

TICKTON HALL



Tonight, we will present an overview of the Special District Regulating Plan for **Tickton Hall** that will accompany the site's annexation into the Town of Ridgeland.

Our presentation will be brief, and we encourage questions from the Planning Commission following the presentation.

Dan Keefer, PLA, ASLA

Principal, Witmer Jones Keefer, Ltd.

Bluffton, SC

Bill Eubanks, PLA, FASLA, LEED AP

Founder, Urban Edge Studio

Charleston, SC

TICKTON HALL

Site Overview



The TICKTON HALL Special District (SD) has frontages on Low Country Drive / SC Highway 462; Bolan Hall Road; Tickton Hall Road, and Strawberry Hill Road.

The property is located approximately 2.3 miles south of the Highway 462/336 (Old House Road) intersection; and approximately 3 miles north of SC Highway 462/Snake Road intersection.

Existing Zoning: Community Commercial (SC Highway 462) and Rural Preservation.

The property is approximately 1,424 acres.

TICKTON HALL

Existing Conditions

Required Setbacks:

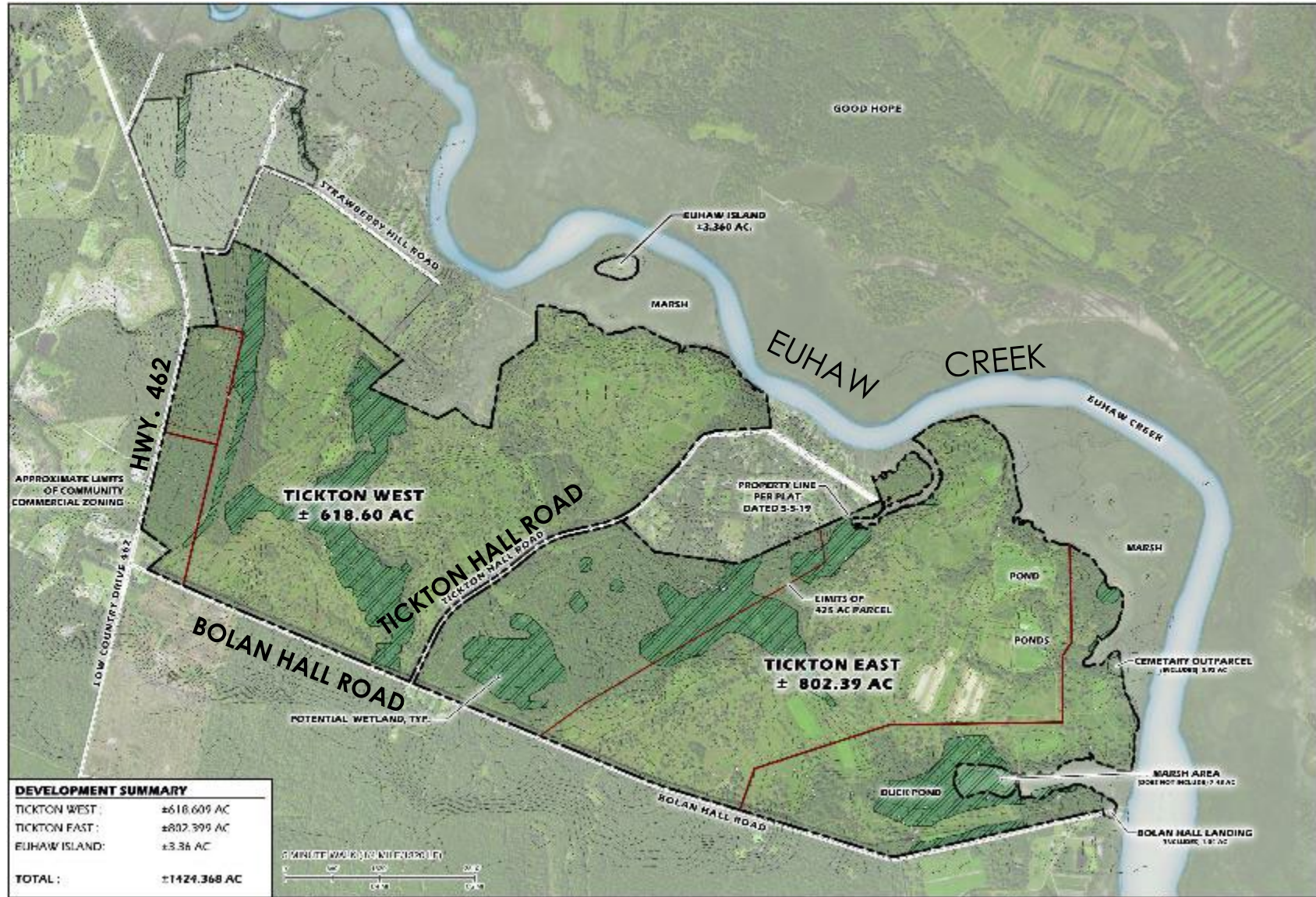
SC Highway 462 : 50'

Bolan Hall Road: 100'

Tickton Hall Road: 100'

OCRM Critical Line: 75'
(Average Buffer)

Euhaw Creek: 75' (Average
Buffer)



TICKTON HALL

Guiding Principles



- Respond to Regional Growth
- Assure Quality Development
- Provide Attainable Housing
- Preserve Open Space
- Provide Recreational Opportunities
- Reduce Car Trips

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Respond to Growth



“Jasper County, sandwiched between Beaufort County and the Savannah River, continues to grow at a breakneck pace, with new data from the U.S. Census Bureau confirming what many in the southern Lowcountry already feel.

And the growth in Jasper County is not only remarkable when compared to the other 45 counties in the Palmetto State. It’s among the fastest growing counties in the U.S.

Jasper, according the new data, was the third-fastest growing county in the country from July 1, 2023, to July 1, 2024, when growth was measured on a percentage basis.”

(from the Post & Courier)

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Respond to Growth



Ridgeland has a 2025 population of 3,753.

Ridgeland is currently growing at a rate of 0.05% annually and its population has increased by 0.27% since the most recent census, which recorded a population of 3,743 in 2020.

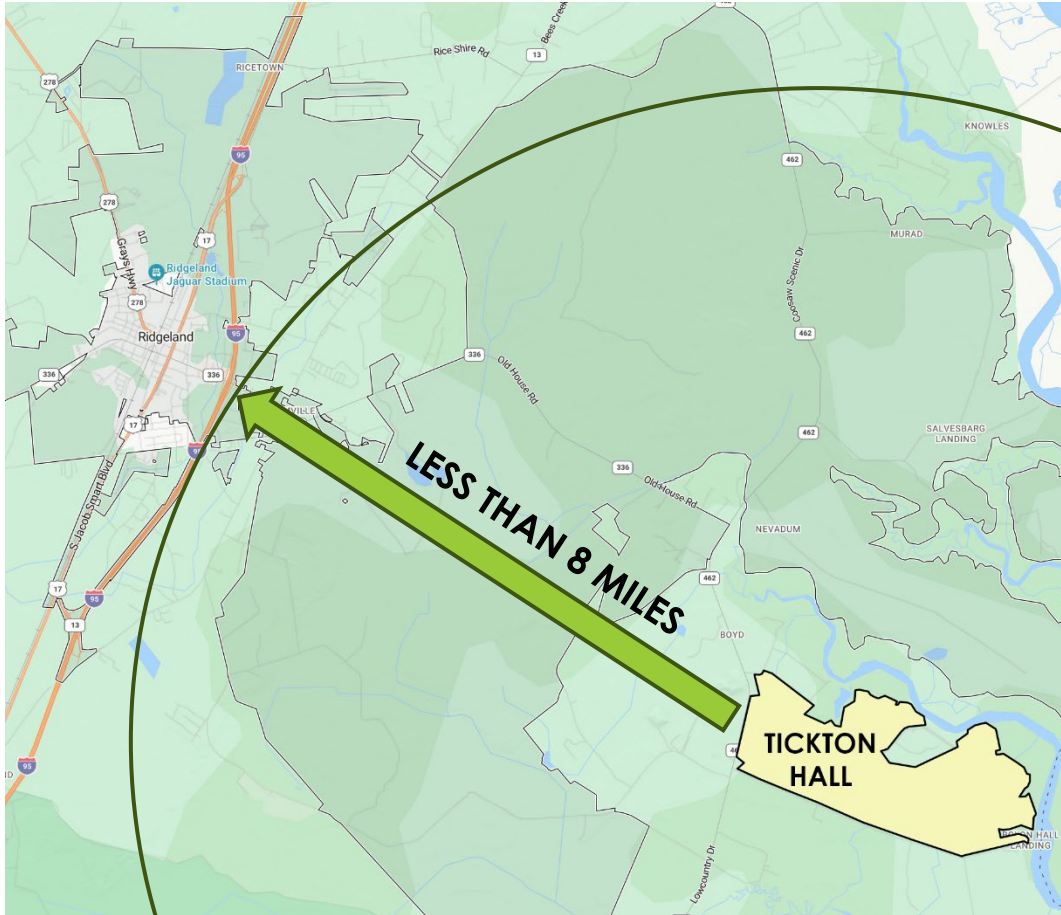
The average household income in Ridgeland is \$67,361 (about the same as SC) with a poverty rate of 20.8% (SC is 14%).

The median age in Ridgeland is 32.9 years: 34.9 years for males, and 30.7 years for females.

The growth in the County is outpacing the growth in the Town.

TICKTON HALL

Respond to Growth



Ridgeland will not need to add the first FTE for 5 or more years unless Ridgeland is currently understaffed based on previously approved developments that were not required to undertake the same impact analysis as Tickton.

Ridgeland will generate approximately 3 to 4 (\$297,000.00 per 135 DUs multiplied over 5 years) million dollars in ad valorem taxes on this development prior to adding the first FTE for services.

Ridgeland will need no more than 3 FTEs for residential development-related services.

Ridgeland will generate approximately \$5,170,000.00 in 2023 tax rates/values on an annual basis.

Ridgeland should defer the construction of a fire station until Jasper County Station 36 Federal Debt is satisfied and use a mutual aid or other service agreement for Jasper County Station 36 to provide fire protection to this development in the interim.

This will prevent double taxation and allow the town to not have to provide staff and fund a fire station in the short term.

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Assure Quality Development



Requirements are stricter than either Jasper County or the Town of Ridgeland.

Densities are less than what the current Smart Code would allow.

More rigorous stormwater regulations (Southern Lowcountry Stormwater Ordinance and Design Manual)

Street Trees are required on all streets (except alleys, service roads, and driveways)

More rigorous Tree Protection (No Live Oaks graded A to C can be removed!)

More rigorous Architectural Guidelines

No Vinyl Siding will be allowed.

Our precedents and inspiration are Newpoint and Habersham in Beaufort and I'On in Mount Pleasant.

TICKTON HALL

Provide Attainable Housing



- Provide a Range of Housing Types
- Provide a Range of Densities
- Provide for Measured Growth

Housing Types range from larger single-family homes to smaller single-family attached homes (townhomes).

The Smart Code dictates a range of densities from T-3 (Neighborhood General) to T-5 (Town Center). Our densities are lower.

Tickton Hall will have a maximum of 2,032 homes (1.4 homes per acre).

Tickton Hall is anticipated to provide approximately 130 new homes per year.

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Preserve Open Space



Tickton Hall has approximately 308 acres of Wetlands and associated Buffers that will be preserved.

Wetlands will be delineated and surveyed with each development phase.

Tickton Hall will set aside an additional 51 acres of dedicated Open Space (minimum).

Total Open Space will be a minimum of 25% of the site.

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Recreational Opportunities



We anticipate a range of recreational opportunities (both passive and active) in a network of connected parks.

The Open Space areas will include natural areas, trails, parks, and access to water.

There will also be plazas and outdoor dining areas (in the Village Center).

Buffers, greenways, and other open space will connect parks to each other and connect people to their parks.

Tickton Hall has committed to setting aside a 1-acre public park with water access.

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Reduce Car Trips



By providing a small Village Center, the residents will be able to do some shopping and dining without leaving Tickton Hall, thereby capturing automobile trips.

Additionally, sidewalks and walking paths will reduce the need to drive to the Village Center.

A Traffic Impact Study will accompany each development phase, assuring necessary improvements are made at each step in the process.

Special District Plan

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- TICTON HALL - SUMMARY BY LAND USE TRACT**
- | TRACT | TOTAL ACRES* | WETLAND & BUFFER ACREAGE | OPEN SPACE ALLOCATION | T3 AND T2 - OVERALL OPEN SPACE / BUFFER / WETLAND ACRES** (25% MINIMUM TOTAL) | T5 ACRES (30% MAX)* | T5 DENSITY DU 10 - 35 DUS PER ACRE | T4 ACRES (40% MAX) | T4 DENSITY DU 8-9 DUS PER ACRE MAX | T3 ACRES (30% MIN) | T3 DENSITY 6-8 DUS PER ACRE MAX | TOTAL UNITS | DWELLING UNITS PER ACRE BY COMMUNITY PLANNING AREA |
|--|----------------|--------------------------|-----------------------|---|-----------------------|------------------------------------|-----------------------|------------------------------------|-----------------------|---------------------------------|--------------------|--|
| A | 202.2 | 45.9 | 7.28 | 53.18 | 60 | 160 | 25 | 132 | 64.02 | 160 | 452 | 2.2 |
| B | 97 | 29.58 | 3.49 | 33.07 | 22 | 115 | 12 | 65 | 29.93 | 45 | 225 | 2.3 |
| C | 148.46 | 40.39 | 5.84 | 45.73 | | | | | 102.73 | 268 | 268 | 1.8 |
| D | 174.3 | 23.15 | 6.27 | 29.42 | | | | | 144.88 | 290 | 290 | 1.7 |
| E | 148.27 | 34.34 | 5.34 | 40.38 | | | | | 107.99 | 170 | 170 | 1.1 |
| F | 159.55 | 25.97 | 5.74 | 31.71 | | | | | 127.84 | 150 | 150 | 0.9 |
| G | 113.56 | 39.9 | 4.09 | 43.99 | | | | | 69.57 | 62 | 62 | 0.5 |
| H | 207.67 | 45.8 | 7.48 | 53.28 | | | | | 154.39 | 250 | 270 | 1.3 |
| I | 173.34 | 22.1 | 6.34 | 28.34 | | | | | 145 | 145 | 145 | 0.8 |
| TOTAL DEVELOPMENT ACRES | 1424.35 | | 51.28 | 359.01 | TOTAL T5 UNITS | 275 | TOTAL T4 UNITS | 197 | TOTAL T3 UNITS | 1540 | TOTAL UNITS | 2032 |
| TOTAL OVERALL OPEN SPACE / BUFFER / WETLAND ACRES % | | | | 25% | | | | | | | | |
- NOTE:**
1. UPLAND ACREAGE IS SUBJECT TO CHANGE BASED ON FINAL WETLAND DELINEATION.
 2. OPEN SPACE CALCULATION BASED ON 25% OVERALL REQUIREMENT. OPEN SPACE PARKS, STORMWATER MANAGEMENT AREAS, SPRAY FIELDS, BUFFERS, AMENITIES, ETC TO BE ALLOCATED WITHIN COMMUNITY PLAN AREAS AND INCLUDED IN TOTAL 25% OPEN SPACE REQUIREMENT.
 3. TRACT 'A' T4 AND T5 60 ACRE COMMERCIAL AREA INCLUDES 250,000 SF COMMERCIAL; COMMERCIAL USES MAY BE ALLOCATED WITHIN ALL TRACTS A-I PENDING FINAL COMMUNITY PLAN APPROVAL.
 4. COMMERCIAL SQUARE FOOTAGE CAN BE CONVERTED TO RESIDENTIAL UNITS. CONVERSION RATE IS 2000 SQUARE FOOT COMMERCIAL PER RESIDENTIAL UNIT. RESIDENTIAL UNITS FROM CONVERSION DO NOT COUNT AGAINST OVERALL DENSITY CAP.
 5. UPPER FLOOR RESIDENTIAL UNITS WITHIN MIXED-USE COMMERCIAL VILLAGE SHALL NOT COUNT AGAINST MAXIMUM DENSITIES.
 6. DWELLING UNITS, COMMERCIAL SF AND OPEN SPACE ARE TRANSFERABLE WITHIN AREAS OF TICKTON HALL. NO MAXIMUM DU'S ASSOCIATED WITH T2
 7. DOCKS SHALL BE ALLOWED AS APPROVED BY REGULATING AGENCY. SPECIAL DISTRICT ALLOWS FOR 20 TOTAL INDIVIDUAL DOCKS, 25 TOTAL SHARED DOCKS AND 5 TOTAL COMMUNITY DOCKS.
- LEGEND**
- ➔ PROPOSED ROAD / ACCESS POINT
 - ➔ SECONDARY ACCESS POINT
 - POTENTIAL WETLAND AREA
 - *COMMUNITY DISTRICT BOUNDARY
- 5 MINUTE WALK (1/4 MILE/1320 LF)**
- 0 660 1320 2640
0 1/4 MI 1/2 MI
- 2.3**
- .8**
- 50' ADJACENT PROPERTY LINE SETBACK, TYP.**
- 100' TICKTON HALL ROAD SETBACK**
- 75' AVERAGE OCRM SETBACK, TYP.**
- 20' WETLAND BUFFER, TYP.**
- 100' BOLAN HALL ROAD SETBACK**
- LOW COUNTRY DRIVE 462**
- 50' 462 SETBACK**
- STRAWBERRY HILL ROAD**
- EUHAW ISLAND ±3.360 AC.**
- EUHAW CREEK**
- MARSH**
- PROPERTY LINE PER PLAT DATED 5-5-19**
- CEMETARY OUTPARCEL (INCLUDES) 0.82 AC**
- MARSH AREA (DOES NOT INCLUDE) 7.48 AC**
- +/- 1 AC BOLAN HALL LANDING PARK**
- BOLAN HALL LANDING (INCLUDES) 1.04 AC**

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D	174.3	23.15	6.27	29.42					144.88	290	290		1.7
E	148.27	34.94	5.34	40.28					107.99	170	170		1.1
F	159.55	25.97	5.74	31.71					127.84	150	150		0.9
G	113.56	39.9	4.09	43.99					69.57	62	62		0.5
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TOTAL DEVELOPMENT ACRES	1424.35		51.28	359.01	TOTAL T5 UNITS	275	TOTAL T4 UNITS	197	TOTAL T3 UNITS	1540	TOTAL UNITS	2032	1.4

TOTAL OVERALL OPEN SPACE / BUFFER/ WETLAND ACRES % 25%

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TICKTON HALL

Conceptual Master Plan

- Street Network
- Central Open Space
- Walkable Neighborhoods



TICKTON HALL

Other Considerations



The Town of Ridgeland and Tickton Hall will enter into a binding Development Agreement that will lock in the provisions of the Special District.

Development Agreement Duration: 20 yrs.

Development Agreement Extensions: By mutual consent of all parties.

Development Agreement Modification: By mutual consent of all parties.

In response to the desires of the community, this project has about a third less homes than what was proposed in 2024.

Multi-Family Homes (Apartments) are not an allowed land use.

TICKTON HALL

Questions + Discussion

Thank You for your time and consideration for this important place and the future of the Town of Ridgeland!



TICKTON HALL

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Water: Community Wells (installed by the developer)

Sewer: Sewer Treatment Plant - Installed by the developer.

Drip Irrigation of treated water in the buffers and roadsides

Septic Systems: The first homes will be served by Septic but will be required to convert. *By right, under RP-10 in Jasper County, more than 120 homes could be on septic permanently.*