

MEETING AGENDA

The Town of Ridgeland

PLANNING COMMISSION

Monday, September 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:** August 11, 2025
- **IV.** Old Business:
 - 1. Proposed text amendment to the Town of Ridgeland Zoning Ordinance concerning revisions to Ordinance 03-2021, Section 5.11.1.C, "Landscape Standards" addressing tree protection and mitigation.

Planning Commissions role: Advisory to Council. Suggestions were made regarding the proposed text language during the first reading of ordinance at the August 21, 2025, council meeting. Those suggestions need to be reviewed by commission.

Action needed: Recommendation to Council

V. New Business:

 The applicant and property owner, Christopher L. DuBose, submitted a petition for annexation and zoning designation of T2 Rural Zone for one parcel located at 7060 Lowcountry Drive, Ridgeland SC 29936. The property is contiguous to the Town of Ridgeland's jurisdictional boundary. TMS #083-00-07-008 in Jasper County, South Carolina. The property consists of approximately 14.17 acres.

Planning Commissions role: Advisory to Council **Action needed:** Recommendation to Council

2. Proposed text amendment to the Town of Ridgeland Zoning Ordinance concerning revisions to Article 6 "Building Functions" addressing certain types of accessory dwelling unit allowances.

Planning Commissions role: Advisory to Council. Text amendment will round out Municode text updates recently approved at the August 21, 2025, council meeting concerning regulations governing RVs, parking on streets, and graffiti.

Action needed: Recommendation to Council

VI. Staff Comments:

VII. Commissioner's Comments

1. Introduction to a zoning text revision

VIII. Adjournment



MEETING MINUTES

The Town of Ridgeland

PLANNING COMMISSION

Monday, August 11, 2025, 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 Mohr, Commissioner Tenerowicz, and Commissioner May

Town of Ridgeland Staff:

Dennis Averkin (Town Administrator), Aaron Rucker (Director of Planning and Community Development), Danielle Smoak (Permit Technician), Kelly Payne (Town Arborist)

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

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

II. Roll Call

Roll call was taken. Commissioner Mohr arrived at 5:39pm, shortly after roll call.

III. Approval of Minutes: July 21, 2025

Motion to approve July 21, 2025, meeting minutes with change to Commissioner Ralph Rodina for item I. Call to Order by Commissioner Tenerowicz and seconded by Commissioner May. Motion approved unanimously.

IV. Old Business:

1. Proposed text amendment to the Town of Ridgeland Zoning Ordinance concerning revisions to Ordinance 03-2021, Section 5.11.1.C, "Landscape Standards" addressing tree protection and mitigation.

Aaron Rucker, Director of Planning and Community Development, explained this is the latest revised version. The changes suggested are in red and either underlined or struck through. He also asked planning commission to consider the changes he and Kelly added to the definition of silviculture 5.11.1.C.1(a), changes to clear cutting 5.11.1.C.2, changes to the DBH for landmark trees, and replacement value calculations.

The following changes were requested.

- The pause for clear cutting changed to 2 years.
- Adding language that regardless of change of ownership that the pause still applies.

Motion: Commissioner May made a motion to proceed with sending text amendment to the Town of Ridgeland Zoning Ordinance concerning revisions to Ordinance 03-2021, Section 5.11.1.C, "Landscape Standards" addressing tree protection and mitigation to Town Council for first reading on 8/21/25. Motion was seconded by Commissioner Rodina.

V. New Business:

No new business.

VI. Staff Comments:

Council's first reading of RV code update on 8/7/25. There needs to be more language in the SmartCode to help with code enforcement on vehicles and boats parked on roads, graffiti, RVs, and ADU. SmartCode where this change is needed will be coming back to planning commission for review.

Discussed joint Commission meeting between Jasper County, Ridgeland, and Hardeeville held on Wednesday, August 6th.

VII. Commissioner's Comments

Discussed the upcoming continuing education class, downtown improvement, infill growth, and the possibility of revisiting commercial zoning.

VIII. Adjournment

Motion to adjourn was made by Commissioner Rodina and seconded by Commissioner Mohr.

5.11.1.C TREE PROTECTION

5.11.1.C.1. Intent.

Pursuant to authority conferred by the South Carolina Code of Laws, to promote the public health, safety and general welfare; to reduce noise, heat and glare; to reduce air pollution; to prevent soil erosion; to improve surface drainage and minimize flooding; to prevent excessive and unsightly clearing of wooded tracts of land and to promote tree conservation and preservation; to ensure that noise, glare and other distractions of movement on one (1) area not adversely affect activity within other adjacent areas; to beautify and enhance improved and undeveloped land; to provide a protective physical and psychological barrier between pedestrians and traffic; to create special places that are inviting; to create a civic identity; to counteract the heat-island effect; to encourage energy and water conservation; to protect the wildlife habitat and sensitive ecosystems; to enhance real estate and economic values; to ensure that excessive tree cutting does not reduce property values; to minimize the cost of construction and maintenance of drainage systems necessitated by the increased flow and diversion of surface waters; to encourage the proliferation and replacement of trees on public and private property; and to allow trees to attain their natural shape and size while growing to maturity, the town council does hereby ordain and enact into law this tree protection chapter. The provisions herein shall not be interpreted to prohibit or unduly inhibit development of private property.

5.11.1.C.1(a). Definitions.

Caliper. The diameter of the trunk measured six (6) inches above the ground for trees up to and including four-inch diameter and measured twelve (12) inches above the ground for larger trees. This measurement is used for proposed or nursery-grown trees.

Diameter at Breast Height (DBH). The diameter in inches of the trunk of a tree, or, for multiple trunk trees, the aggregate diameters of multiple trunks, measured four and one-half (4½) feet from the existing grade at the base of the tree. This measurement is used for existing trees.

