710	$63,654	$0	$0	$197,077	$0	$73,792	$0	$0
New Fire Trucks	$0	$0	$0	$0	$3,498,081	$0	$0	$0	$0	$0
New Quick Response Vehicles	$0	$0	$0	$0	$315,142	$0	$0	$0	$0	$0
Total Fire Protection CIP	**$4,578,000**	**$470,710**	**$63,654**	**$0**	**$10,313,946**	**$197,077**	**$0**	**$73,792**	**$0**	**$0**

Law Enforcement CIP

Law Enforcement	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Police Station Expansion	$0	$0	$0	$2,315,250	$0	$0	$0	$0	$0	$0
Police Vehicle Replacements	$723,484	$0	$91,023	$440,050	$0	$838,716	$0	$105,521	$510,138	$0
New Police Vehicles	$126,764	$130,567	$134,484	$138,518	$142,674	$146,954	$151,363	$155,904	$160,581	$165,398
Total Fire Protection CIP	**$850,248**	**$130,567**	**$225,507**	**$2,893,818**	**$142,674**	**$985,670**	**$151,363**	**$261,424**	**$670,719**	**$165,398**

Parks and Recreation CIP

Parks & Recreation	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Harold Turpin Park - Expansion	$0	$0	$0	$0	$0	$0	$0	$0	$147,746	$0
Playground Replacement	$0	$0	$0	$0	$56,275	$0	$0	$0	$0	$0
New Tennis Courts	$0	$0	$0	$0	$0	$102,103	$0	$0	$0	$0
Total Fire Protection CIP	**$0**	**$0**	**$0**	**$0**	**$56,275**	**$102,103**	**$0**	**$0**	**$147,746**	**$0**

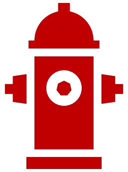
Development Impact Fees

What are General Fund Impact Fees?

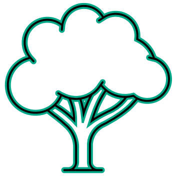
- Development impact fees are charges on new development to fund a proportionate share of the system improvements needed to serve that growth
- South Carolina municipalities are authorized to charge impact fees under the Development Impact Fee Act (SC Code Title 6, Chapter 1, Article 9)
- Impact fees may only fund growth-related projects that serve new development

Law Enforcement

Fire Protection



Parks & Recreation



Impact Fees Overview

- Impact Fees are **one-time** charges assessed to new customers for their use of system capacity.
  - Impact fees do not fund replacement of existing assets
  - Impact fees do not correct existing service deficiencies
  - Impact fees do not fund operations and maintenance costs

- Fees must comply with the Rational Nexus test established in court cases
  - The need for capacity charges is a result of new growth
  - The charges do not exceed the reasonable cost of providing capacity
  - Fee revenues must be earmarked to provide direct benefit to new customers

Allowed Methodologies For Fee Calculation

1. Buy-In Approach
   - Focuses on existing facilities with available capacity to serve new customers
   - Analysis based on fixed asset records

2. Incremental/Marginal Cost Approach
   - Focuses on additional facilities required to meet anticipated growth
   - Analysis based on capital improvement plan

3. Combined Approach

For Ridgeland, the incremental approach was selected for law enforcement and fire protection, and the combined approach was selected for parks & recreation.

Impact Fee Calculation Process

- Total capital costs
  - Existing investment in facilities & core assets (Parks only)
  - Future investment in growth capacity
- Allocate between residential and non-residential
  - Based on functional population / census data
- Divide capital costs by functional population units
  - Residential per dwelling unit (D.U.)
  - Non-residential per unit (1,000 sq. ft, number of rooms, etc.)

Impact Fee Calculation – Cost Components

- Law Enforcement & Fire Protection – Marginal cost approach – includes only growth-related project cost from the developed CIP
- Parks & Recreation – Combined approach (Marginal and Buy in) includes both growth-related project costs from CIP and existing asset value of park land

Department	Total Growth-related Capital Investment
Law Enforcement	$ 2.32 Million
Fire Protection	$ 9.58 Million
Parks & Recreation	$ 2.84 Million

Law Enforcement Development Impact Fees

- All project costs are anticipated to be funded through Impact Fee revenues and unrestricted General Fund balances

Law Enforcement	SFR/MFR	Non-Residential
Total Growth Related CIP	**$ 1,448,600**	**$ 866,600**
10 Yr Functional Population Added	**4,248**	**2,303**
Fee Per Functional Population Unit	$ 341	$ 376
Functional Populations (SFR/MFR)	**2.04 / 1.22**	**1.37**
Impact Fee Per Unit	**$695 / $416**	**$516**

Fire Protection Development Impact Fees

- Funded through a mix of Impact Fee revenues, General Fund balances, and debt financing for the new station and truck
  - A debt credit accounts for future borrowing

Fire Protection.	SFR/MFR	Non-Residential
Total Growth Related CIP	**$ 5,991,400**	**$ 3,584,200**
Less: Future Debt Credit	($ 3,161,100)	($ 1,891,052)
Net Capital Investment	**$ 2,830,300**	**$ 1,693,100**
10 Yr Functional Population Added	**4,248**	**2,303**
Fee Per Functional Population Unit	$ 667	$ 735
Functional Populations (SFR/MFR)	**2.04 / 1.22**	**1.37**
Impact Fee Per Unit	**$1,359 / $812**	**$1,009**

Parks & Recreation Development Impact Fees

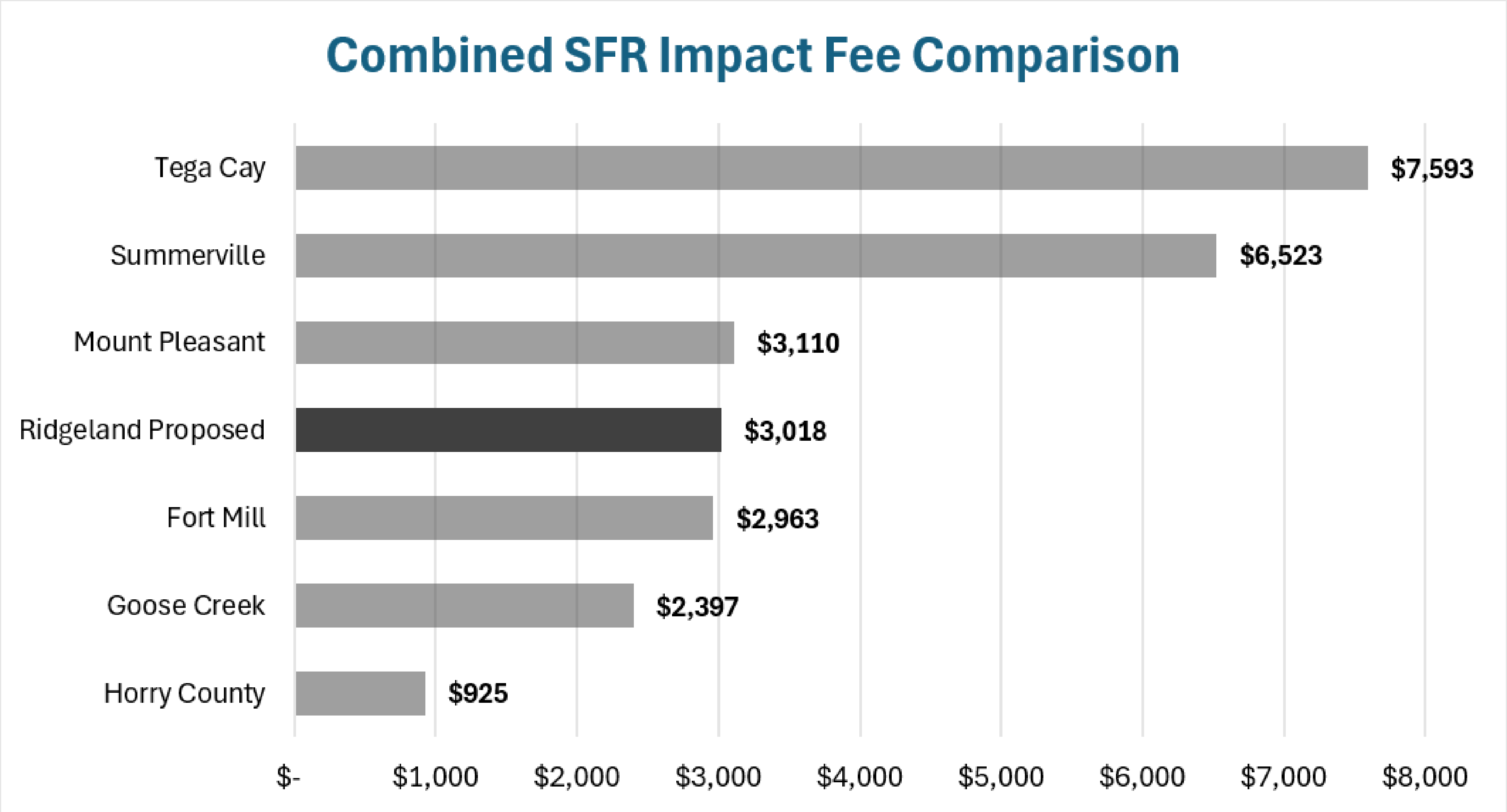
- Total capital costs include existing park land value and recreational facility expansion costs
  - Funded through Impact Fee and General Fund revenues

Parks & Recreation	SFR/MFR
Total Growth-Related CIP	**$ 2,842,400**
2036 Projected Residential Population	**10,001**
Fee Per Functional Population Unit	$ 284
Functional Populations (SFR/MFR)	**3.39 / 2.04**
Impact Fee Per Unit	**$964 / $578**

Summary Total Development Impact Fee

Development Impact Fees	Single Family Residential	Multi-Family Residential	Non-Residential
	Per Dwelling Unit	*Per Dwelling Unit*	*Per 1,000 S.f.*
Law Enforcement	$695	$416	$516
Fire Protection	$1,359	$812	$1,009
Parks & Recreation	$964	$578	-
Total Development Impact Fee Per Unit	$3,018	$1,806	$1,525

