



MEETING AGENDA
The Town of Ridgeland
PLANNING COMMISSION

Monday, June 10, 2024, 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 Frankie Denmark

II. Approval of Minutes:

1. Approval of the February 26, 2024, Minutes, March 11, 2024, Minutes, April 8, 2024, Minutes, and May 13, 2024, Minutes (Mr. Rodina vice Chair).

III. Public Comment Time (3 min)

IV. Projects:

1. The Applicant, Key Engineering (Brian Pennell), is requesting approval of a major subdivision consisting of 13 lots. The property consists of 3.3 acres currently owned by James and Michele Jeffcoat.
For property located at TM# 063-27-13-007 & 063-27-13-008

Planning Commissions role: review preliminary plat and deem the subdivision to be compliant with the land development regulations.

Action needed: Approval of preliminary plat. Applicants will then submit construction documents for technical review. Once infrastructure is in place or the applicant post a bond of 125% the final plat can be approved.

2. The Applicant, Bank of the Lowcountry, is requesting a map amendment to rezone .37 acres of property located south of 8058 E Main (Bank of the Lowcountry) from T3 Neighborhood General to T4 Neighborhood Core.
For property located at TM# 063-25-10-004

Planning Commissions role: Advisory to Council

Action needed: Recommendation to Council

3. The applicant, Tony Nimmer, is requesting a map amendment to rezone 405.195 acres of property from T3 Neighborhood General to Special District Nimmer. The applicant is also requesting a development agreement in conjunction with the map amendment.
For property located at TM# 063-00-01-006, 063-00-01-007, 046-00-07-001, 046-00-07-018 & a portion of 046-00-07-002, 046-00-06-120.

Planning Commissions role: Advisory to Council

Action needed: Recommendation to Council

V. Staff Comments:

1. Update from Staff –Comprehensive Plan. Benchmark was awarded the contract to update the Town of Ridgeland’s Comprehensive Plan at the Thursday, May 16th, 2024, Council Meeting.

VI. Board Member Comments

VII. Adjournment