Drip Line. An imaginary vertical line extending downward from the outermost tips of a tree's branches to the ground.

Protected Trees: Trees planted or retained to meet the requirements of the Ridgeland Zoning and Land Development Ordinances and any species of trees that are twelve (12) inches or more in diameter at breast height (DBH) excluding Water Oaks (Quercus nigra), Laurel Oaks (Quercus laurifolia), Willow Oaks (Quercus phellos), wax myrtles (myrica cerifera), crepe myrtles (lagerstromia indica), and those listed in the Clemson Extension's "Invasive Plant Pest Species of South Carolina-" and/or USDA SC Invasive Plant Species list.

Landmark Trees: All trees declared to be "landmark" trees per Section 5.11.1.C.5.

Silviculture: Involves the on-going cultivation and harvesting of pine or hardwood trees from a property which is conducted by a bona fide commercial silviculture operation and is consistent with South Carolina's silviculture Best Management Practices (BMPs). These guidelines are designed to protect water quality, air quality, soil health, wildlife habitat, and aesthetic integrity of forests during forestry operations. The South Carolina Forestry Commission (SCFC) provides oversight and guidance for these practices.

5.11.1.C.2. Clear Cutting Prohibited.

The clear cutting of trees by any person for the sole purpose of clearing land or offering land for sale shall be prohibited. Bona fide silviculture operations are exempt from this provision provided buffers along roadways shall maintain a minimum twenty-five (25)<u>fifty (50)</u> feet of no disturbance and illustrated on a "tree clearing plan" provided for staff approval prior to cutting. Additionally, any land disturbance activities leading to accumulated

tree trunks and/or debris on-site shall be prohibited to be burned by fire on-site. Trees or portions thereof must be disposed of by other means such as chipping on-site or transported to other areas off-site. There shall be a 2-year pause on all development permits for violation of the town's clear-cutting ordinance regardless of any change in ownership; however, with violation time periods running solely with the property.

5.11.1.C.3. Business licensing.

It shall be unlawful for any person who is being paid a fee for the business of planting, cutting, trimming, pruning, removing, or otherwise modifying trees within the Town of Ridgeland to conduct such business without first signing an affidavit stating that he/she has received and read the Tree Protection Ordinance and 1995 ANSI A300 Standards. Such affidavit shall be completed and submitted when making an application for or renewing a Town of Ridgeland business license.

5.11.1.C.4. Protected Trees.

- (A) The following trees shall be considered "protected" by the Town of Ridgeland for the purposes of this ordinance:
 - Trees planted or retained to meet the requirements of the Ridgeland Zoning and Land Development Ordinances.
 - (2) All species of trees that are twelve (12) inches or more in diameter at breast height (DBH) excluding those listed in 5.11.1.C.1(a). Definitions.
 - (3) All trees declared to be "landmark" trees per Section 5.11.1.C.5 below.
- (B) On the lot of a single-family detached, single-family attached, or individually sited manufactured home, the following trees shall be exempt from the tree protection requirements of this ordinance:
 - (1) All trees in the proposed buildable area or driveway, excluding "landmark" trees.
 - (2) Up to twenty-five (25) percent of "protected" trees, excluding landmark trees, outside of the proposed buildable area or driveway.
 - (3) Pines (pinus), except Longleaf Pines (palustris), sweet gums (liquidamber styraciflua), Water Oaks, (Quercus nigra), Laurel Oaks (Quercus laurifolia), Willow Oaks (Quercus phellos), wax myrtles (myrica cerifera), crepe myrtles (lagerstromia indica), and those listed in the Clemson Extension's "Invasive Plant Pest Species of South Carolina" and/or USDA SC Invasive Plant Species list.
 - (4) Dead trees or trees badly damaged by accident, storm, fire, or infestation.
 - (5) Landmark trees per Section 5.11.1.C.5 within ten (10) feet of an existing or planned roof overhang.
- (C) On the lot of multi-family residential and nonresidential uses, the following trees shall be exempt from tree protection requirements of this ordinance; provided that in no instance shall there be fewer than twenty (20) trees per acre or less than twenty (20) trees per acre with a combined DBH greater than or equal to one hundred sixty (160) inches per acre retained.
 - (1) All trees in the proposed buildable area, driveway, or other required site improvements, excluding "landmark" trees and those protected trees located within required setback or buffer areas whichever is greater, not to exceed sixty-five (65) percent of the entire site.
 - (2) Pines (pinus) except Longleaf Pines (palustris), sweet gums (liquidamber styraciflua), wax myrtles (myrica cerifera), crepe myrtles (lagerstromia indica), and those listed in the Clemson Extension's "Invasive Plant Pest Species of South Carolina."
 - (3) Dead trees or trees badly damaged by accident, storm, fire, or infestation.

5.11.1.C.5 Landmark trees.

(A) The town hereby declares the following trees greater than or equal to the stated diameter at breast height to be "landmark trees" with the preservation standards provided above those for "protected trees."

SPECIES	COMMON NAME	DBH
Eastern Red Cedar	Juniperus virginiana	18"
Southern Magnolia	Magnolia grandiflora	18"
Live Oak	Quercus virginiana	<u>3</u> 18"
White Oak	Quercus alba	12"
Red Maple	Acer rubrum	18"
Bald Cypress	Taxodium distichum	18"
American Holly	Ilex opaca	12"
Flowering Dogwood	Cornus florida	8"
Hickory (except Pecan)	Carya	18"
Cabbage Palm	Sabal palmetto	12"
Longleaf Pine	Pinus palustris	10"
Savannah Holly	Ilex x attennata	10"

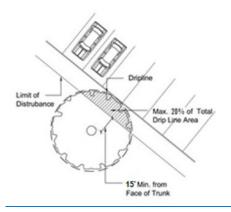
(B) All trees not listed above, but greater than thirty-six (36) inches in diameter at breast height and protected under this section, shall be considered "landmark" trees for the purposes of this ordinance.

5.11.1.C.6. Preservation of protected and landmark trees.

- (A) It shall be unlawful to cut or otherwise destroy a protected tree or landmark tree without first obtaining a tree removal permit or, for larger property development, a site work permit. Within individual properties or the area of the entire development site, no tree designated as a landmark tree shall be removed, cut or otherwise disturbed unless the Town Arborist determines that the tree is hazardous, in decline, diseased, infectious; the removal of the tree is necessary to maintain the appearance, health or vigor of the remaining trees or no other practical alternatives for reasonable use of the property exist. If a determination is made that certain healthy, protected or landmark trees may be removed, they shall be replaced in accordance with the requirements of section 5.11.1.C.8. No landmark tree may be removed except in accordance with paragraph (B) below. In addition, all specimenprotected trees shall have the following protections, whether located on public or private land with the exception of specimenprotected trees located on single-family lots, multifamily, or nonresidential uses as set forth in 5.11.1.C.4.(B) and (C):
- 1.i. Any activities performed within the drip line of a specimenprotected tree shall have the prior approval of the Planning staffOfficial.
- 2iii. No more than 20 percent of the total area within the dripline of any specimenprotected tree shall be subject to paving or soil compaction, and no paving or soil compaction is allowed within 15 feet of the tree trunk (see figure below-Limits of paving or compaction near protected trees). (See Figure 16 6 104.F.2: Limits of Paving or Compaction near Specimen Trees.) Planning staff The Official may allow paving or soil compaction beyond the 20 percent limit if low impact development techniques (e.g., pervious pavers, materials placed at or above grade, no use of mechanical machinery) are used as an alternative means of protecting the specimenprotected tree.

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Limits of paving or compaction near protected trees

Figure 16-6-104.F.2:

- If preservation of a specimen landmark protected tree causes unnecessary hardship, the applicant may apply
 for a variance from this subsection (see Sec. 16 2 103.S. Variance) once any required State or federal
 government agency approval, if applicable, to remove the tree is received in writing.
- (B) Unless specifically authorized by the Planning staff, in concert with the and Town Arborist, no person shall intentionally damage, cut, carve, transplant, or remove any protected or landmark tree; attach any signs with rope, wire, nails, or other contrivance to any protected or landmark tree; allow any substance which is harmful to such trees to come in contact with them or be placed within their drip line over pervious areas; or intentionally set fire or allow any fire to burn when such fire or the heat thereof will injure any portion of any protected tree or landmark tree.
- (C) The landowner/ developer shall ensure, to the extent practical, that site and land developments are planned, designed, and constructed to maximize retention of existing trees. Protected trees and especially landmark trees shall be located in common areas and in required buffers and yards to the extent practical.

5.11.1.C.7. Tree survey required for development.

7.1. General provisions.

(A) The landowner/ developer shall document protected and landmark trees on the property proposed for development with a standard tree survey. The tree survey shall be in the form of a map or a site plan prepared and sealed by a registered land surveyor within two years of the date of application. The tree survey shall be at the same scale as the required site development plan and shall include the following information:

i. The location of all trees with a DBH of 6 inches or greater within the areas to be developed and within areas 25 feet beyond such area in each direction, or extending to the property line, whichever is less;

ii. The species and DBH of all trees.

(B) In conjunction with the tree survey, trees shall be marked with color ribbons, using blue ribbons to mark trees to be preserved, red ribbons for trees to be removed, and orange ribbons for hazardous trees that are proposed to be removed (hazardous trees will not count towards the overall required tree replacement). In heavily wooded areas, the Official may allow large groups of trees to be preserved or removed to be marked with the appropriately colored ribbon extending around the perimeter of the group of trees. Two (2) survey methods are provided herein. The landowner/ developer of property ten (10) acres or more in area shall

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- have the option to utilize "standard" or "sampling" survey method for protected trees. Landmark trees shall always be surveyed using the standard method.
- (B) A required tree survey shall appear on all preliminary land development plans, site development plans, and any engineering and building site plans showing the installation and construction of improvements and structures.
- (C) Tree surveying shall not be required on tracts reserved for later phases or future development, on residual tracts of land, or in wetlands proposed to remain undisturbed.

7.2. Standard tree survey.

- (A) All protected and landmark trees shall be surveyed and graphically indicated on the appropriate development plan. The graphic indications shall be labeled by species and diameter at breast height.
- [DB] Critical root zones and drip lines of protected and landmark trees should be surveyed and illustrated as well. In the absence of specific root zones and drip lines, the plan shall illustrate a graphical representation of the drip line, which shall be a circle centered at the trunk of the tree equal in feet to the diameter at breast height in inches. (e.g., a twenty-four-foot-diameter drip line shall encircle a tree labeled "twenty-four-inch live oak".)
- (EC) The survey shall indicate those portions of critical root zones and drip lines of trees on abutting properties that overlap the subject property, to the extent that such drip lines and critical root zones can be determined from the vantage point of the property to be developed. This provision shall not authorize the trespass on other private property abutting the subject site.
- (ED) The development plan shall graphically indicate which trees are proposed to be removed, retained, and retained with pruning.

7.3. Tree sampling survey.

- (A) The intent of the tree sampling survey of protected trees is to relieve the landowner/ developer of the burden of a complete tree survey for all protected trees, which may be numerous, but to encourage the preservation of clusters of protected trees of greater value in a specific portion or section of a tract or in a natural state. Typically, those trees with greater value on a given site are mature, bottomland, and hardwood, while immature upland pines, other than protected Longleaf Pines, are of little value to the Town of Ridgeland. The town will consider an immature upland pine forest absent from Longleaf Pines a suitable site for development.
- (B) The tree sampling survey of protected trees shall supplement the standard survey of landmark trees. The sampling survey shall indicate the type of groundcover present on each acre of property required to be surveyed. Sampling shall therefore occur once per acre, evenly distributed throughout the property.

 Groundcover types to be documented on the appropriate development plan include, but are not limited to "cleared," "sandy area," "scrub/shrub," "bottomland hardwood forest," "upland hardwood forest," "bottomland mixed forest," "upland mixed forest," "bottomland pine forest," "upland pine forest," "Longleaf Pine Forest/ savannah," and "marshland."
- (C) Forests shall be surveyed for predominant species types, approximate average age, approximate average tree diameter at breast height, and frequency or density of trees. The sample shall consider all trees, from immature trees to landmark trees. These findings shall be documented by sample and indicated on the development plan.
- (D) Forested areas shall be indicated on the plan via hatching or other graphic methods as whether they are proposed to be cleared or retained. The landowner/ developer shall tabulate the approximate number of trees in proposed cleared forests, which shall be the basis for the tree removal mitigation strategy set forth below.

5.11.1.C.8. Tree removal mitigation.

(A) A landowner/ developer shall propose a tree planting schedule to replace all protected and landmark trees cleared for property development as defined previously. Trees planted shall be proposed in landscaped buffers, common areas, road rights-of-way, and/or other portions of the developed site. To the extent practical, replacement trees shall be the same species and diversity as those removed and shall be suitable for Botanical Zone 8B (as suggested in Appendix I). The number and size of mitigation trees shall be in accordance with the table below.

TREE MITIGATION SCHEDULE				
TREE TYPE MITIGATION COST PER CALIPER INCH				
Landmark Ti	ree	\$750.00*		
Specimen <u>Pr</u>	otected Tree	\$500.00*		
*Any tree that is removed from a property without approval shall require 100% replacement of caliper inches a the mitigation cost per caliper inch shall be doubled.				
	Approved Specimen<u>Protected</u> Removal:			
A 16-inch WhiteLive Oak is approved for removal. The applicant must pay a mitigation fee of \$8,000 (16 inches x \$500.00/inch).				
Examples	Approved Landmark Removal:			
		removal by the <u>Planning staff and/or Board of Zoning</u> pplicant must pay a mitigation fee of \$22,500 (30 inches x		

- (1) **Timing of Fee Payment.** All required tree mitigation fees shall be paid prior to issuance of a Site Development Permit or Building Permit.
- (2) Tree Replacement Fund. The Town shall establish and maintain a separate accounting fund for the deposit of tree mitigation fees paid in lieu of providing required replacement trees. Such funds need not be segregated from other Town monies for banking purposes. Any yield on such accounting fund shall accrue to that fund and shall only be spent on trees on publicly owned and maintained property. Qualifying debits include the cost of trees, installation of trees, and maintenance of trees.
- (B) The provisions of this section shall apply to all projects, regardless of the date the Site Development Permit or development approval was issued.

Each Existing Tree Removed	Will Be Replaced By	Replacement Tree Size	Replacement Value Calculation	Formatted: List 1
1 tree, 12—18" DBH 3	3 trees	3" in Caliper	\$700 ←	 Formatted: List 1

(excluding landmark trees)				
1 tree, over 18—24" DBH	5 trees	4" in Caliper	\$1200 ←	Formatted: List 1
(excluding landmark	ļ			
trees)				
1 tree, over 24"DBH	5 trees	5" in Caliper	\$1700 ←	Formatted: List 1
(excluding landmark				
trees)				
*All landmark trees	6 trees	6" in Caliper	\$4000 ←	Formatted: List 1
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*All protected or landmark trees removed without an approved permit shall be mitigated at twice the requirement listed above.

*Tree Mitigation Cost Calculation

Healthy trees; any protected or landmark tree as herein defined - take the cumulative sum of the diameter inches of all the trees, divide by 10, and multiply by the <u>replacement value calculation</u> in the table above money to be paid into the Tree Replacement Fund.

(B) Existing trees, mitigation trees and/or planted buffer trees shall be applied towards the required minimum of twenty (20) trees per acre or less than twenty (20) trees with a combined DBH greater than or equal to one hundred sixty (160) inches per acre requirement.

(C) MITIGATION ALTERNATIVES:

In the case of residential lots that are part of a larger development of three or more units/ lots or on commercial properties where town staff has determined that all the required trees cannot be planted on site due to availability or spacing constraints, the remaining balance of trees may either be planted on public properties using the Tree Bank or Tree Replacement Fund alternative. For residential development of less than three lots that are not part of a larger development where town staff has determined that site constraints result in the inability to provide for all the required trees, as many trees as practicable must be planted on the site and no further mitigation is required.

A. Tree Bank

- 1. The tree bank site location shall be in the same planning area of the town as the project site. (town staff has final authority to determine site location).
- 2 Each tree bank tree must be 3-inch caliper size at a minimum.
- All tree bank trees must be long-lived, hardy, native or naturalized, and compatible with local
 conditions, with good aesthetic value, healthy, and disease and pest free and approved by town
 staff
- 4. To prevent a monoculture among plantings, the town shall require a diversity in the trees planted. Depending on the number of trees planted, there shall be a diversity of the plantings as follows:
 - 5 to 10 trees: minimum 2 types of trees to be planted;
 - 10 to 20 trees: minimum 4 types of trees to be planted;
 - 20 to 100 trees: minimum 7 types of trees to be planted;
 - Greater than 100 trees: minimum 10 types of trees to be planted.
- 5. All tree bank trees are to be guaranteed for 1 full year after planting. Any trees that die within this time period must be replaced by the landowner/ developer and/or permitee.
- B. Tree Replacement Fund