Development Impact Fee Comparisons



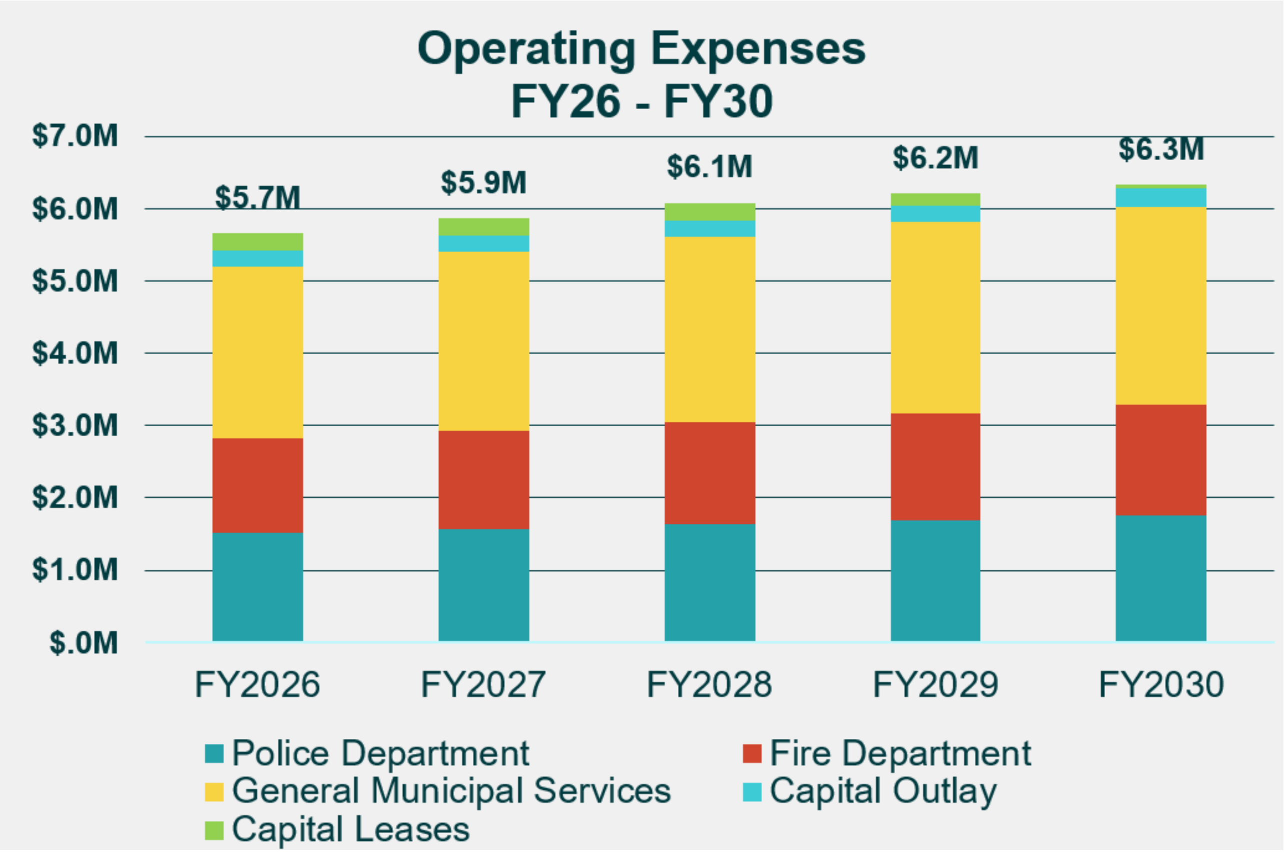
General Fund Analysis

General Fund Analysis Objectives

- Project General Fund revenue requirements: operating expenses, debt service, and the capital plan
- Establish current and projected revenues from property taxes and other Town sources
- Test whether Impact Fee revenues close the funding gap or if additional revenue sources are needed

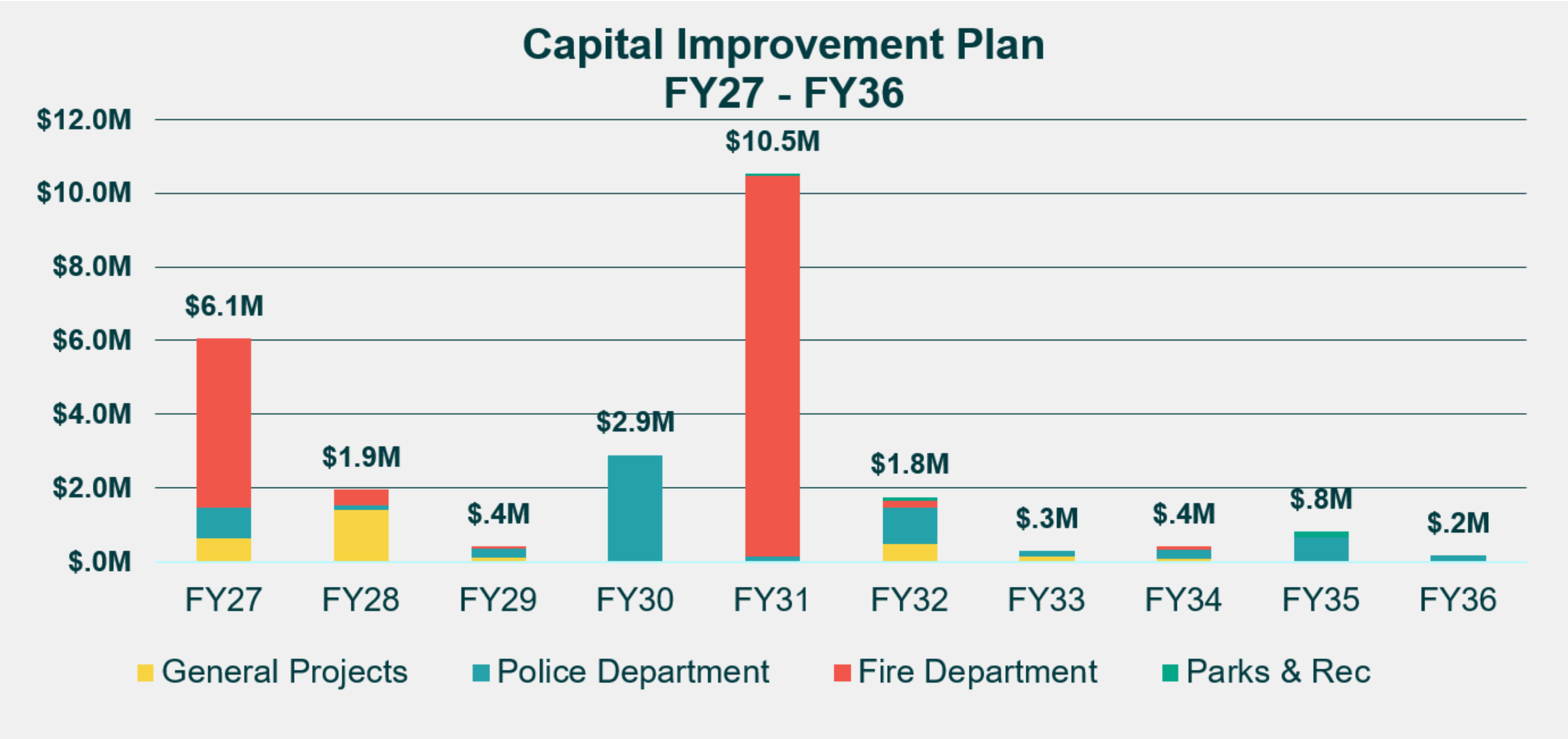
Operating Expenses & Outstanding Obligations

- Operating expenses projected from the FY2026 adopted budget
- Capital outlay includes ~$200,000 per year for small equipment
- Two outstanding capital leases cover Fire and Police vehicles and equipment



General Fund Capital Improvement Plan

- $25.3 million of planned projects for FY 2027 to FY 2031
- The financial plan assumes large vehicles are funded through short-term capital leases, with a portion of the FY2031 Fire Station funded through debt



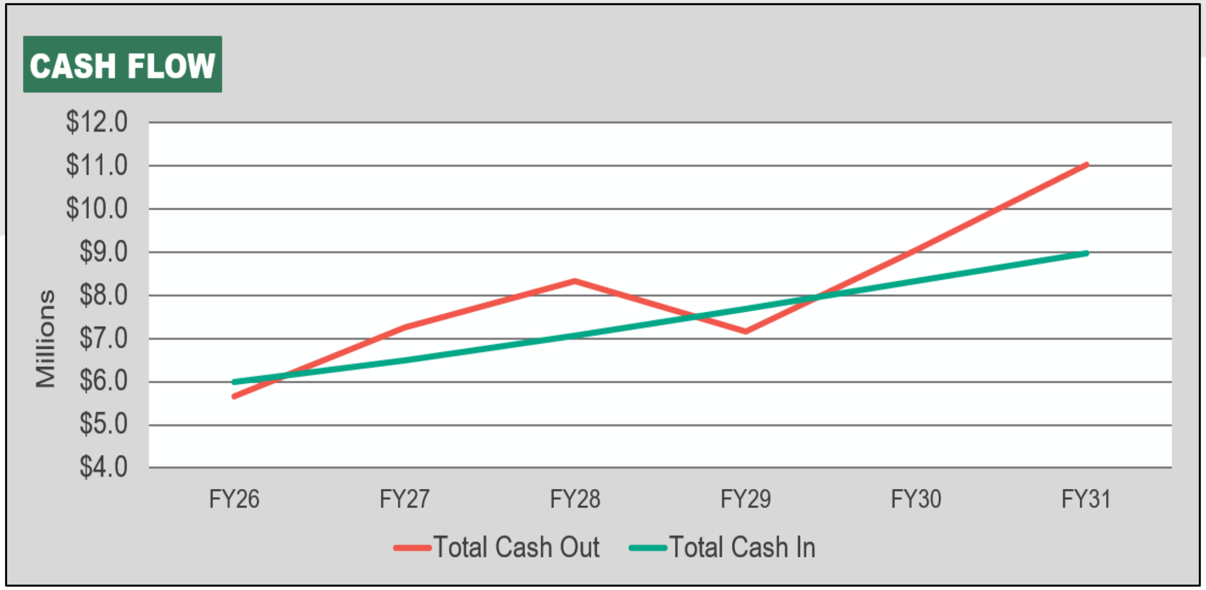
General Fund Revenue Assumptions

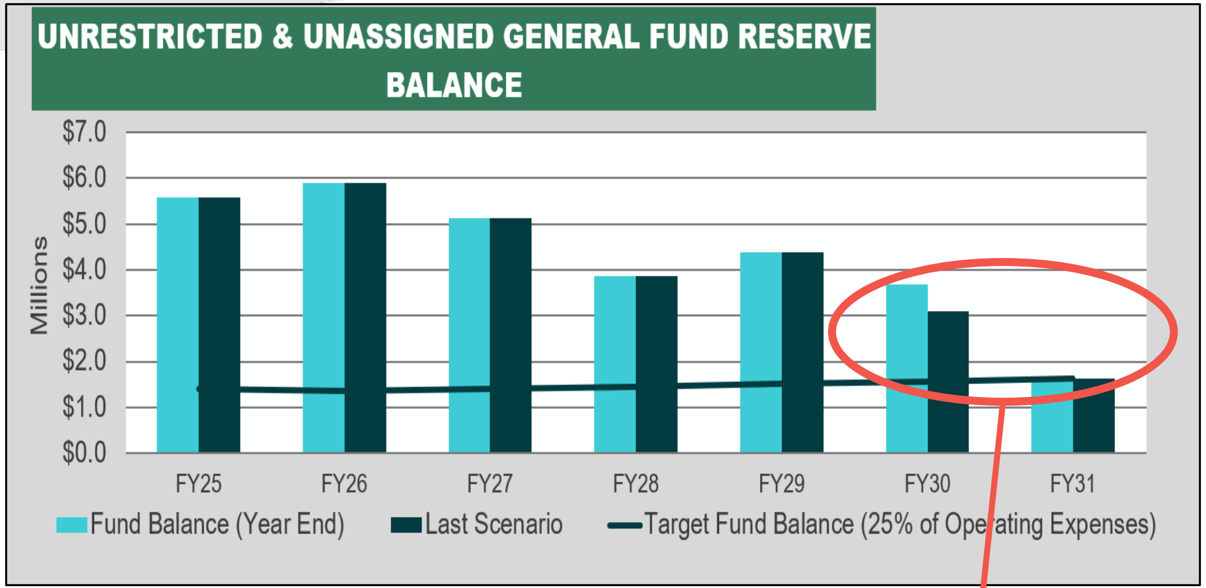
- Proposed 2.63% millage rate increase for FY 2027 to 16.6 ₵ per dollar of assessed value
- Annual growth in assessed property values of 4%
- Growth in taxable properties consistent with development projections
  - Other operating revenues forecast to grow 4% annually

