



Background Report & Emerging Themes

DECEMBER 19TH, 2024

TOWN COUNCIL WORKSHOP

Agenda

- Project Update
- Background Report
 - Public Engagement
 - Background Element Data
- Emerging Themes
- Next Steps

Project Updates

Project website:
Planridgeland.com

Email Updates
42 Subscribers

Town Website
Project Page



Project Updates

- Listening Sessions (October 10 and 11)
- Planning Commission Workshop (October 10)
- Public Kickoff Meeting (October 28)
- Digital Community Survey (October 15 – November 15)
- Planning Commission Workshop (November 20)

Listening Sessions, Public Kickoff Meeting, and Community Survey

Listening Sessions

- **Over 50 Invited – Over 30 Participants**
 - Town Staff
 - Utilities and Infrastructure Providers
 - Environmental Organizations
 - School System Representatives
 - Non-Profit Organizations
 - Land Owners
 - Developers and Engineers
 - County Staff
 - Economic Development Representatives

Listening Sessions

- **Strengths**

- Great Services
- Lots of Potential
- Downtown
- Community
- Rural Feel
- Improvements Being Made

- **Weaknesses**

- Staffing and Workforce
- School System
- Vagrants
- Communication /
Coordination
- Limited Activities

Listening Sessions

- **Opportunities**

- Trade School
- Learn from Bluffton
- Downtown
- Infill Development
- Outdoor Recreation
- Industrial Growth

- **Desires**

- Nice Grocery Store
- Directed Growth
- Establish Clear Vision
- More to Do
- Improve Communication with Neighbors

Public Kickoff Meeting

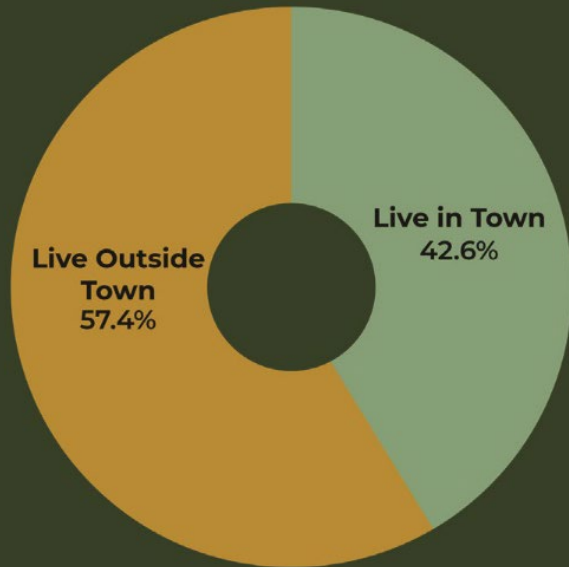
- Monday, October 28th at Blue Heron @ Lakeside – 15 Attendees
 - Advertised on Town and Project Websites, and on Town’s Social Media Pages
 - Attendees Could Drop-In Any Time Between 2:00 – 4:00 and 6:00 – 8:00 pm
 - Boards with Background Information, Scrolling Presentation; Opportunity to Share Big Ideas, Ask Questions, Take Survey, or Leave Comment Cards



Community Survey - Participants

Who Took the Survey?

109 Total Participants



1/3

Own Property in Town

1/4

Work in Town

6%

Own a Business in Town

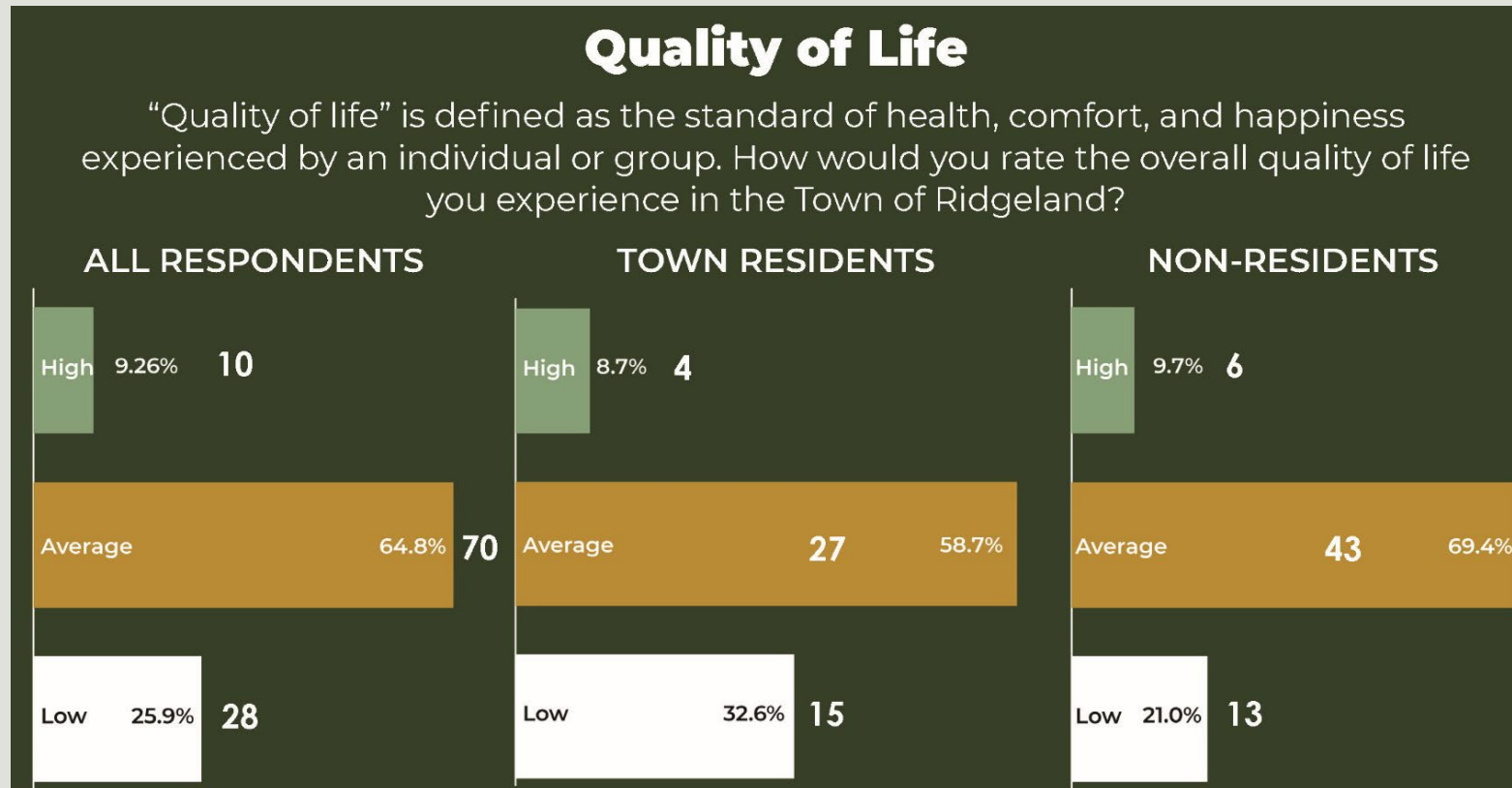
14%

Lived Here Less than 5 Years

25%

Lived Here More than 20 Years

Community Survey – Quality of Life



Community Survey – Top Values

Top Values

What do you value most about Ridgeland?

| ALL RESPONDENTS | TOWN RESIDENTS | NON-RESIDENTS |
|-------------------------------------|---|-------------------------------------|
| #1 Nature & Open Space | #1 Nature & Open Space | #1 Nature & Open Space |
| #2 Sense of Community | #2 Proximity to Other Places | #2 Sense of Community |
| #3 Proximity to Other Places | #3 Sense of Community | #3 Proximity to Other Places |
| #4 Housing Affordability | #4 Housing Affordability | #4 Housing Affordability |
| #5 Downtown / Businesses | #5 Historic & Cultural Resources | #5 Downtown / Businesses |

Community Survey - Concerns

Concerns

What issues are of concern to you today?

| ALL RESPONDENTS | TOWN RESIDENTS | NON-RESIDENTS |
|--------------------------------|--------------------------------|--------------------------------|
| #1 Roads | #1 Roads | #1 Growth & Development |
| #2 Growth & Development | #2 Growth & Development | #2 Roads |
| #3 Schools / Education | #3 Schools / Education | #3 Schools / Education |
| #4 Traffic | #4 Traffic | #4 Traffic |
| #5 Appearance | #5 Appearance | #5 Housing |

Community Survey - Vision

Vision

Thinking about the next five to ten years, please describe your vision for the future of the Town. What should change? What should stay the same?

Focus on Tourism

Improved Downtown

More Things to Do

More Retail

More Development Good Supermarket

Jobs, Employment, Business

Greater Government Transparency

Improve Infrastructure

Smart Growth More Walkable

Improve Appearance

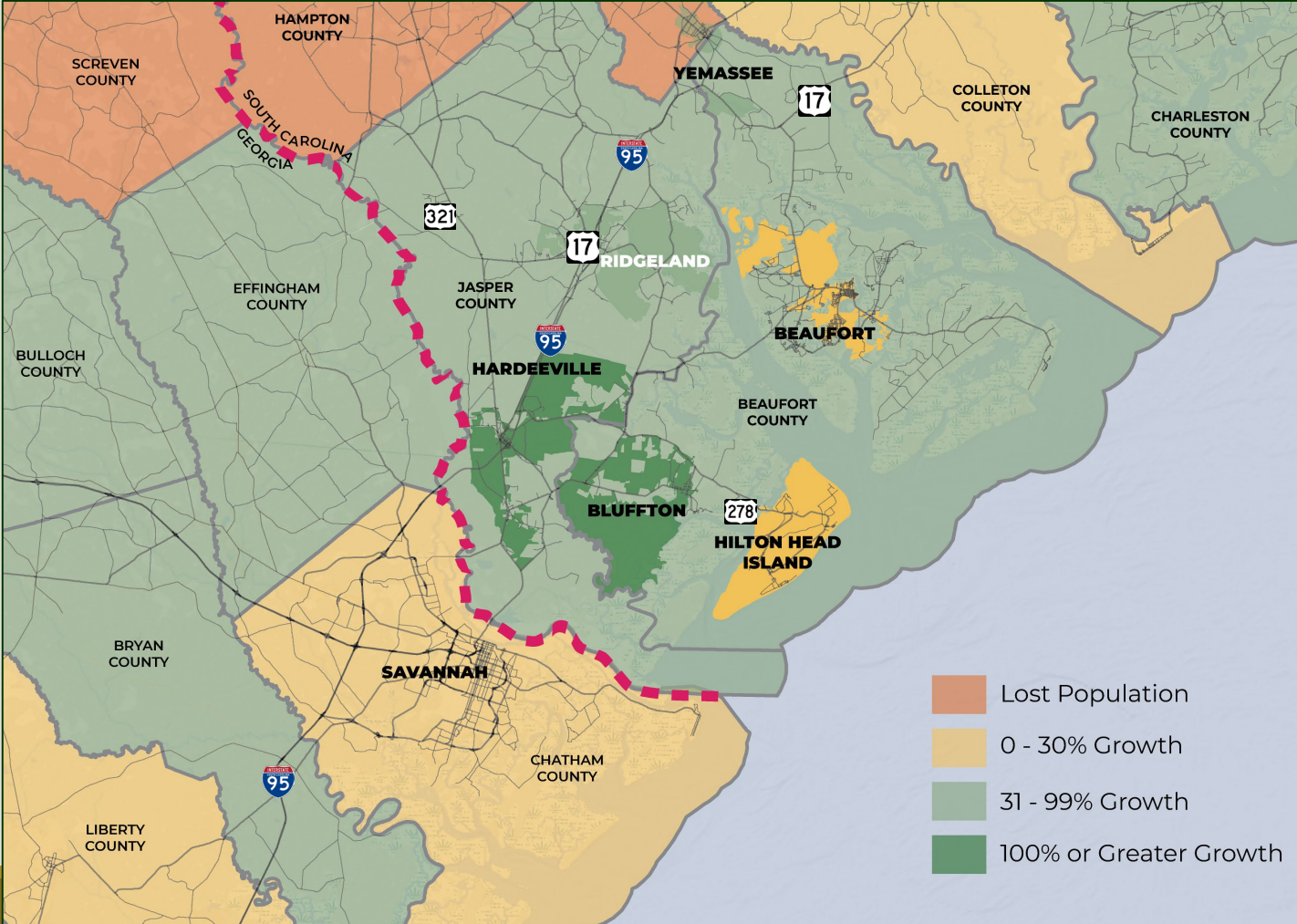
Public Safety Growth

Background Highlights

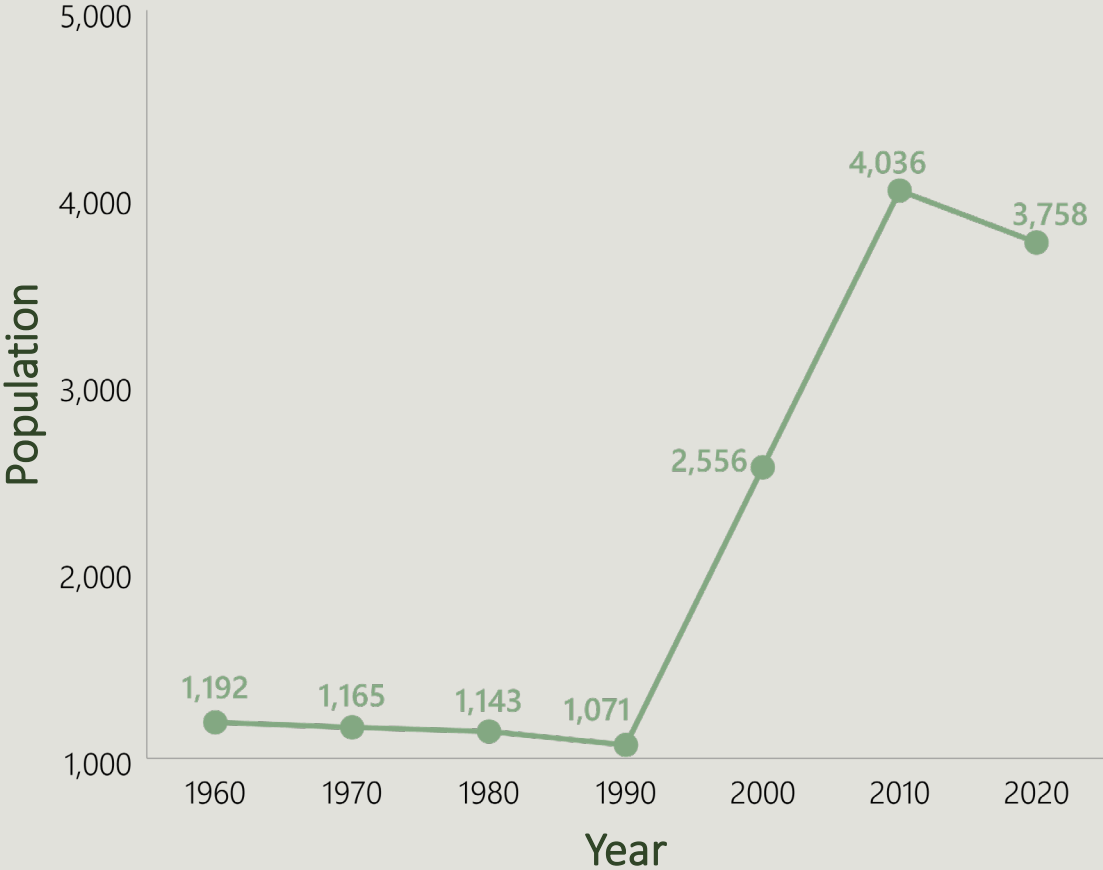
Background Elements

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Resiliency
- **Priority Investment**

Regional Population Change (2000 – 2020)



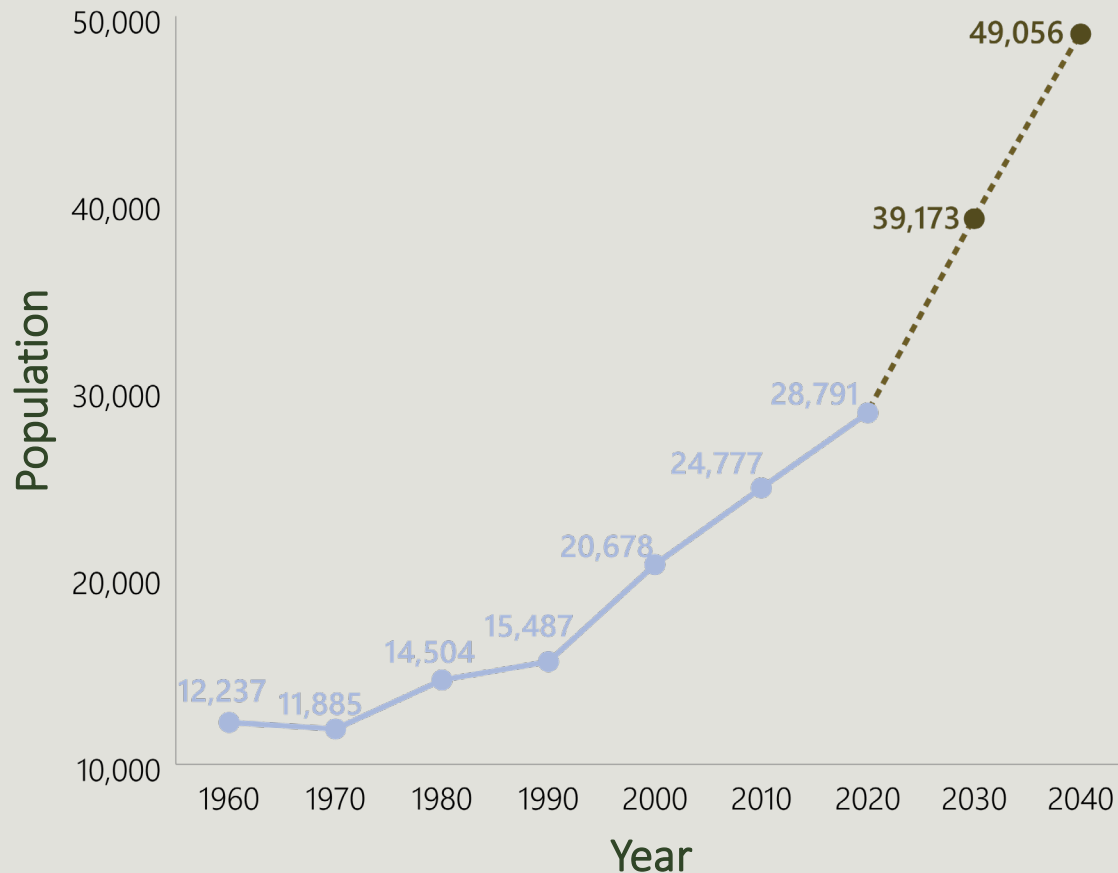
Ridgeland's Historic Population



3,737
Estimated
population
2022

Source: US Census Bureau, Decennial Census

Jasper County's Population



29,444

Estimated
population
2022

*The State projects the
County to grow by almost
20,000 residents by 2040*

Source: Decennial Census and SC Revenue & Fiscal Affairs Office

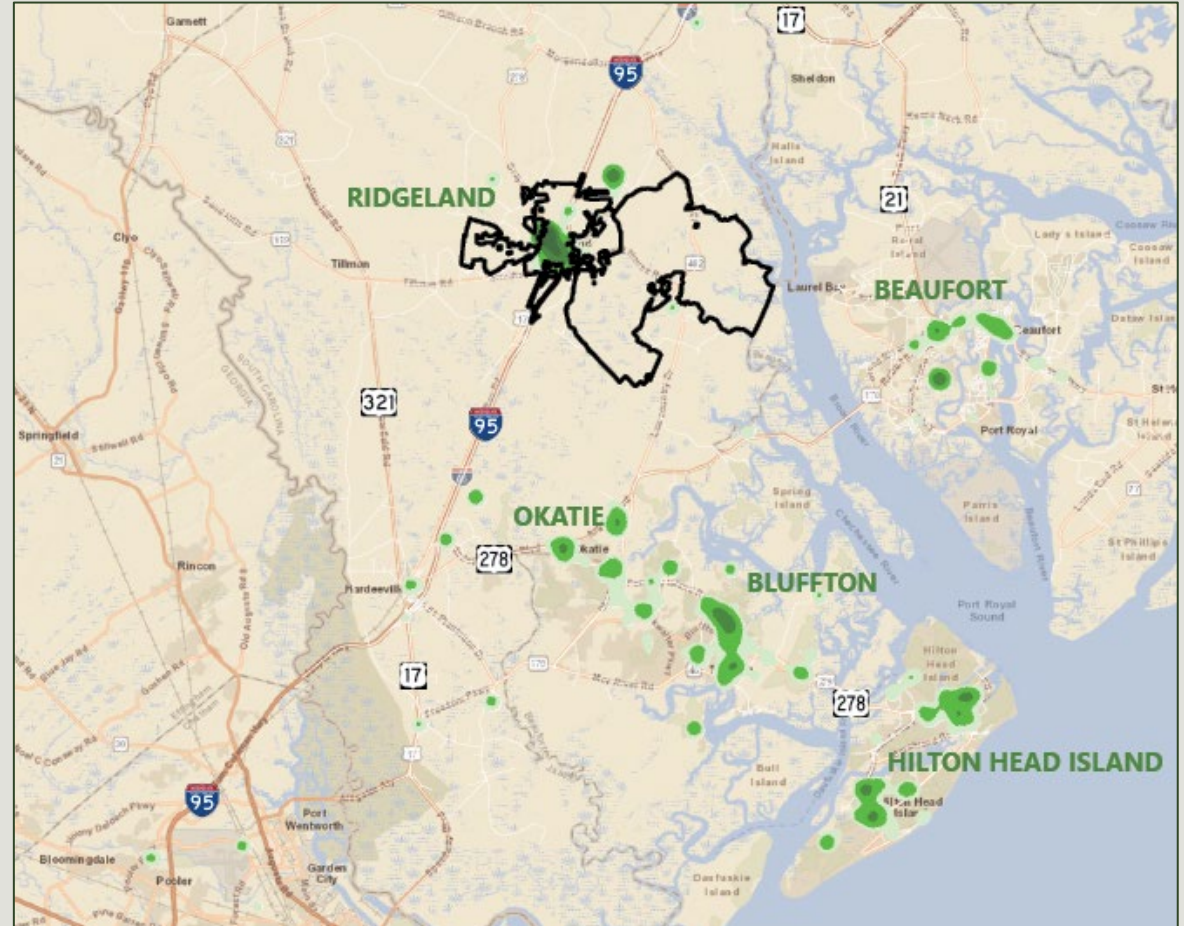
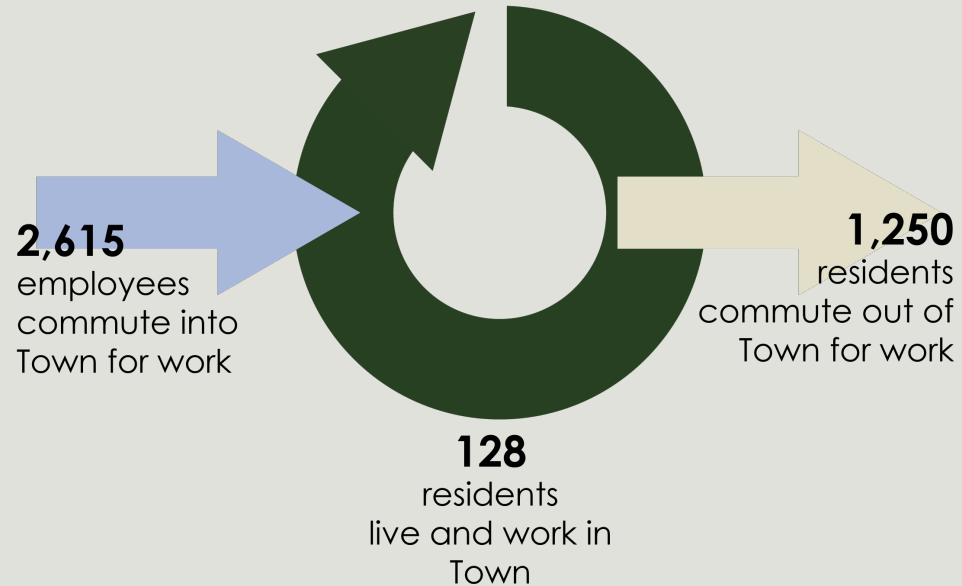
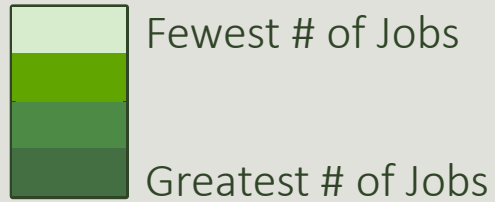
Regional Populations

| Geography | 2000 Population | 2010 Population | 2020 Population |
|-----------------|-----------------|-----------------|-----------------|
| Ridgeland | 2,556 | 4,036 | 3,758 |
| Jasper County | 20,678 | 24,777 | 28,791 |
| Hardeeville | 1,845 | 2,952 | 7,473 |
| Beaufort County | 120,937 | 162,233 | 187,117 |
| South Carolina | 4,012,012 | 4,625,364 | 5,118,425 |

Source: US Census Bureau, Decennial Census

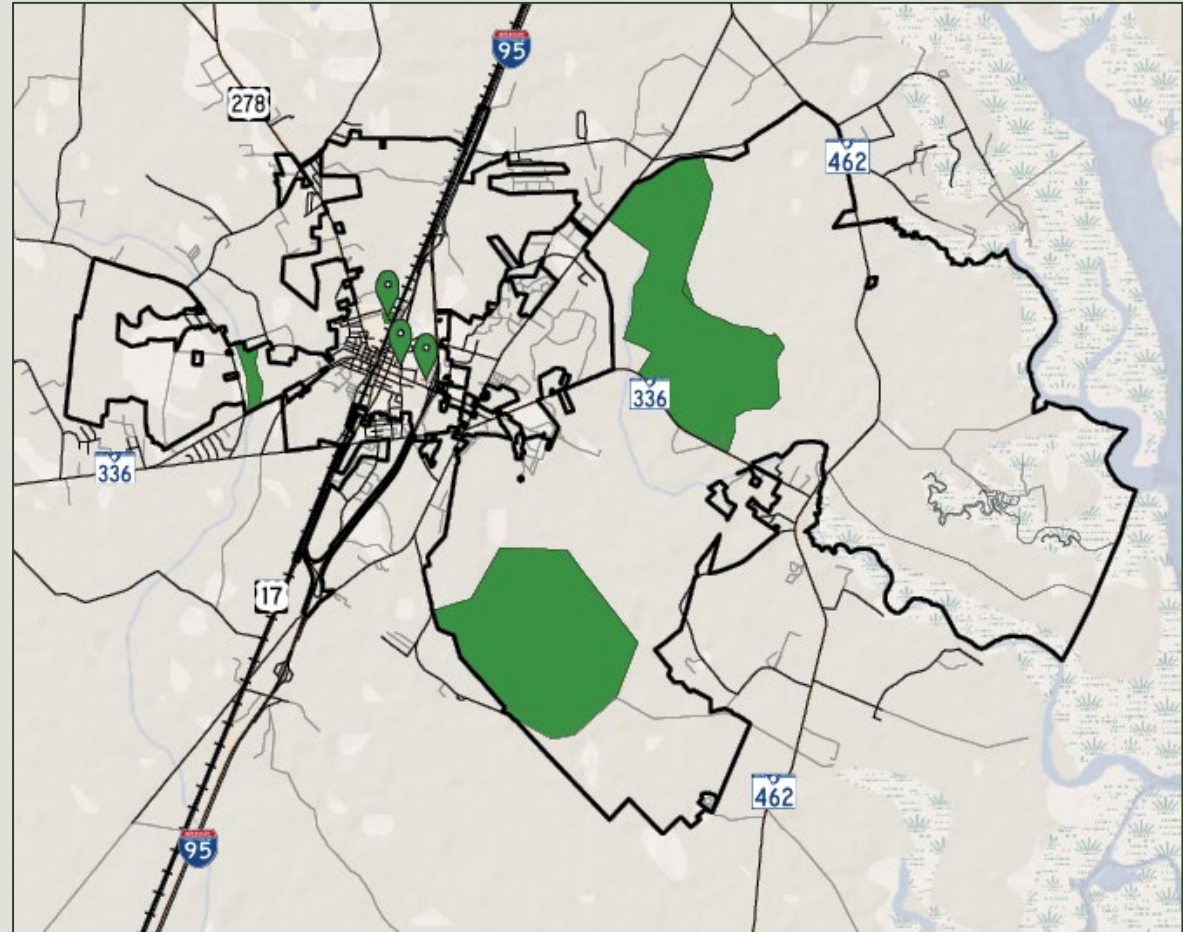
Economy

Resident Employment Locations



Protected and Conservation Lands

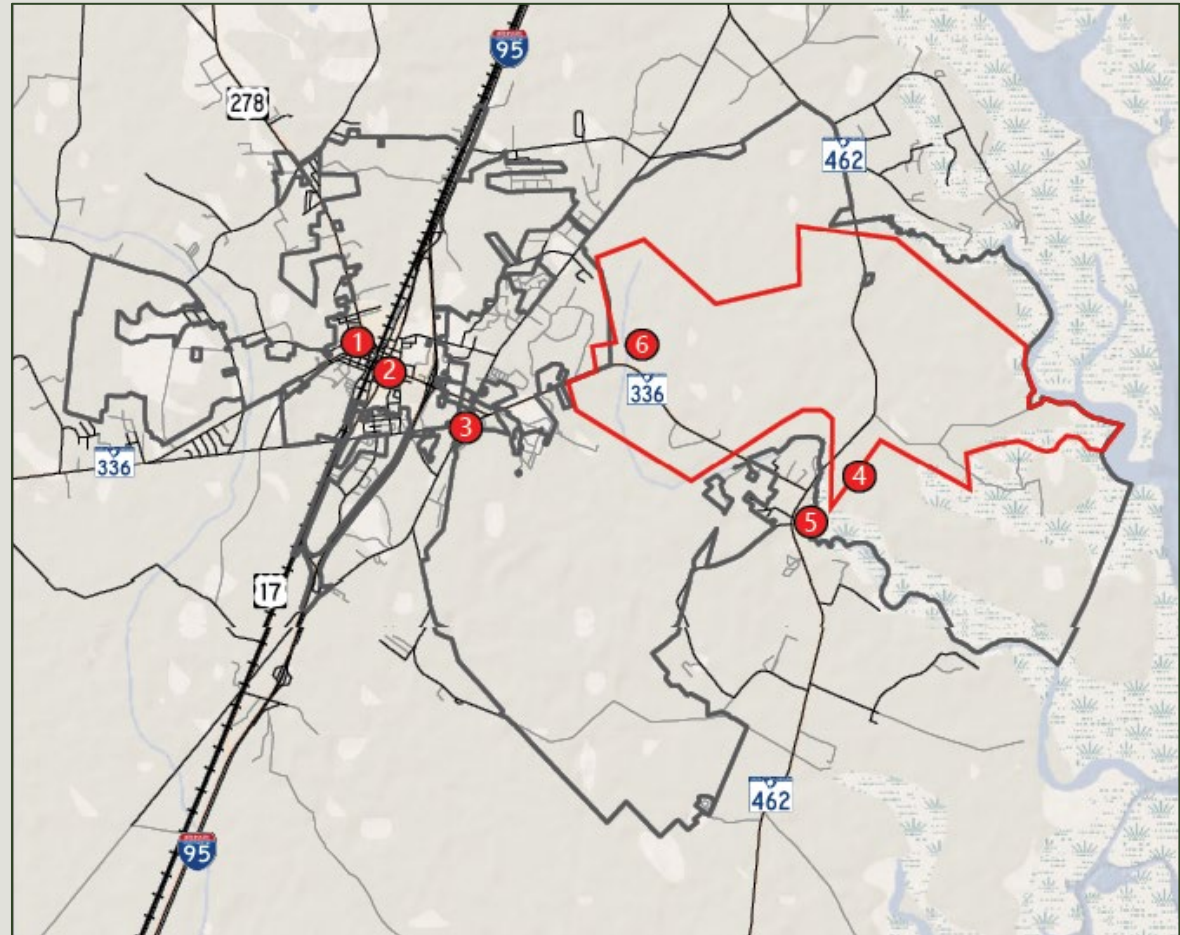
- Almost 15% of total land area is protected from development
- Almost 4,400 acres



Source: The Nature Conservancy

National Register Sites

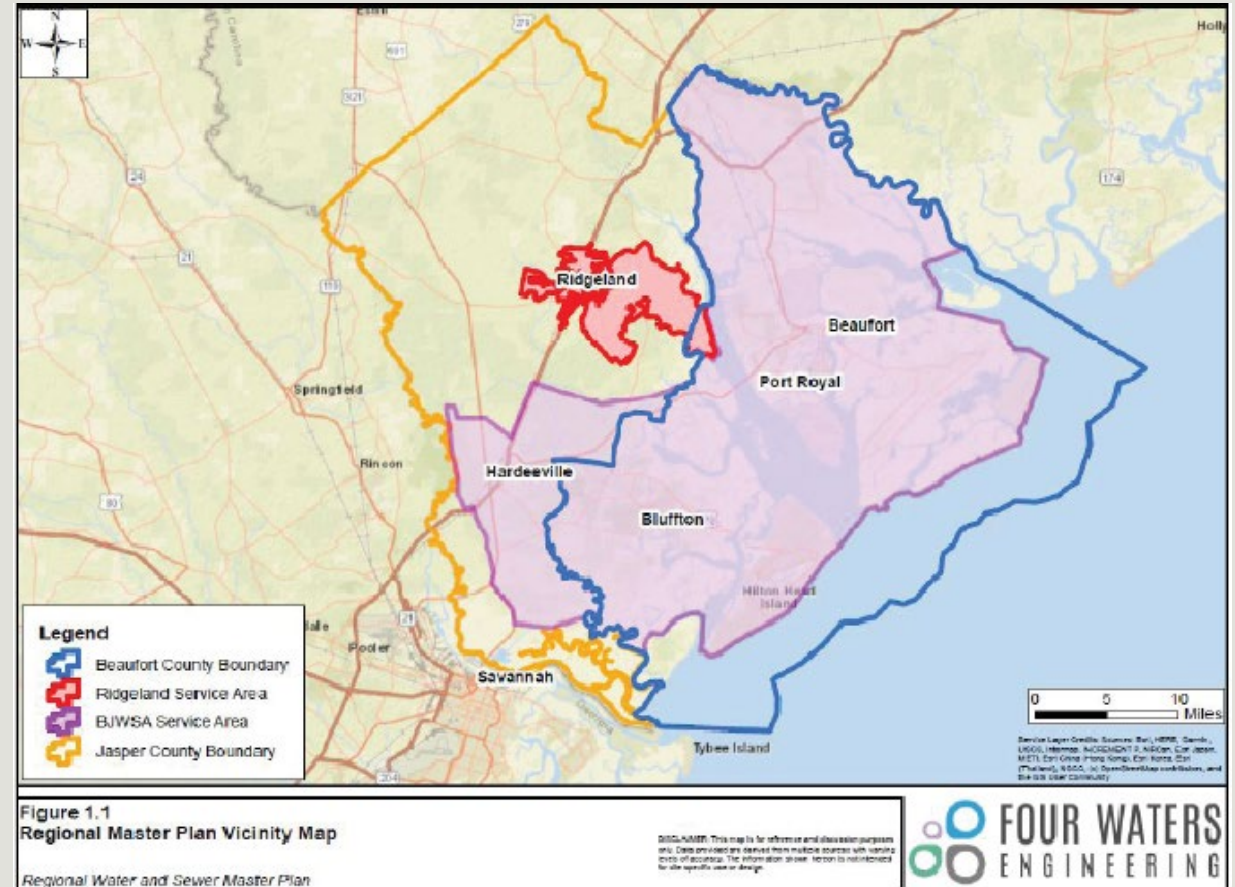
1. Jasper County Courthouse
2. Sinclair Service Station
3. The Church of the Holy Trinity
4. Old House Plantation
5. White Hall Plantation House Ruins and Oak Avenue
6. Honey Hill / Boyd's Neck Battlefield



Source: National Park Service, Department of the Interior

Community Facilities

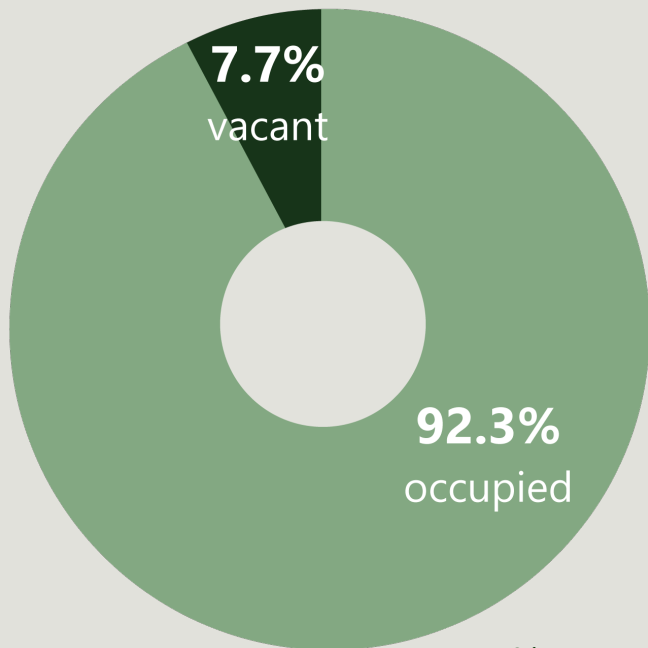
- Water and Sewer Service
- Stormwater Management
- Solid Waste Collection
- Police and Fire Protection
- Government Facilities
- Schools and Library
- Parks and Recreation



Source: The Nature Conservancy

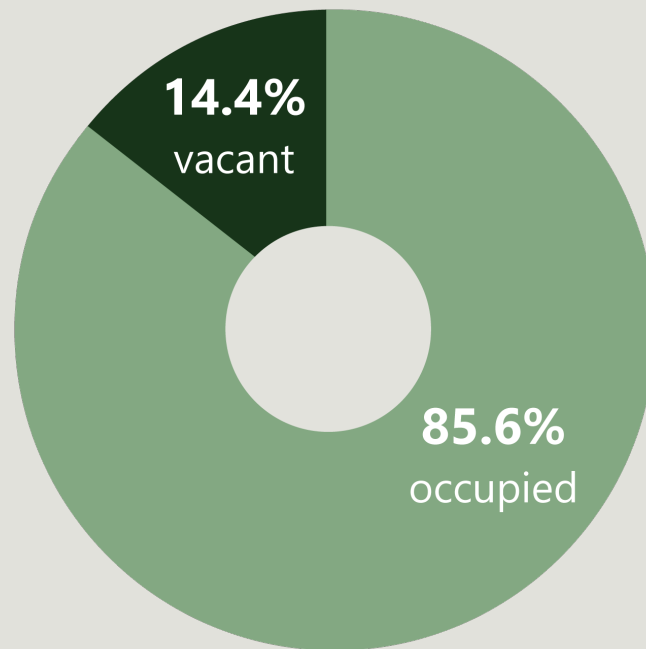
Housing Occupancy and Type

TOWN OF RIDGELAND

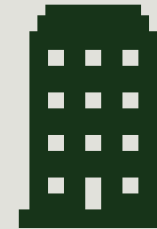


10.4% vacancy in Jasper County
17.1% vacancy in Beaufort
1.8% vacancy in Hardeeville

SOUTH CAROLINA



60.5%
Single Family



25.2%
Multi-Family

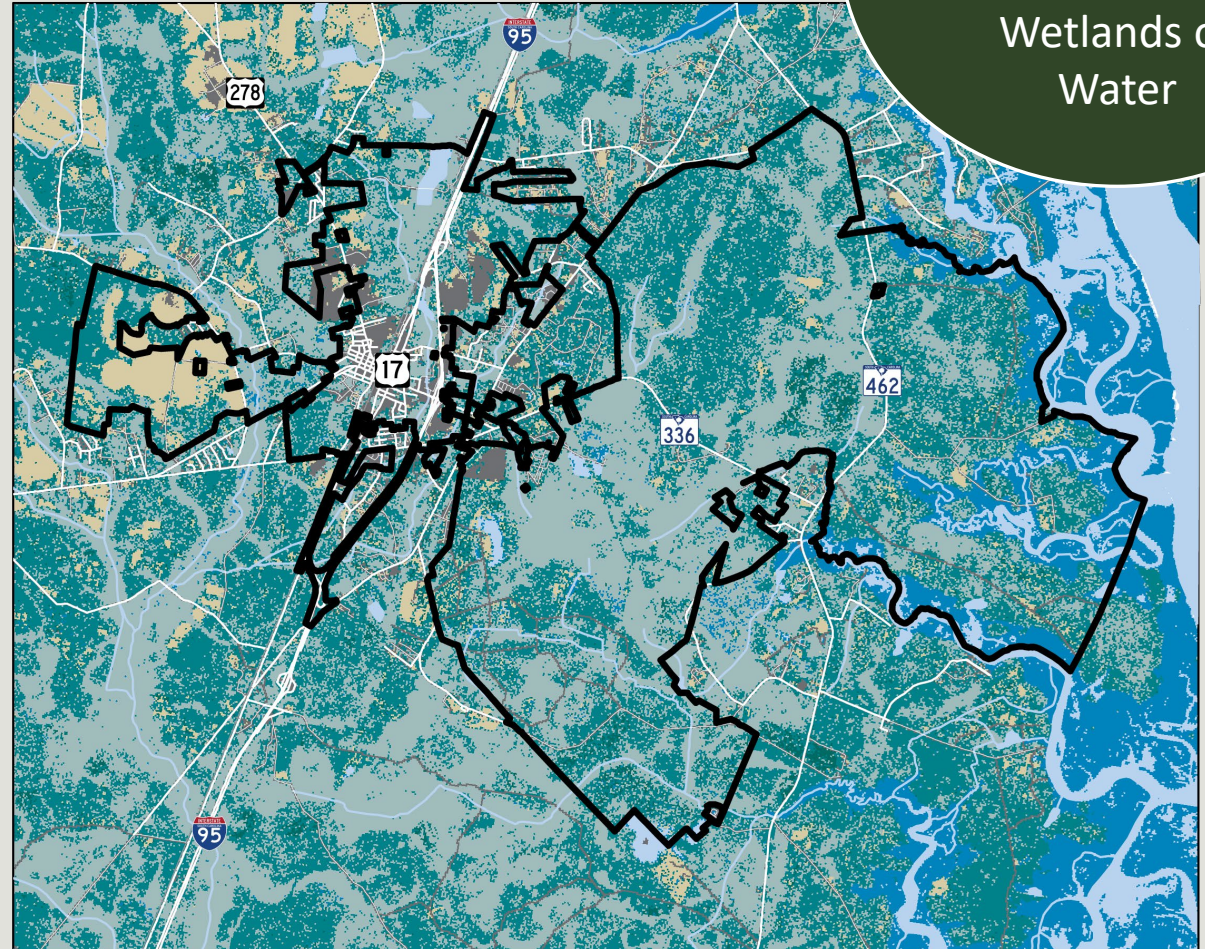


14.3%
Mobile/Other

Source: US Census Bureau, American Community Survey (2022)

Land Cover (2023)

- Water Bodies
- Streams
- Wetlands
- Forests
- Shrubland
- Cropland
- Developed Land
- Roads










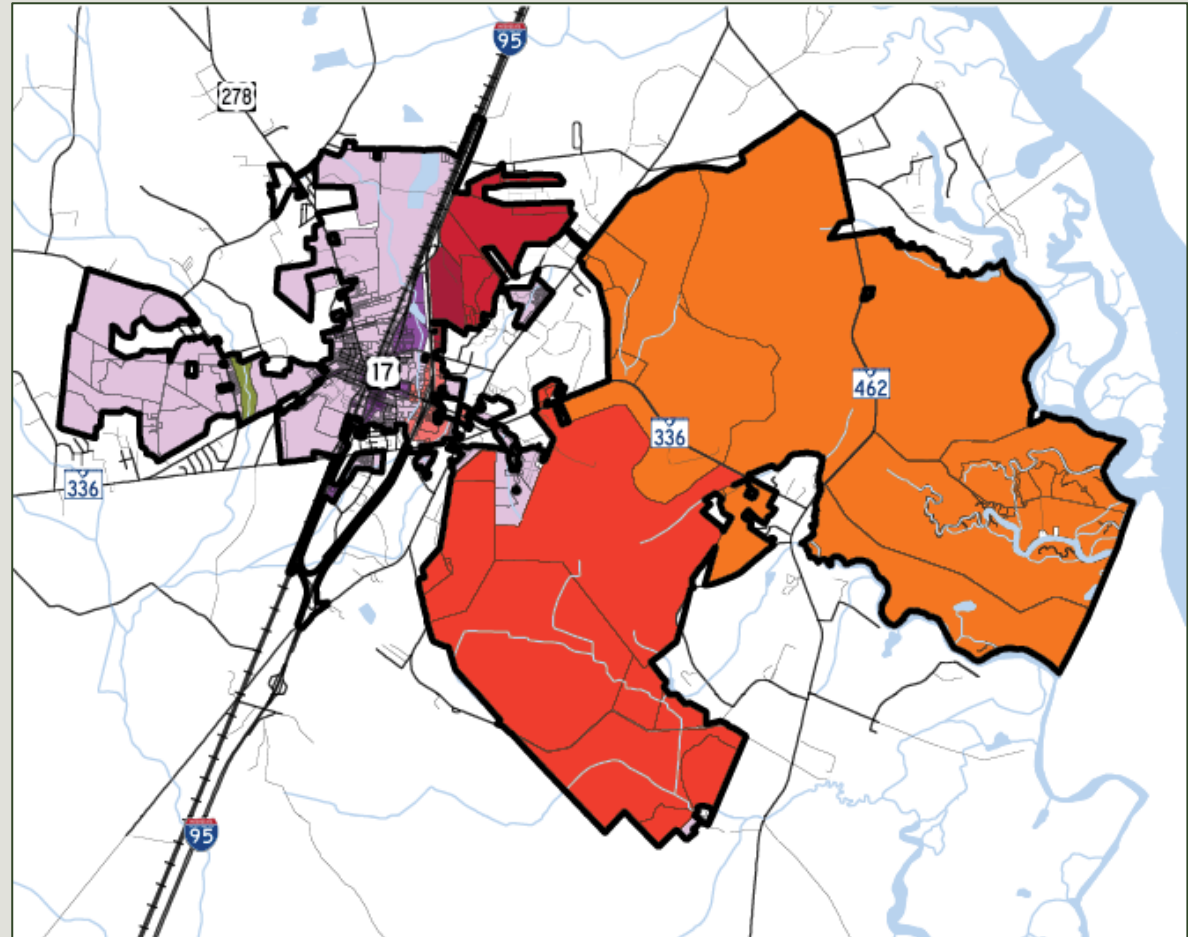
10.2% of Town Limits Developed

38.4% of Town is Wetlands or Water

Source: United States Department of Agriculture National Agricultural Statistics Service

Regulating Plan / Transect Map

-  T1 - Natural Zone
-  T3 – Neighborhood General
-  T4 – Neighborhood Core
-  T5 – Town Center / Main St
-  SD – Exit 21
-  SD - Genesis
-  SD – Good Hope
-  SD - Moultrie
-  SD - Industrial



Proposed & Approved Development

| Development | # of Residential Units / Commercial Area | Status |
|--------------------------|--|--------------------|
| Weathersbee | 96 Units | Under Construction |
| Fox Chase | 180 Units | Under Construction |
| Grahamville Farms | 75 Units | Under Construction |
| The Grove at Bee's Creek | 90 Units | Under Construction |
| Ridgeland Village | 13 Units | Approved |
| The Highlands | 238 Units | Approved |
| Bee's Creek Plantation | 90 Units | Approved |
| Nimmer Tract | 1,300 Units | Approved |
| Moultrie Tract | 2,600 Units, 6M sf of Commercial | Approved |
| | 4,682 total units approved | |

Population Projections

| Projection Year | Based on Town Growth Rate ¹ | Based on County Growth Rate ² | Based on Approved Development ³ |
|-----------------|--|--|--|
| 2023 | 3,716 | 3,824 | 3,758 |
| 2027 | 3,695 | 3,914 | 5,939 |
| 2032 | 3,674 | 4,005 | 9,566 |
| 2037 | 3,654 | 4,099 | - |
| 2042 | 3,633 | 4,195 | 66,376 |

1. Town Growth Rate (2020 – 2022) is -0.6%

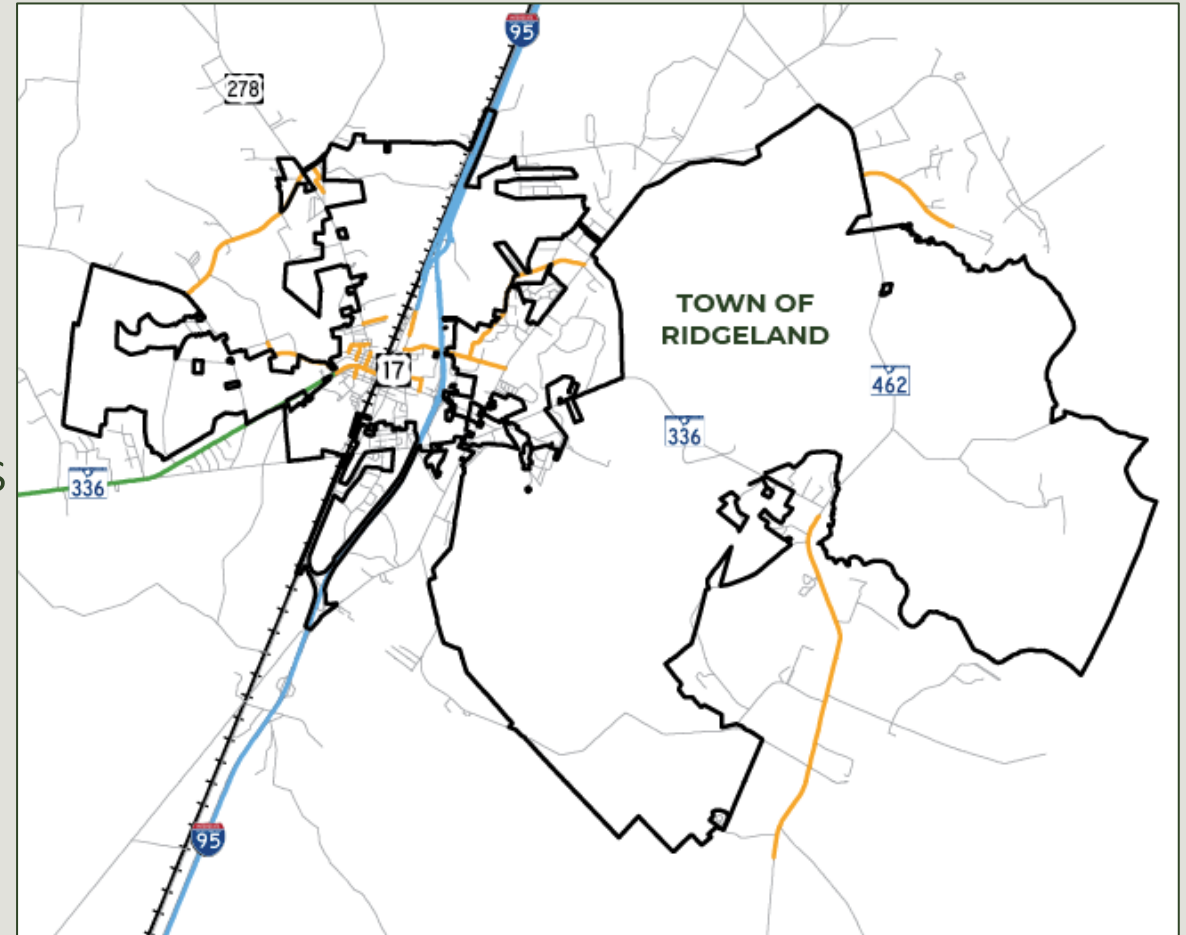
2. County Growth Rate (2020 – 2022) is 2.3%

3. Assumes all approved development from Table 12 (excluding Nimmer and Moultrie Tracts) are developed by 2027 (with average HH size), that Nimmer Tract is developed by 2032 (with average HH size), and that Moultrie Tract and all SDs are built out at average HH size by 2042

SCDOT Programmed Projects

Project Types

- Rehabilitation & Resurfacing
- Center Line/Rumble Strips
- Widen/Corridor Improvements
- Local Roads

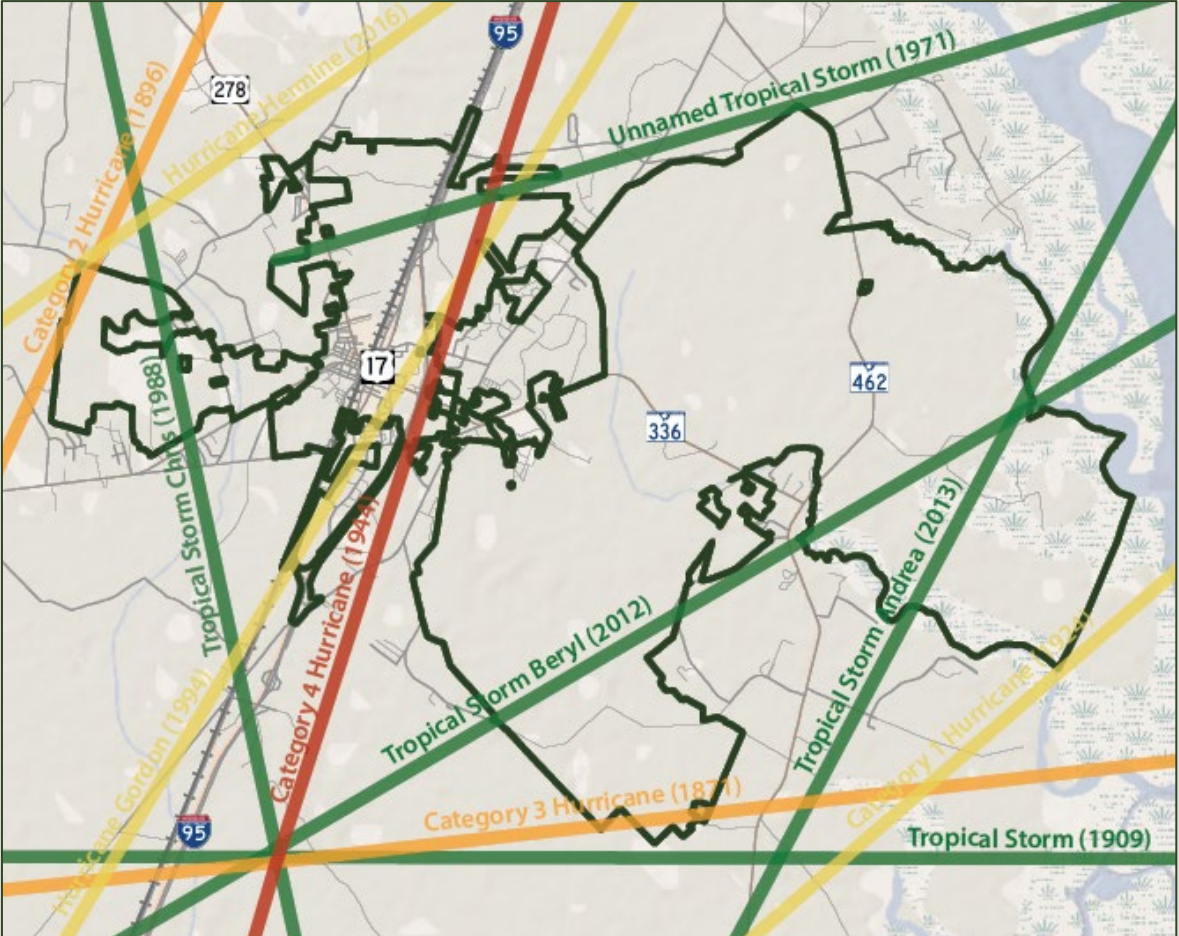


Source: South Carolina Department of Transportation (2024)

Historic Tropical Storm & Hurricane Paths

Storm Category

- Tropical Storm
- Category 1 Hurricane
- Category 2 Hurricane
- Category 4 Hurricane



Source: South Carolina Department of Transportation (2024)

Emerging Themes

Emerging Themes

**Growth
Management**

Downtown

**Historic,
Cultural, and
Natural
Resources**

**Economic
Development**

Coordination

Appearance

Growth Management

- Future Land Use Map
- Annexation Priorities / Urban Growth Boundary
- Infill Development
- Utilities / Infrastructure
- Planned Developments / Special Districts

Downtown

- Physical Improvements
- Beautification
- Redevelopment
- Downtown Management Organization
- Events / Activation

Historic, Cultural, and Natural Resources

- