

TICKTON HALL



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

We will also review comments received from Planning Commission, with our responses.

We encourage questions during the presentation.

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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:

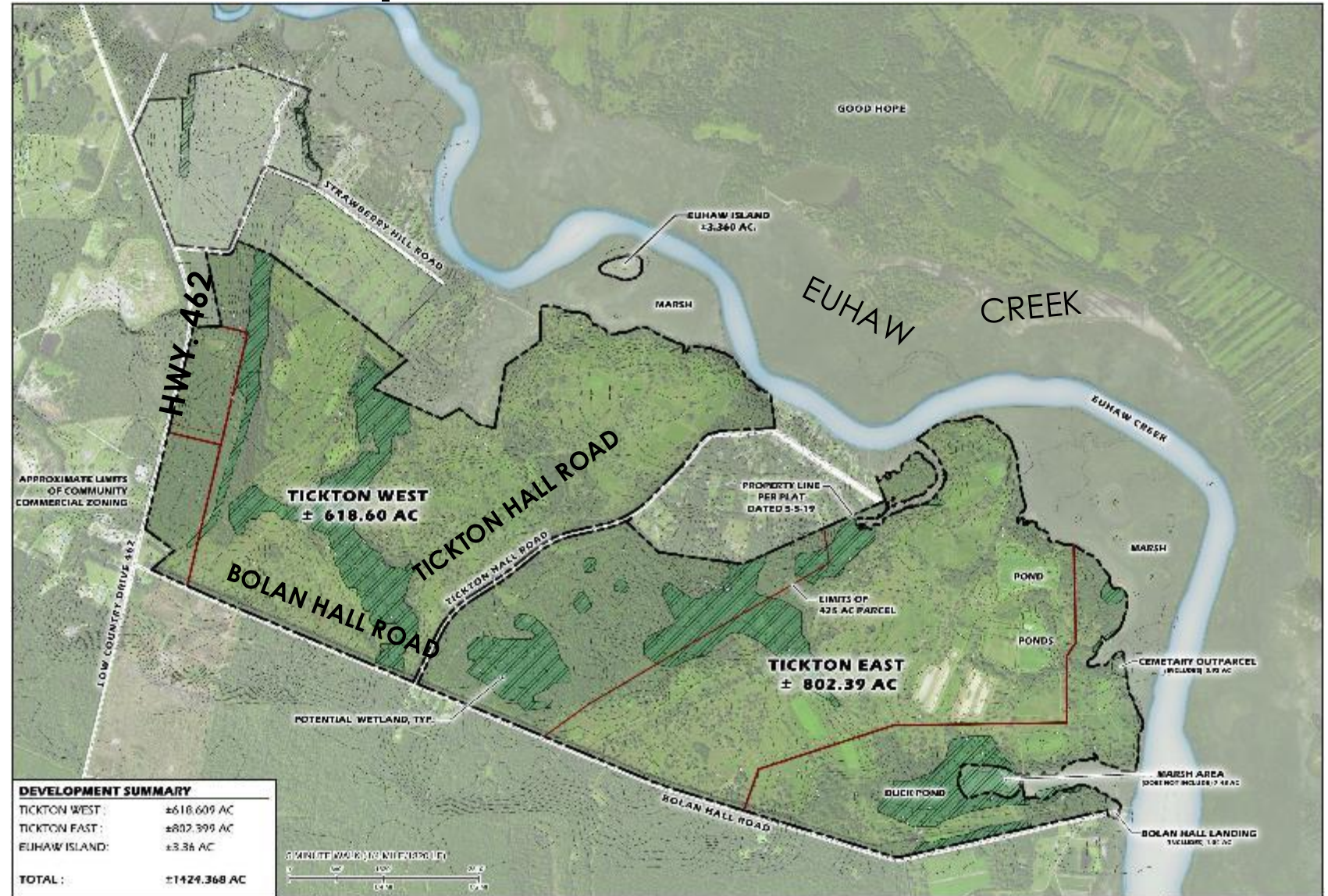
SC Highway 462 : 50'

Bolan Hall Road: 100'

Tickton Hall Road: 100'

OCRM Critical Line: 75'
(Average Buffer)

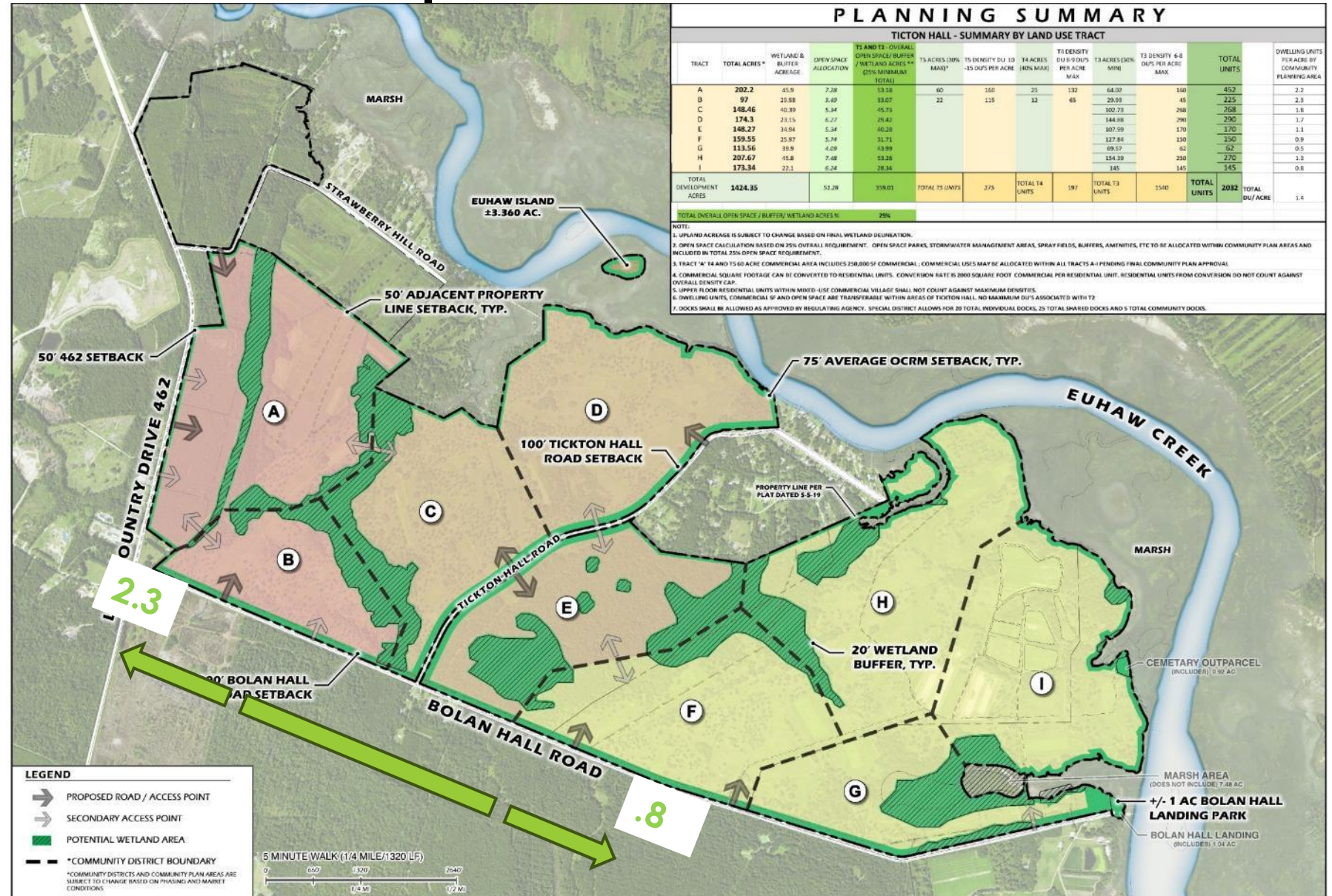
Euhaw Creek: 75'
(Average Buffer)



TICKTON HALL

SPECIAL DISTRICT PLAN

- Outlines Community Districts within Tickton Hall
- Identifies access points and connectivity between the Districts
- Village Center along Hwy 462



TICKTON HALL I

TICKTON HALL - SUMMARY BY LAND USE TRACT

TRACT	TOTAL ACRES *	WETLAND & BUFFER ACREAGE	OPEN SPACE ALLOCATION	T1 AND T2 - OVERALL OPEN SPACE/ BUFFER / WETLAND ACRES ** (25% MINIMUM TOTAL)	T5 ACRES (30% MAX)*	T5 DENSITY DU 10 -15 DU'S PER ACRE	T4 ACRES (40% MAX)	T4 DENSITY DU 8-9 DU'S PER ACRE MAX	T3 ACRES (30% MIN)	T3 DENSITY 6-8 DU'S 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	5.34	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	34.94	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
H	207.67	45.8	7.48	53.28					154.39	250	270		1.3
I	173.34	22.1	6.24	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 DU/ ACRE
													1.4

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, DRIP AREAS, 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.

TICKTON HALL

CONCEPTUAL MASTER PLAN

- Street Network
- Central Open Space
- Walkable Neighborhoods



TICKTON HALL

COMMENTS FROM PLANNING COMMISSION

There were almost 40 comments sent out to Town Council from Planning Commission. We have grouped those as follows for review and discussion:

Consent to Changes

Environmental/Infrastructure

Process/Procedural

Design Guidelines

Quality of Life



TICKTON HALL

CONSENT TO CHANGES

Replacing the Jasper County Storm Water Ordinance with the Southern Lowcountry Stormwater Design Manual to enhance environmental protection.

Applicant's Response: We agree that the Town should adopt SOLOCO.

Limiting mining activities to stormwater and wastewater construction to prevent unauthorized activities.

Applicant's Response: We agree to this request.

Ban on RV Parks: RV parks should be banned due to greywater and septic issues, as well as the transient nature of RV guests.

Applicant's Response: We agree to this request.

Police Fund: needs to be updated to Public Safety; we need to have both our own fire and police providing services to the community. We need property and a building to be funded in part by the landowner/developer or at least subsidize this in some way. Currently it appears that RPD will be providing services, but County will be providing Fire Services. Once we have some development and growth, we should be able to staff our own RFD on site.

Applicant's Response: We agree to this change. It is a more holistic approach.

Revising the term of the agreement to one 5-year renewal period to ensure timely development and updates to zoning codes.

Applicant's Response: We agree to this request.

TICKTON HALL

CONSENT TO CHANGES

Prohibiting golf courses due to their potential negative impacts on wetlands.

Applicant's Response: We agree to this request.

Minor Modifications – Not Minor: Section 13.3 defines a "minor" modification as changes caused by environmental features, new land uses, relocation, redesignation, or reallocation of land uses, and increases to maximum units and/or square footage allowances. The rationale provided emphasizes that such changes could significantly impact the approved Community Plan. Therefore, all such changes must be reviewed by Town Staff or the Planning Commission, if deemed appropriate by Town Staff.

Applicant's Response: We agree to this requirement.

TICKTON HALL

ENVIRONMENTAL/INFRASTRUCTURE

Adding definitions for "Wetland Delineation" and "Wetland" to align with current regulations and protect sensitive areas.

Applicant's Response: "Wetland Delineation" and "Wetland" are defined in Federal Law. Permitting of any activity that impacts a wetland also falls under either State or Federal law. So, we default to those regulations.

Wetlands will be delineated and surveyed in conjunction with each phase of development. A determination will be made whether the wetland is jurisdictional or non-jurisdictional. Wetlands are defined and protected by both Federal and State laws and Tickton Hall will follow those mandates. Wetlands are living systems, and they can change over time.

So, it is most prudent to have them delineated in association with a particular phase. Also, a Jurisdictional Determination (JD) is only valid for five (5) years.

Replacing the definition of "upland" with "Highland" to protect non-jurisdictional wetlands.

Applicant's Response: These terms are synonymous and generally refer to any land above the critical line that is also not a jurisdictional or non-jurisdictional wetland.

Requiring an up-to-date wetland delineation report from the Army Corp of Engineers.

Applicant's Response: We assume by "wetland delineation report" this is referring to a Jurisdictional Determination (JD) Letter. These expire after five (5) years, so it is best to have them completed with each phase of development. So, they will be up-to-date at each step of the way.



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Wetlands: Generally, wetlands are areas where water covers the soil or is present either at or near the surface of the soil all year or for extended periods of time during the year, including during the growing season. This does not include upland areas that may have surface water present after a storm event. In addition to the presence of water, wetlands are typically identified by the presence of hydric soils or hydrophytic vegetation.

Jurisdictional Wetland: An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Non-Jurisdictional Wetland: Areas that are not subject to regulation by Federal law. However, they may still be regulated pursuant to State law. Non-jurisdictional wetlands include wetlands that are not tributaries or open waters and do not meet the agencies' regulatory definition of a jurisdictional wetland. These are usually smaller, isolated wetlands.

From the USACOE:

"A Jurisdictional Determination (JD) is a two-step process of 1) identifying and locating aquatic resources (including wetlands) on a property, which is referred to as a Delineation, and 2) determining whether those areas are regulated by the U.S. Army Corps of Engineers under section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act. Receiving a JD is optional and may be used during for planning purposes. A JD may also be used with submittals of Permit Applications."

"A Delineation is the process of identifying and locating aquatic resources (including wetlands) on a property. The Corps now offers "Delineation Concurrences" (DC) for delineations as an alternative to receiving Jurisdictional Determinations. A DC provides concurrence that the delineated boundaries of wetlands and other aquatic resources on a property are a reasonable representation of aquatic resources on-site. A DC does not address the jurisdictional status of the aquatic resources. A DC may be used for planning purposes and may also be used with submittals of Permit Applications."

TICKTON HALL

ENVIRONMENTAL/INFRASTRUCTURE

Including habitat protection language in Section 18.1.5 to safeguard local wildlife and ecosystems.

Applicant's Response: There are no known Endangered Species or Species of Interest, other than the Eagle Nest. Federal Regulations control development within 330' and 660' of an active nest. The wetlands and open space areas can provide important habitat for wildlife on the site. Connected open space systems, including wetlands, provide corridors for the movement of wildlife through the site. Wildlife may include birds, mammals, reptiles, amphibians, and pollinators.

Open Space or Green Space: These terms are synonymous and generally refer to those areas of the site set aside and not to be developed for residential or commercial uses. These areas include wetlands. The upland portions of this area may be used for passive recreation such as trails, sports fields, and parks or left natural. Tickton Hall will have a minimum of 25% of the gross acreage in Open Space.

Require Phase I Archeological Surveys.

Applicant's Response: A desktop study has already been conducted by Brockington Associates. The Town has this study. A Phase One Archeological Study can be done in association with each development phase.

Limit the number of docks: reducing the number of docks allowed on the property to four community docks, each with eight docking bays. This reduction still allows for 102 boats to be docked in the waters of Euhaw Creek.

Applicant's Response: We agree to reduce Community Docks from five (5) to four (4), not including the Town's public dock at Bolan Hall Landing. All docks will follow State regulations and will require permits from the State.



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Dock: All docks defined herein refer to structures that provide docking space for ten boats or less.

Private recreational single use dock: A facility that provides access for one family and is not a marina.

Private recreational joint use dock: A facility that provides access and use for two to four families and is not a marina.

Community Dock: Any docking facility that provides access for more than four families, has effective docking space of no more than 250 linear feet and is not a marina.

Effective Docking Space: Adequate length and water depth to dock a 20-foot boat.

Marina: A land-based fueling facility that dispenses fuel over or in close proximity to a waterway.



TICKTON HALL

ENVIRONMENTAL/INFRASTRUCTURE

Implementing restrictive deeds to prohibit bulkheads, revetments, and dredging of the Euhaw Creek.

Applicant's Response: The Town would have no legal standing with any restrictive deeds or covenants. The State of South Carolina has a strong preference for "Living Shoreline" solutions and will only grant permits for bulkheads and revetments in extreme cases.

The State of South Carolina defines a living shoreline as "a shoreline stabilization approach utilized in intertidal wetland environments that maintains, restores, and/or enhances natural estuarine processes through the strategic placement of native vegetation and/or use of green infrastructure."

Living shorelines promote wetland resiliency and water quality and enhance the diverse intertidal habitat.

Bulkhead: A retaining wall designed to retain fill material, but not to withstand wave forces on an exposed shoreline.

Revetment: A sloping structure built along an escarpment or in front of a bulkhead to protect the shoreline or bulkhead from erosion.

Bulkheads and revetments, including the placement of rip-rap, are a possible solution to protect the integrity of private property from erosion or other damage caused by changes in hydrology or from storm events.

However, those solutions should only be used when living shorelines, alone, are unlikely to protect the integrity of private property. Even when a hardened approach is warranted it is preferred that those solutions be used in conjunction with a Living Shoreline approach, if practical.



TICKTON HALL

ENVIRONMENTAL/INFRASTRUCTURE

Advising against private septic tanks due to flooding risks and suggesting independent reviews if allowed. This appears to be a big item to the current residents with the 120 septic tanks in the beginning. I asked for clarification on this does this mean 120 sold lots or homes built and he clearly said that it was Lot Sold, I would hold them to this which may mean there would never be that many tanks as the right Marketing effort would sale those in the beginning before housing ever started!! If the final method chosen is a Package Plant, there needs to be some language that allows the current TH residents to get off their septic system and have the right to connect to a system that should be far from the banks of the Creek!!

Applicant's Response: It is a practical impossibility to begin the project, on day-one, with a sewer treatment plant, as the system requires an adequate amount of flow (flushes) to be functional. There would also need to be considerable infrastructure (streets) in place to provide areas for the drip system.

Also, upon further consideration, we would like the "cut off" for septic to be 120 Building Permits. The Town has no way to track lot sales, and lot sales does not equate to construction.

The Town can easily track Building Permits and deny permits beyond 120 if the sewer system is not brought online.

TICKTON HALL

ENVIRONMENTAL/INFRASTRUCTURE

Section 9.2. May be worthwhile to quiz the Landowner on number of wells that may be needed to supply water to the residents and the community!! Not real sure we would want a well for each unit!!

Applicant's Response: We do not know how many different neighborhoods or communities this development will ultimately have. So, we cannot provide a definitive answer on the number of community wells that will be needed. But we can assure the Town that this project will rely on Community Wells, not individual wells. Community wells will also be needed for fire protection, not just domestic use.

Low Impact Development (LID): The Development Agreement should reflect that the development will be a Low Impact Development (LID), which refers to stormwater management approaches designed to reduce adverse impacts caused by increased runoff from impervious surfaces.

Applicant's Response: SOLOCO is a very rigorous stormwater management tool which includes strategies typically referred to as Low Impact Development (LID) or Green Infrastructure. Most LID strategies have a goal of handling stormwater as close to the source as possible.

These strategies often rely on infiltration (in contrast to putting everything in a pipe) with facilities such as bioswales and pervious paving. The effectiveness of these strategies can vary greatly based on the infiltration rates of the native soils.

We will meet the requirements of SOLOCO.

TICKTON HALL

PROCEDURAL/PROCESS

Exemptions to SmartCode: Exemptions to the Town's SmartCode in terms of setbacks should not be permitted. The reduction in lot size and setbacks is to accommodate overcrowding of land with residential houses.

Applicant's Response: Our goal was to allow the concentration of lots within a development pod, by allowing smaller lots and decreased setbacks.

This could result in saving additional open space and reducing infrastructure and impervious surfaces. This does not affect density.

If the Town does not want to realize the benefits of clustering development, we can remove that provision.

Developer's Contribution to Costs: The Developer only agrees to pay 25% of the costs and expenses of the Town in negotiating, processing, and evaluating the Development Agreement and the Special District Ordinance. Given the number of errors in the DA, the percentage should be much higher.

Applicant's Response: If the Town will point out any errors, we are happy to correct them before final approval, or after approval if needed.

Restrictions on Storage of Hazardous Materials: Restrictions must be put in place for the storage of chemicals and bulk materials, fuel storage, and shops for paint and metalwork, given the ecologically / environmentally sensitive nature of the property.

Applicant's Response: Everything mentioned here is subject to State and Federal laws. We will meet or exceed those requirements.

TICKTON HALL

PROCEDURAL/PROCESS

Utilizing the current Smart Code supplemented by version 9.2 to fill gaps in regulations.

Applicant's Response: If the Town adopts Version 9.2, we will follow those guidelines, with exceptions already noted. However, if there are specific parts of Version 9.2 that the Town wants to be incorporated into the SD, the Town needs to clarify which parts that would be.

Requiring a trust fund or insurance policy to cover remediation costs for contamination events.

Applicant's Response: Contractors and HOAs carry General Liability Insurance policies.

No discount on Development Fees for early payment.

Applicant's Response: The discount was added to help the Town plan for Capital Projects, such as improvements to the downtown. Getting any Development Fees upfront, instead of trickling in, allows staff to plan more efficiently for improvement projects. Currently Development Fees are \$210 per lot. It is our opinion that it is better for the Town to receive (in the case of a 100-lot phase, for example) \$10,500 at one time than to receive \$21,000 over a period of several months.

Do not allow additionally purchased parcels to automatically be added to the Development Agreement.

Applicant's Response: This would not be allowed under South Carolina State law.

TICKTON HALL

PROCEDURAL/PROCESS

Requiring public hearings for future public road plans to allow community input. Suggest that we be very sharp here as to who is responsible for the maintenance of the roads and to what specs they will be built by. Are we using DOT specs or something else!

Applicant's Response: All internal streets will be private and constructed to Town standards and in compliance with the Smart Code. External roads are either under the jurisdiction of Jasper County or SCDOT and all improvements would follow the requirements of that entity.

Clarifying the development of Parcel B to be separate from the main agreement to prevent future complications.

Applicant's Response: We are assuming this comment refers to the 96.14 AC parcel (Parcel A) that was part of the 2024 plans. This parcel is no longer part of the project.

Development Schedule: Section 5.0. Suggest that we place some expectations on when the community starts, along with some expected time for completion of the development! Market trends could have a huge impact here, but we need to have a goal as to when construction is expected to start and completion of property may be expected. This may also shed some light on the town budgeting for this area and help keep the builders' feet to the fire.

Applicant's Response: Appendix N provides a Development Schedule. This shows the project beginning in 2026 (pending approval in 2025, of course) with phases running through 2039. Unfortunately, none of us can predict the future and whether the economy will be robust or not.

We do have a positive outlook on the success of this new community in Ridgeland.

TICKTON HALL

PROCEDURAL/PROCESS

Adding a requirement for an annual report to the Planning Commission.

Applicant's Response: SC State Law (CHAPTER 31, South Carolina Local Government Development Agreement Act, Section 6-31-90) requires a periodic review of the DA by the zoning administrator. The zoning administrator may present this to the Planning Commission, if desired.

Acreage Figures Correction: The figures for acreage in section 9.11 are incorrect and need to be revised. The text suggests that at least 310 acres should be put into a conservation easement.

Applicant's Response: We will correct any unintentional Scrivner's Errors in the document as they are found. We would suggest that a motion for approval include the ability to correct these errors, in collaboration with staff, without coming back to council for review.

TICKTON HALL

DESIGN GUIDELINES

Reducing housing density to 1 dwelling unit per acre due to environmental concerns.

Applicant's Response: There are no known environmental concerns associated with a development with a gross density of 1.4 units per acre, so no reduction of density is necessary.

Commercial Development: The legally binding documents need to reflect the amount of commercial space planned for the development, and there should be a limit on how much commercial space can be converted to dwelling units.

Applicant's Response: The SD limits Commercial Development to 250,000 sq. ft. and the conversion rate is 2,000 sq. ft. of commercial per dwelling unit.

We will cap conversions at a maximum of 100 units.

Restrictions on Monument Signs: Monument signs should not be allowed with a 12-foot height, nor should neighborhood entry signs be allowed.

Applicant's Response: Wayfinding is important, but we agree that ostentatious signs should be avoided.

We will reduce the height of Monument Signs to 10'-0" and reduce Neighborhood Entry Signs to 32 sq. ft. with a maximum height of 8'-0".

Limiting the maximum building height to 45 feet to ensure structures blend with the environment.

Applicant's Response: That change is already included in the documents.

TICKTON HALL

DESIGN GUIDELINES

Architectural Style: The style of homes built should reflect a Craftsman Coastal style, in keeping with the Town of Ridgeland's guidance from the Comprehensive Plan.

Applicant's Response: Appendix P (Architectural Standards) provides detailed requirements for the architecture within the development. The following is taken from Appendix P:

"The architectural character of Tickton Hall is grounded in Authentic Southern Architecture. Materials should reflect the traditional palette of Southern Coastal design, including—but not limited to—brick, tabby, stucco, and wood. Architectural details are expected to exemplify classic Southern elements such as columns, expansive porches, generous roof overhangs, dormers, raised foundations, and tall ceilings."

If the Town can articulate how "Craftsman Coastal style" is different from, or better than, what we are requiring we are open to embracing that change.



TICKTON HALL

QUALITY OF LIFE

Development of the Property: Section 4.1. Whatever we approve for Tickton Hall in the beginning needs to be what we see 20 years later regardless of who the developer may be then. Encourage all council members to take a ride to Newport, Habersham, or I'ON in Mt. Pleasant and see a community that I would be proud to call Ridgeland. Also, we must find a way to balance production style builders housing with something more upscale, and TH could be that development if approved!!



Applicant's Response: We agree completely. This is why the Special District (SD), and Development Agreement (DA) process is so important. We also agree to the value of seeing the projects mentioned. We can arrange tours to Habersham, Newpoint and others if requested.

Bill Eubanks (Urban Edge Studio) was the Project Manager for the I'On Master Plan (which has won numerous awards) and he will give any Planning Commission or Town Council member a tour of the neighborhood.



TICKTON HALL

QUALITY OF LIFE

Section 10.1.4 Very important to the town!! If they build a new commercial village on the property, we need to be sure we have something in place in the current town that would interest the new residents to come to the Old Town! If we go south on Hwy 17, we can see what our town may look like!! I am a huge fan of Old Town Bluffton, and they got there on the backs of the developments that were built outside of the original Bluffton boundaries!! The only way for Ridgeland getting there is from monies collected from developments outside of our current Town Footprint!!

Applicant's Response: We anticipate the Commercial Village mostly serving needs of residents and visitors to the community. This may include specialty retail, professional offices, personal services, coffee shops, and restaurants. These uses do not replace a vibrant commercial district and other retail needs of the community. The Citizens of Ridgeland who will live here will want a vibrant downtown in Ridgeland. So, we completely agree with this sentiment.

Downtown Development Fund: Very critical as our Town today is being taken over by a silent invasion!! We have to bring higher end type business to include Restaurants, Grocery Stores, etc. and the only way that is going to happen is when the town has the money to make necessary changes and improvements that draw a different type of consumers and investors!

Applicant's Response: We agree wholeheartedly! It is our hope that the citizens of Ridgeland who choose to live here will be able to enjoy a robust and active downtown area in their town.



TICKTON HALL

QUESTIONS + DISCUSSION

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



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