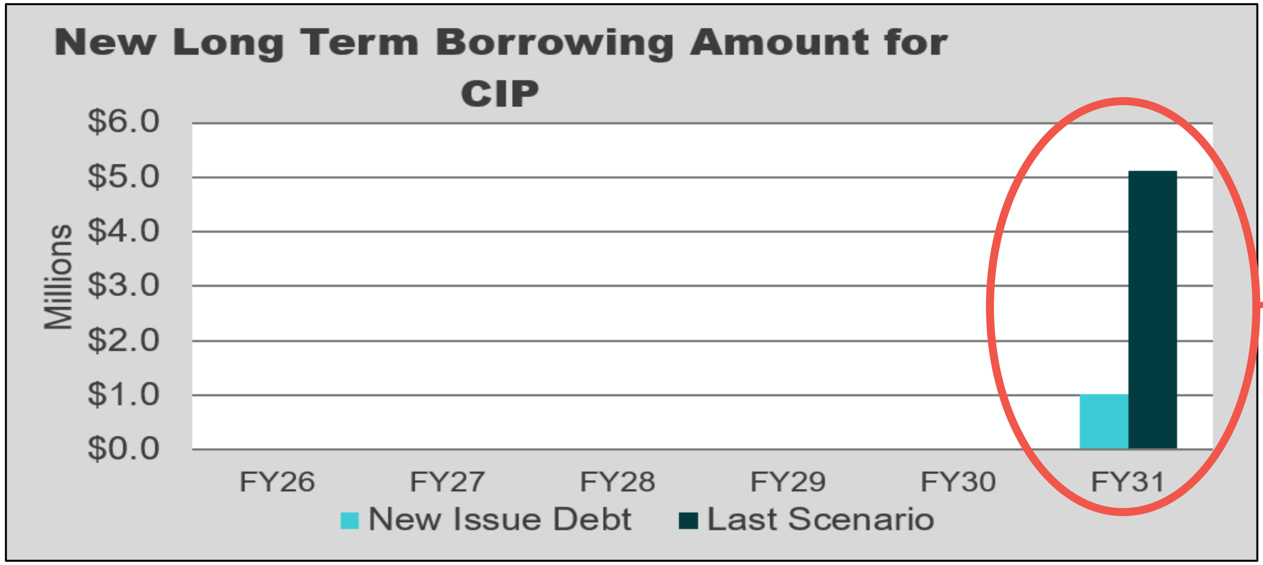
Forecasted Impact Fee Revenues

Impact Fee	FY2027	FY2028	FY2029	FY2030	FY2031
Law Enforcement	$107,000	$153,442	$154,976	$141,166	$140,655
Fire Protection	$443,000	$636,000	$642,000	$585,000	$583,000
Parks & Recreation	$181,000	$258,512	$261,097	$237,831	$236,969

FY 2027 Financial Plan







The financial model shows without Impact Fee revenues, forecasted borrowing needs will be much greater

Looking Ahead

- **You are proactive**
  - Impact fees ensure new development pays its share of capital costs
  - Adopt the General Fund Capital Improvement plan followed by the Development Impact Fees in accordance with procedures found in SC Code Title 6, Chapter 1, Article 9
  - Strong financial planning positions the General Fund for sustained growth
- **Growth is on your side**
  - Ridgeland's projected residential growth expands the tax base over the next decade
  - Impact fee revenue funds new infrastructure without burdening existing taxpayers
  - Monitor impact fee fund performance and capital plan execution

Thank you!

Contact: Mihaela Coopersmith
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Contact: Mike Burton
904 923 1466/ mburton@raftelis.com

MSRB REGISTERED
MUNICIPAL
ADVISOR

Raftelis is a Registered Municipal Advisor within the meaning as defined in Section 15B (e) of the Securities Exchange Act of 1934 and the rules and regulations promulgated thereunder (Municipal Advisor Rule).

However, except in circumstances where Raftelis expressly agrees otherwise in writing, Raftelis is not acting as a Municipal Advisor, and the opinions or views contained herein are not intended to be, and do not constitute “advice” within the meaning of the Municipal Advisor Rule.

Impact Fee Calculation – Functional Population

- Functional population allocates Law Enforcement and Fire facility costs proportionally between residential and non-residential development
- Town infrastructure serves both residents and non-residential uses such as businesses and institutions
- Parks & Recreation fees use residential population only, since recreational facilities primarily serve Ridgeland residents

Fire Protection CIP

Capital Assets	Estimated Cost	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
NEW - Fire Station 2 (Growth)	$5,000,000					$6,077,531					
NEW - Fire Station 3 Moultrie Tract (Growth)	$5,000,000										
NEW - Fire Station 2 Equipment (Growth)	$200,000					$225,102					
NEW - Fire Station 3 Equipment (Growth)	$200,000										
Fire - 1986 Engine E-0NE Ford	$1,077,000	$1,077,000									
Fire - 2006 Ladder Truck E-0NE Typhoon	$1,677,000	$1,677,000									
Fire - 2006 Tanker Truck American Lafrance Freightliner	$577,000	$577,000									
Fire - 2006 Engine Pierce Contender	$1,077,000	$1,077,000									
Fire - 2008 Rescue Unit Ford F550	$427,000		$439,810								
Fire - 2008 ATV Kuboto MX5100DT	$30,000		$30,900								
Fire - 2017 Ford F250 SC32662	$60,000	$60,000					$69,556				
Fire - 2016 Ford Intercepter	$50,000	$50,000					$57,964				
Fire - 2022 Ford F150 Red	$60,000	$60,000					$69,556				
Fire - 2024 Ford F150	$60,000			$63,654					$73,792		
NEW - Fire Engine 1 - Station 2 (Growth)	$1,077,000					$1,212,173					
NEW - Fire Engine 2 - Station 2 (Growth)	$1,077,000					$1,212,173					
NEW - Fire Tanker Truck - Station 2 (Growth)	$577,000					$649,419					
NEW - Fire Rescue Unit - Station 2 (Growth)	$377,000					$424,317					
NEW - Ford F150 Quick Response Vehicle - Station 2 (Gro	$70,000					$78,786					
NEW - Ford F150 Quick Response Vehicle - Station 2 (Gro	$70,000					$78,786					
NEW - Ford F150 Quick Response Vehicle - Station 2 (Gro	$70,000					$78,786					
NEW - Ford F150 Quick Response Vehicle - Station 2 (Gro	$70,000					$78,786					
NEW - Fire Engine 1 - Station 3 (Growth)	$1,077,000										
NEW - Fire Engine 2 - Station 3 (Growth)	$1,077,000										
NEW - Fire Tanker Truck - Station 3 (Growth)	$577,000										
NEW - Fire Rescue Unit - Station 3 (Growth)	$377,000										
NEW - Ford F150 Quick Response Vehicle - Station 3 (Gro	$70,000										
NEW - Ford F150 Quick Response Vehicle - Station 3 (Gro	$70,000										
NEW - Ford F150 Quick Response Vehicle - Station 3 (Gro	$70,000										
NEW - Ford F150 Quick Response Vehicle - Station 3 (Gro	$70,000										

Law Enforcement CIP

Capital Assets	Estimated Cost	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Police Station - Expansion (Growth)	$2,000,000				$2,315,250						
Police - 2021 Dodge Charger (Replace with Dodge Dura	$63,382	$63,382					$73,477				
Police - 2021 Dodge Charger (Replace with Dodge Dura	$63,382	$63,382					$73,477				
Police - 2021 Dodge Charger (Replace with Dodge Dura	$63,382	$63,382					$73,477				
Police - 2021 Dodge Charger (Replace with Dodge Dura	$63,382	$63,382					$73,477				
Police - 2021 Dodge Charger (Replace with Dodge Dura	$63,382	$63,382					$73,477				
Police - 2022 Ford Explorer (Replace with Ford F150)	$85,798	$85,798					$99,463				
Police - 2021 Ford F150	$85,798	$85,798					$99,463				
Police - 2022 Ford F150	$85,798	$85,798					$99,463				
Police - 2022 Ford F150	$85,798	$85,798					$99,463				
Police - 2024 Ford F150	$85,798			$91,023					$105,521		
Police - 2025 Ford F150	$85,798				$93,754					$108,686	
Police - 2022 Dodge Durango	$63,382	$63,382					$73,477				
Police - 2025 Dodge Durango	$63,382				$69,259					$80,290	
Police - 2025 Dodge Durango	$63,382				$69,259					$80,290	
Police - 2025 Dodge Durango	$63,382				$69,259					$80,290	
Police - 2025 Dodge Durango	$63,382				$69,259					$80,290	
Police - 2025 Dodge Durango	$63,382				$69,259					$80,290	
NEW - Police Dodge Durango FY2027-1	$63,382	$63,382					$73,477				
NEW - Police Dodge Durango FY2027-2	$63,382	$63,382					$73,477				
NEW - Police Dodge Durango FY2028-1	$63,382		$65,283					$75,681			
NEW - Police Dodge Durango FY2028-2	$63,382		$65,283					$75,681			
NEW - Police Dodge Durango FY2029-1	$63,382			$67,242					$77,952		
NEW - Police Dodge Durango FY2029-2	$63,382			$67,242					$77,952		
NEW - Police Dodge Durango FY2030-1	$63,382				$69,259					$80,290	
NEW - Police Dodge Durango FY2030-2	$63,382				$69,259					$80,290	
NEW - Police Dodge Durango FY2031-1	$63,382					$71,337					$82,699
NEW - Police Dodge Durango FY2031-2	$63,382					$71,337					$82,699

5.13 - ARCHITECTURAL STANDARDS.

5.13.1 The following architectural standards shall apply to all structures in the following transect zones: T2.5, T3, T4, T5, and SD-Exit 21.

Overall design of new structures should follow the Lowcountry, coastal Southern style of architecture designed for hot, humid, and flood-prone regions, characterized by raised foundations, wide, shaded, or screened-in porches, and high ceilings. It emphasizes indoor-outdoor living, with materials like hardy plank or wood siding, metal roofs, and large windows to encourage ventilation and capture available breezes. Overall design of existing structures located in the original areas of town already demonstrating Lowcountry architectural elements shall continue this vernacular during reconstruction or rehabilitation. Stucco and/or oyster shell tabby shall be used as an accent only in cases where wood, fiber cement siding, or vinyl exists.

Key Features of Lowcountry Architecture:

Elevated Foundations: Homes are raised on brick piers, columns, or pilings to protect against coastal flooding and allow air circulation, which helps manage moisture. While not mandatory outside of floodplains for new structures, elevated foundations or stem wall slabs are preferred over concrete slab on grade. However, new construction within the 100-year floodplain must be raised on crawlspaces or stilts to reduce fill and improve resilience.

Deep Wraparound Porches: A staple element that provides shade, encourages outdoor living, and protects interior spaces from direct sunlight.

High Ceilings & Rooflines: Steeply pitched roofs shed heavy rain, while 9-to-14-foot ceilings allow hot air to rise away from living spaces.

Strategic Ventilation: Features like central hallways (often designed as breezes-ways), transoms above doors, and double-hung windows are designed for cross-ventilation.

Natural/Local Materials: Commonly feature materials like oyster shell tabby (shell-embedded concrete) as an accent, wood, fiber cement or composite siding, and durable metals that suit the coastal climate.

Common Sub-styles & Elements:

Lowcountry Cottage: Smaller, cozy homes featuring front-facing gables, metal roofs, and breezy porches.

Charleston Style: Known for "piazzas" (side porches) that run the length of the house, often built close to the street for urban settings.

Plantation Style: More formal, Antebellum-inspired homes with symmetrical facades, large columns, and large windows.

5.13.2 Walls—Materials.

A. Walls shall be finished in wood clapboard (sealed with paint or stain), board and batten, cedar shingles, fiber cement siding "hardie plank," stucco, or brick. Walls for single family residential units may be finished in vinyl siding using a minimum thickness of 0.52” for all new structures. Existing structures wishing to use lower-grade vinyl siding options may be determined on a case-by-case basis as approved by the CRC.

B. Foundation walls, and piers shall be parged block, smooth finished poured concrete, tabby, stucco or brick.

C. Crawl space may be skirted with horizontal wood boards, or framed wood with not more than 1.5" spaces between boards or wood louvers. Lattice shall be installed between supports as approved by the CRC. Galvanized hardware cloth may be placed behind the lattice.

D. Garden walls shall be stucco or brick. Gates in garden walls shall be wood or iron. Garden walls shall not be perforated with precast elements, but may accommodate pierced brick.

E. Fences:

In front yards (1st tier), fences shall adhere to the following standards:

1. Must be of the picketed type and made of smooth cedar, or p.t. wood pickets; spacing between pickets shall not exceed 1.5".
2. Cannot exceed four (4') ' in height.

In rear yards (3rd tier), fences shall adhere to the following standards:

1. Privacy fences are allowed and are not to exceed 6' in height for residential uses. Corner lots with double frontage are the exception where the side yard facing streetside shall not exceed four (4) feet in height.

All fences shall adhere to the following standards:

1. On adjacent lots shall have different designs.
2. Placed entirely on the property, respect street visibility triangles, and must not block utility or drainage easements.
3. Constructed of wooden boards or polyvinyl chloride (PVC) with a rectangular section.
4. Cyclone (a.k.a. chain-link) fences are permitted but must use fence screening if in plain view in commercial/retail, office, civic, or industrial settings.
5. Fences may have stucco, brick, or tabby piers.
6. Wire fences are permitted if the posts are made of wood and each section is framed. The fence must be is evenly distributed with a growing vine native to the area, i.e., Carolina jessamine, Crossvine, American Wisteria, Carolina Jessamine, Maypop, and Trumpet Vine.
7. All wooden fences shall be painted white, Charleston green, or stained.
8. Barbed or razor wire is prohibited in the T3 zoning district.
9. The finished side must face outward.

F. Retaining walls shall be built of stucco, brick, or tabby.

(Ord. No. 01-2011, 5-5-11)

5.13.3 Walls—Configurations and techniques.

A. Walls may be built of no more than two materials and shall only change material along a horizontal line, i.e. cedar shingles may be combined with wood siding when the material change occurs horizontally, (typical at floor line or a gable end), with the heavier material below the lighter. All the walls of a single building must be built of the same materials in the same configuration. Wood clapboard and shingles shall be horizontal. Board and batten may extend vertically.

B. Siding shall be horizontal, maximum 6" to the weather. Board and batten may extend vertically.

C. Boards with more than 6" to the weather shall show a 1" variation from one board to the next. Shingles shall be maximum 8" to the weather. Decorative shingles shall not be permitted.

D. Stucco shall be smooth sand- or tabby-finished.

E. Trim shall be minimum grade "B" trim lumber; and shall be 3.5" to 6" in width at corners and around opening, except at the front door, which may be any size (3.5" minimum) or configuration.

F. Garden walls shall be minimum 8" thick and have a horizontal cap. Brick mortar joints shall be struck and no more than ⅜" wide.

H. Walls shall be one color for each story but may blend colors in sections.

I. Colors: Colors for all materials shall avoid high-intensity, neon, or metallic colors, while emphasizing muted, earthy, or pre-approved palettes to ensure new buildings complement existing structures. Rough siding shall be a dark color. Masonry, smooth siding and trim shall be a light color, which may or may not be the same as the wall color.

J. Paints and stains: All exterior smooth wood shall be painted. Wood shingles may be left to age naturally, or shall be stained.

5.13.4 Elements—Materials.

A. Chimneys shall be finished with stucco or brick. Flues for pot belly stoves shall be metal with an appropriate lintel or jack arch.

B. Piers and arches shall be made of stucco, brick, or tabby.

C. Porches, columns, posts, spindles and balusters shall be made of wood. Porches may be enclosed with glass or screens for a maximum of 30% of their length; however glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood; exposed joists shall be painted.

D. To provide enough usable space, porches must be eight (8') deep and span a majority of any home's width.

E. Arcades in Zone T4 or T5 shall be metal or stucco, with wood or metal posts, railings, and balconies.

F. Stoops shall be made of wood, brick, or concrete. If concrete, a stoop shall have brick or stucco cheek walls.

G. Decks shall be located in rear yards only, elevated a maximum of 30' above grade and painted or stained (except walking surfaces which may be unpainted).

H. Awnings with metal structures shall be covered with canvas or synthetic canvas. Metal awnings with wooden corbelsare preferred (see below).

I. Metal elements shall be unpainted galvanized steel, anodized or ESP aluminum, or marine grade aluminum.

J. Patios and stoops may have horizontal surfaces made of brick, or tabby.

K. The following shall not be permitted: signs (on private property).

5.13.5 Elements—Configurations and techniques.

A. Chimneys shall be a minimum 2:1 proportion in plan and capped to conceal spark arresters. Fireplace enclosures and chimneys shall extend to the ground.

B. Porch piers of masonry construction shall be no less than 12' × 12".

C. Arches of masonry construction shall be no less than 12" in depth.

D. Arcades and breezeways shall have vertically proportioned openings.

E. Screen porches shall have screens framed in wood installed behind framed railings.

F. Columns (the classical orders), if provided, shall be of the tuscan or doric orders with correct proportions or profiles according the American Vignola.

G. Posts shall be no less than 6" × 6", except at outbuildings. Railings shall have horizontal top and bottom rails. Wood top rails shall be eased and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the pickets. The opening between spindles and balusters shall not exceed 4".

H. Balconies which cantilever shall be structurally supported by brackets.

I. Signs attached to buildings shall be integral to the storefront, no larger than 18" in height and externally lit.

J. Awnings shall be rectangular in shape with straight edges.

K. Awnings may have side panels but shall not have a bottom soffit panel. Awnings shall not be backlit.

L. Spotlights attached to building walls or roof eaves are only permitted in rear yards and illuminating cone shall not emit excess or direct light beyond property line.

M. Wood elements must be painted or stained with an opaque or semi-solid stain, except walking surfaces which may be left natural.

5.13.6 Roofs—Materials.

A. Roofs shall be clad in wood shingles, (corrugated, 5 V crimp or standing seam) galvanized steel, galvalume or copper. Asphaltic or fiberglass shingles shall be architectural grade and shall be submitted for approval.

B. Flashing shall be copper, lead or anodized aluminum.

C. Copper roofs, flashing, gutters, and downspouts shall be allowed to age naturally (not painted or sealed).

5.13.7 Roofs—Configurations and techniques.

A. Principal roofs shall be a symmetrical gable or hip with a slope of 6:12 to 12:12.

B. Ancillary roofs (attached to walls at the highest portion pf the principal building) may be shed sloped no less than 2:12. Roofs on towers shall be flat or have a slope of 4:12 to 8:12.

C. Flat roofs, including flat roofs on towers, shall be permitted only when occupiable and accessible from an interior room. Flat roofs shall have a railing or parapet wall no less than 36" high.

D. Parapets shall be horizontal.

E. Eaves shall be continuous. Eaves which overhang less than 8" shall have a closed soffit. Eaves which overhang more than 16" shall have exposed rafters. Eaves which overhang between 8" and 16" shall have either a closed soffit or exposed rafters. Rafter tails may not exceed 8" in depth.

F. <u>Dormers shall be placed a minimum of 3' from side building walls and have gable or shed roofs with a slope to match the principal structure or shed roofs with a slope 3:12. Dormers should not be excessively larger than windows, i.e. no siding at either side of windows. Dormer eaves and rake trim should be scaled down from primary eaves and rake trim proportions (66%).</u>

G. Skylights shall be flat and mounted so as not to be visible from any fronting street.

5.13.8 Openings—Materials.

A. To increase the aesthetic of a side walls, 10–15% of the wall area shall be utilized for windows in traditional homes, or up to 30%+ for modern, high-end designs. Another option is to add architectural dimension and visual relief by mixing materials, altering siding direction, or adding functional décor like exterior lighting or trellises to create focal points.

B. Windows shall be made of wood (painted), vinyl or aluminum clad and shall be glazed with clear glass. All trim shall be no less than 3.5". Bay windows shall be made of trim lumber. Corner trim shall be no less than 4".

C. Doors (including garage doors) shall be wood, metal, or aluminum. Doors shall be painted or stained.

D. Storefront shall be made of wood or metal.

E. Shutters shall be wood, PVC, painted, and shall be sized and placed so as to equal the width that would be required to cover the window opening. Operable shutters preferred.

F. Security doors and window grilles must be approved.

5.13.9 Openings—Configurations and techniques.

A. Windows rectangular single-, double-, or triple-hung, awning, fixed (under 2 sf), or operable casement types, with a square to vertical proportion. Transoms may be oriented horizontally with panes of vertical proportions. Multiple windows in the same rough opening shall be separated by a 4" minimum post. In masonry walls the centerline of the window sash shall align with the centerline of the wall.

B. Window muntins shall be true divided light or simulated divided light windows or fixed on the interior and exterior surface and create panels of square or vertical proportion.

C. Bay windows shall have a minimum of 3 sides and shall extend to the floor inside and to the ground outside, if located on the ground floor or, if not, be structurally supported by brackets.

D. Storm windows and screens shall be integral with the window. Screens shall be made of brass, bronze, black or grey vinyl.

E. Front doors, including the entry door to the porch on side yard houses, shall be located on the frontage line. (Paired doors are not permitted at frontages. Windows in doors must be rectangular and vertically oriented if no additional windows are present on the front façade.)

F. Doors shall be hinged. Doors, except garage doors, shall be constructed of planks or raised panels not flush with applied trim which express the construction technique.

G. Garage doors facing a street frontage shall be a maximum of 10' in width. Garage doors facing an alley shall have a light fixture. Garage doors shall be painted or stained. Storefronts shall be painted a dark gloss color.

H. Stucco trim articulations shall be subject to approval by the CRC.

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.

Facsimile Sign

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.

Rotating Sign

xiii. Roof signs.

Roof Sign

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

Transportable Sign

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 3 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.