If the tree banking alternative is not desirable, then the tree replacement fund is the alternative to meet tree density requirements. If constraints result in the inability to use the Tree Bank alternative, then the installed cost of the remaining balance of required trees must be contributed to the Tree Replacement Fund. The following criteria must be observed:

- In cases where any or all replacement trees cannot be adequately accommodated on a site, the landowner/ developer/owner shall, in lieu of planting the trees, pay a fee to the town.
- The required replacement fee shall be the total cost to plant the balance of trees that were
 unable to be planted to satisfy the site density requirement or recompense tree requirements.
 This fee will be based on the table in Section 5.11.1.C.8.
- Revenue collected in this fund shall be placed in a separate account and be used solely to support tree planting for the beautification of public lands in the town limits.
- (D) All newly planted vegetative material shall be guaranteed to meet American Standards for Nursery Stock at time of planting and for one year thereafter. Maintenance and replacement of damaged, destroyed, or dead plant materials shall be the responsibility of the property owner, or in the case of mitigation trees planted off-site, the responsibility of the landowner/ developer.

5.11.1.C.9. Tree protection measures during development.

The landowner/ developer shall take the following measures to protect retained trees during land disturbance, installation of improvements, construction, and other development activities.

- (A) Clear-cutting shall be prohibited. Clearing of a site for sale or development prior to application for preliminary land development plan approval or a zoning permit shall be prohibited (see also Section 5.11.1.C.2)
- (B) Protected trees scheduled to remain shall be protected against:
 - (1) Unnecessary cutting, breaking, or skinning of roots;
 - (2) Skinning and bruising of bark;
 - (3) Smothering of trees by stockpiling construction or excavation materials within drip line and critical root zone;
 - (4) Burning of trash or debris within the drip line or critical root zone;
 - (5) Excessive foot or vehicular traffic;
 - (6) Parked vehicles within the drip line and critical root zone; and
 - (7) Grading, filling, ditching, or trenching, except as specifically provided herein.
- (C) If trees are wounded or stressed during construction, any wounds to the bark should be cleaned to sound wood by removing loose bark and wood, leaving a smooth edge around the wound.
- (D) Topsoil disturbance in the critical root zone and drip line of each tree will be limited to six (6) inches removed or six (6) inches added. Any soil added shall be a loamy soil mix to ensure compaction is minimized.
- (E) The landowner/ developer shall provide water and fertilizer to trees as required to maintain their health during construction work.
- (F) The landowner/ developer shall designate one (1) corridor for construction access on the development plan, preferably where the driveway or parking area will be located, and shall limit construction equipment access, material storage, fuel tanks, chemical or cement rinsing, vehicle parking and construction office locations to non-forested areas to the greatest extent practical.

- (G) No more than thirty (30) percent of the area within the drip line and critical root zone of the tree shall be disturbed for access to the construction site, installation of improvements or other construction, except as specifically approved by the planning commission or the design control committee on a development plan under its purview.
 - (1) The landowner/ developer shall submit documentation from a professional arborist that any disturbance beyond thirty (30) percent can be mitigated and that the tree will survive and remain healthy despite the intrusion.
 - (2) All segments of roots removed during development shall be severed clean and a two-inch layer of mulch shall be applied over the surface of remaining exposed roots during development.
- (H) The landowner/ developer shall erect temporary barricades at the drip lines of all trees or groups of trees, except where approved development plans propose installation of improvements or other construction per subsection (G), above.
 - The barricade is to be at least three (3) feet high and shall be of adequate structure to prevent removal or failure by natural causes.



- (2) The barricade shall be posted as "tree protection zone" or similarly visibly designated. Orange fencing common to construction sites in the Lowcountry is recommended (see photo example above).
- (3) Nothing shall be stored within the barricades, including but not limited to construction material, machinery, chemical, or temporary soil deposits.
- Any actions that cause the death or removal of trees during development for which approval was not received shall result in a violation of this ordinance AND shall necessitate mitigation for the loss of the tree.

5.11.1.C.10. Issuance of tree removal permits.

10.1. General provisions.

A person who seeks to remove a tree outside the context of property development shall apply for a tree removal permit, which shall be required to authorize the removal of the tree. The permit shall be authorized only for the following trees or conditions.

- (A) Trees that may threaten health or property.
- (B) Diseased or infectious trees and trees in decline.

- (C) Trees or their root systems causing visible damage to structures or areas used for pedestrian and vehicular traffic.
- (D) Trees or their root systems causing damage to areas used for pedestrians, vehicular movement, or underground utility lines.
- (E) Trees within road and utility rights-of-way and easements that cannot be properly pruned by the local utility company.
- (F) Trees on land actively managed for forestry and/or harvesting.
- (G) Managing trees to protect and encourage landmark trees growth and survivability.

10.2. Forest management.

- (A) Proper and routine forest management, including thinning and prescribed burns, is encouraged in Ridgeland for those properties owned for the prospect of harvesting timber and/or for conservation. The forest manager shall comply with this ordinance and shall seek a tree removal permit.
- (B) The applicant in receipt of a tree removal permit for forest management shall not be eligible to apply for preliminary land development plan approval or a zoning permit within two (2) years of the authorization date of the tree removal permit.

10.3. Permit review.

- (A) The person seeking to remove a protected tree shall submit a completed application form available from the Planning Department, together with the fee for review, to the Planning Department.
 - (1) The completed application shall include the name of the applicant, the name of the property owner of the tree, if different from the applicant, the addresses of each, and the reason(s) for proposed removal of the tree. A professional certification may be used to substantiate the reason for removal and may be submitted as part of the completed application.
 - (2) One (1) permit covers all trees proposed for removal in the application provided only one lot of record is involved.
- (B) The Planning Department shall review the application and either approve or deny it within ten (10) business days.
 - (1) The Planning Department and Town Arborist shall be authorized by receipt of the application to visit the site as necessary to inspect for compliance with this section of the Zoning Ordinance.
 - (2) The Planning Department shall state in writing the reason(s) for denial. A denied application shall be eligible for appeal to the Ridgeland Board of Zoning Appeals.
- (C) The authorized permit shall be posted on the site at the road right-of-way during tree removal. The permit shall be valid for six (6) months after the date of issuance.

5.11.1.C.11. Tree pruning.

- (A) Maintenance pruning allows for the healthy uniform growth of a tree. Tree pruning promotes the health and natural growth of the tree. A tree's habit of growth must be considered ahead of time, and pruning must not interfere with any design intent or landscaping upon the tree's installation. Pruning shall be done in accordance with the guidelines of the International Society of Arboriculture as published in the Arborist Certification Guide.
- (B) The use of unnatural pruning techniques will be considered an unauthorized removal of a tree unless the tree is designated on approved landscape plan to be shaped or formed in an unnatural pattern or to be maintained at a certain height. Examples of unnatural pruning are topping, stubbing, dehorning, or lopping.

- (C) In the situation where a protected tree or its limbs present a potential hazard to real property, minimal pruning shall be allowed to prevent negative impacts on public and private property and to provide for public safety. In the case of a hazardous tree, removal may be allowed, per code.
- (D) No permit is necessary for pruning; however, improper pruning and pruning out of conformance with these provisions shall be a violation of this ordinance and shall necessitate mitigation of the tree's loss.
- (E) No more than twenty (20%) percent of the tree's leaf surface shall be removed.
- (F) Climbing spikes shall not be used on trees that are not being removed.
- (G) Property owners/utility companies have the burden of proving that they have met the above requirements.

Appendix I. Suggested Mitigation Trees

Scientific Name	Common Name
Acer rubrum	Red Maple
Carya illinoensis	Pecan
Carya species	Hickory
Celtis laevigata	Sugarberry
Cercis Canadensis	American Redbud
Comus florida	Flowering Dogwood
Cupressus x chamaecyparis	Leyland Cypress
Fagus grandifolia	American Beech
Fraxinus species	White, Carolina, Green Ash
llex opaca	American Holly
Ilex x attenuata	Fosters, Savannah Holly
Juniperus virginiana	Eastern Red Cedar
Liriodendron tulipifera	Tulip Poplar
Magnolia grandiflora	Southern Magnolia
Nyssa slyvatica	Blackgum, Tupelo
Oxydendron arboretum	Sourwood
Quercus alba	White Oak
Quercus virginiana	Live Oak
Sassafrass albidum	Sassafrass
Taxodium distichum	Bald Cypress

100 PERCENT ANNEXATION PETITION FORM

TO THE MEMBERS OF TOWN COUNCIL

PETITION FOR ANNEXATION

TOWN OF RIDGELAND, SOUTH CAROLINA

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:

"All those certain pieces, parcels of tracts of land, situate, lying and being in the Old House Area of Jasper County, South Carolina, and being shown as Parcel A, consisting of 8.28 acres, more or less, on that certain Plat prepared at the request of Christopher L DuBose entitled "A Division of a Portion of Tax Map #083-00-07-001, Old House Area, Jasper County, South Carolina" by Thomas G. Stanley, Jr PLS #18269, dated June 12, 2024 and recorded in Plat Book 38 at Page 883 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.

"All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being in the Old House Area of Jasper County, South Carolina; and being shown as Parcel B, consisting of 5.89 acres, more or less, on that certain Plat prepared at the request of Christopher L. DuBose entitled "A Division of a Portion of Tax Map #083-00-07-001, Old House Area, Jasper County, South Carolina" by Thomas G. Stanley, Jr., PLS #18269, dated June 12, 2024 and recorded in Plat Book 38 at Page 883 in the Office of the ROD 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.

"FURTHER TOGETHER WITH a non-exclusive, temporary easement for purposes of ingress, egress, and regress to and from the property conveyed to SC Highway 462, for a term of one (1) year from July 10, 2024, over the existing 25' access casement along existing dirt drive as shown on the aforementioned plat of record. At the end of the termigranted herein, any right of Grantee in this easement shall cease to exist. Should Grantee cause any damage to the existing easement beyond normal wear and tear, Grantee shall cause the easement to be repaired."

"TMS #083-00-07-001, a portion of ... This being the same property conveyed Turkey Creek Investments, LLC by deed of Donald T. Knowles dated July 2, 2024 and recorded July 10, 2024 in the office of the Register of Deeds for Jasper County in Deed Book 1155 at pages 288-290."

Also: Any right, title, interest in and to any land or easement contiguous to or appurtenant to the parcels herein described. Any highway right-of-ways are also annexed with the above mentioned property. existing easement beyond normal wear and tear. Grantee shall cause the easement to be repaired."


The property is designated as follows on the Jasper County Tax Map: 083-00-07-008.

Required: A plat or map of the area is attached

It is requested that the property be zoned as follows: T-2 Rural Zone

100 PERCENT ANNEXATION PETITION FORM

The Property is listed as follows: Coastal Properties 1984, LLC P.O. Box 1872 Ridgeland, South Carolina 29936 Ridgelew SC HADE Street Address, City Name Signature For Municipal Use: Petition received by Description and Ownership verified by Recommendation _ ACR , Date 8/14/2025



OR BK 1159 202400005054

PG 629 - 634 (6)

202400005054 08/23/2024 01:20:19 PM eFiled for Record in JASPER COUNTY, SC ROD

DEED

Fee: \$15.00

State Tax: \$0.00

Local Tax: \$0.00

Vanessa Wright, Registrar

This Deed was prepared without benefit of title examination by:

Anderson & Brown, LLC 807 1st Street West Hampton, SC 29924 803.943.2483 Our File # Date: 08/28/2024 09:10:56 AM Jasper County Assessor's Office Tax Map No.: 083-00-07 -008 Transfer No.: 202400005054

Joyce Gamo

- JASPER COUNTY, SC

Grantee's Address: PO Box 1872

Ridgeland, SC 29936

Space above this line for recording information only				
STATE OF SOUTH CAROLINA)	THE TOTAL TOTAL		
)	TITLE TO REAL ESTATE		
COUNTY OF JASPER)	(General Warranty Deed)		

KNOW ALL MEN BY THESE PRESENTS, That TURKEY CREEK

INVESTMENTS, LLC, a South Carolina limited liability company, hereinafter referred to as GRANTOR, in the State aforesaid, County aforesaid, in consideration of the sum of FIVE AND NO/100 (\$5.00) DOLLARS AND NO OTHER CONSIDERATION, to him/her/them/it paid at and before the sealing of these presents by COASTAL PROPERTIES 1984, LLC, a Wyoming limited liability company, hereinafter referred to as GRANTEE, in the State aforesaid, (the receipt of which is hereby acknowledged), has/have granted, bargained, sold and released, and by these presents do/does grant, bargain, sell and release, subject to all easements, covenants, conditions, and restrictions of record and subject to any easements, covenants, conditions, and restrictions contained within this instrument, unto the said GRANTEE, his/her/its/their Heirs and Assigns, forever, in fee simple, the following described property:

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being in the Old House Area of Jasper County, South Carolina, and being shown as Parcel A, consisting of 8.28 acres, more or less, on that certain Plat prepared at the request of Christopher L. DuBose entitled "A Division of a Portion of Tax Map #083-00-07-001, Old House Area, Jasper County, South Carolina" by Thomas G. Stanley, Jr PLS #18269, dated June 12, 2024 and recorded in Plat Book 38 at Page 883 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.

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being in the Old House Area of Jasper County, South Carolina, and being shown as Parcel B, consisting of 5.89 acres, more or less, on that certain Plat prepared at the request of Christopher L. DuBose entitled "A Division of a Portion of Tax Map #083-00-07-001, Old House Area, Jasper County, South Carolina" by Thomas G. Stanley, Jr., PLS #18269, dated June 12, 2024 and recorded in Plat Book 38 at Page 883 in the Office of the ROD 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.

FURTHER TOGETHER WITH a non-exclusive, temporary easement for purposes of ingress, egress, and regress to and from the property conveyed to SC Highway 462, for a term of one (1) year from July 10, 2024, over the existing 25' access easement along existing dirt drive as shown on the aforementioned plat of record. At the end of the term granted herein, any right of Grantee in this easement shall cease to exist. Should Grantee cause any damage to the existing easement beyond normal wear and tear, Grantee shall cause the easement to be repaired.

TMS # 083-00-07-001, a portion of

This being the same property conveyed Turkey Creek Investments, LLC by deed of Donald T. Knowles dated July 2, 2024 and recorded July 10, 2024 in the office of the Register of Deeds for Jasper County in Deed Book 1155 at pages 288-290.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the premises and all easements and rights-of-way appurtenant to the premises.

TO HAVE AND TO HOLD all and singular the premises before mentioned, subject to all easements, covenants, conditions, and restrictions of record and subject to any easements, covenants, conditions, and restrictions contained within this instrument, unto the said GRANTEE, his/her/its/their Heirs and Assigns, forever, in fee simple.

AND GRANTOR do/does hereby bind himself/herself/itself/themselves and his/her/its/their Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said GRANTEE, as hereinabove provided against

himself/herself/itself/themselves and his/her/its/their Heirs and any person or persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Any reference in this instrument to the singular shall include the plural, vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the Gender of the Grantee.

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TURKEY CREEK INVESTMENTS, LLC

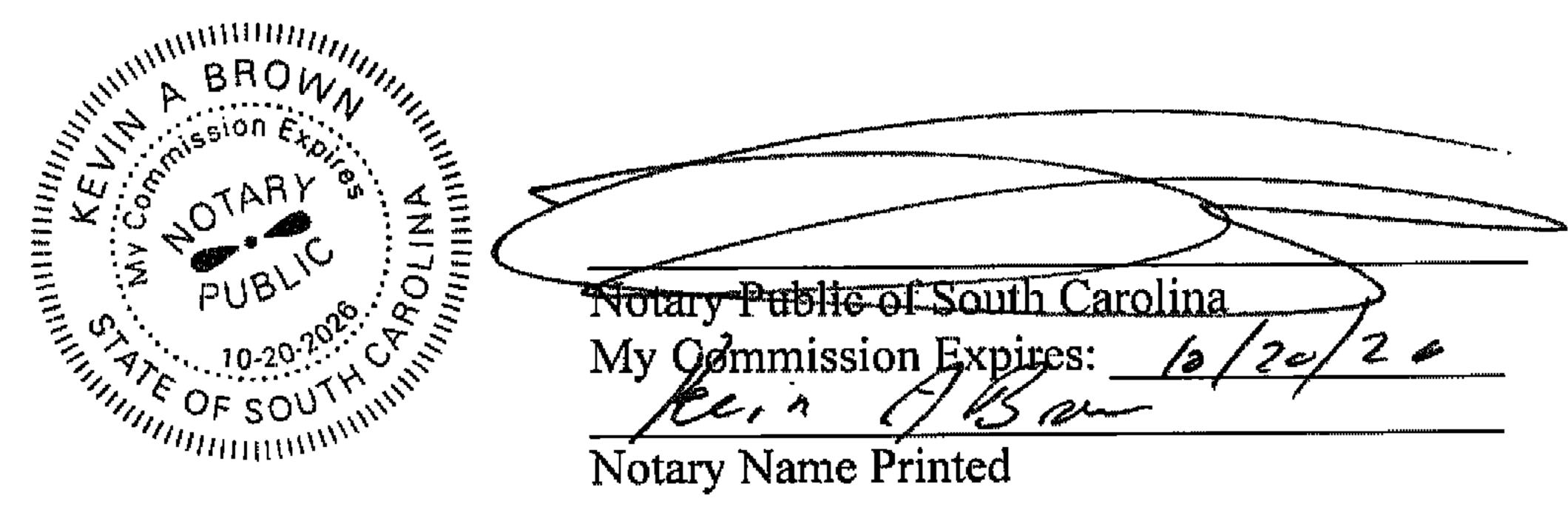
IN WITNESS whereof the Grantor has set his/her/its/their hand and seal this \(\frac{10}{2} \) day of August in the Year of our Lord two thousand and twenty-four.

SIGNED, SEALED & DELIVERED IN THE PRESENCE OF:

Witness #1	By: Christopher L. DuBose Its: Sole Member
Witness #2/Notary	
STATE OF SOUTH CAROLINA COUNTY OF HAMPTON) ACKNOWLEDGMENT)

The foregoing instrument was acknowledged before me this \(\frac{10}{2} \) day of August, 2024 by CHRISTOPHER L. DUBOSE as SOLE MEMBER of TURKEY CREEK INVESTMENTS,

LLC, a South Carolina Limited Liability Company on behalf of the company.



STATE OF SOUTH CAROLINA) AFFI	DAVIT
COUNTY OF JASPER)	
PERSONALLY appeared before me the unders	igned, who being duly sworn,	deposes and says:
1. I have read the information on this affidavit	and I understand such informa	tion.
2. The property being transferred is located in 083-00-07-001, a portion of, was transferred by 19, 2024.	the Old House Area, County y Turkey Creek Investments, I	of Jasper, bearing Jasper County Tax Map Number LLC to Coastal Properties 1984, LLC, dated August
3. Check one of the following: The deed is		
(a) subject to the deed recording t	fee as a transfer for considerati	on paid or to be paid in money or money's worth.
, , 		a corporation, a partnership, or other entity and a or as a distribution to a trust beneficiary.
		nation section of affidavit): 1. transferring realty in is equal to or less than one hundred dollars.
4. Check one of the following if either item 3(a	1) or item 3(b) above has been	checked:
(a) The fee is computed on the compared on t	onsideration paid or to be paid	in money or money's worth in the amount of \$
(b) The fee is computed on the fa	air market value of the realty v	vhich is <u>\$</u> .
(c) The fee is computed on the <u>\$</u>	fair market value of the realt	y as established for property tax purposes which is
		i on the land, tenement, or realty before the transfer ie amount of the outstanding balance of this lien or
6. The deed recording fee is computed as follo	ws:	
(a) Place the amount listed in item 4 a	above here:	<u>\$0.00</u>
(b) Place the amount listed in item 5	above here:	<u>\$0.00</u>
(c) Subtract Line 6(b) from Line 6(a)	and place result here:	<u>\$0.00</u>
7. The deed recording fee due is based on the a	amount listed on Line 6(c) abo	ve and the deed recording fee due is: \$0.00
8. As required by Code Section 12-24-70, I Attorney for Grantor/Grantee	state that I am a responsible	person who was connected with the transaction as:
	ined not more than one thousa	furnishes a false or fraudulent affidavit is guilty of a nd dollars or imprisoned not more than one year, or
Sworn to before me this 19th	Responsible Pers	on connected with the Transaction
day of August, 2024.		
Notary Public for South Carolina	Kevin A. Brown,	Attorney At Law
Printed Name of Notary: 25 317.025	MAN HELO	
My Commission Expires: Rachel (1310)	WAICHELO	
	S & Y C	
	i Marketina	

INFORMATION SHEET

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- transferring realty to the federal government or to a State, its agencies and departments, and its political subdivisions, including school districts;
- 3. that are otherwise exempted under the laws and Constitution of this State or of the United States;
- transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- 7. that constitute a contract for the sale of timber to be cut;
- transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- 10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- 11. transferring realty in a statutory merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- 12. that constitute a corrective deed, or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- 13. transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.
- transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

I. Revisions to ARTICLE 6. - STANDARDS AND TABLES, TABLE 6. - BUILDING FUNCTION as follows (new language underlined, language to be removed struck through):

TABLE 6. - BUILDING FUNCTION

This table categorizes Building Functions within Transect Zones. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by Warrant, see Table 8.

	T2 T3 T2.5	T4	Т5		
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 7).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 7).		
	Recreational vehicles and travel trailers shall not be used as either primary or accessory dwelling units. Connection with the Town of Ridgeland water or sanity sewer is also prohibited.				
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Function.		

building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement of each dwelling. Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1,000 square feet of net one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1,000 square feet of net parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20. RETAIL See Table 8 Denn Office: The building area available for office use on each Lot is limited to the first Story of to the Accessory building, and by the requirement of 2.0 assigned parking places per 1,000 square feet of net first Story of buildings are available for Retail use is limited to the first Story of building area available for Retail use is limited to the first Story of building area available for Retail use is limited to the first Story of building area available for Retail use is limited to the first Story of buildings at corner locations, not more than 40. Open Office: The building area available for net frequirement of 2.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking places per 1,000 square feet of net Retail space in addition to the parking places per 1,000 square feet of net Retail space in addition to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking places per 1,000 square feet		Restricted Office: The	Limited Office: The	
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II. Revisions to ARTICLE 6. - STANDARDS AND TABLES, TABLE 6. - BUILDING FUNCTION follows (new language underlined, language to be removed struck through):

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 2. The use of any shipping container, travel trailer, or recreational vehicle (RV) as a primary or accessory dwelling unit shall be strictly prohibited within all transect zones.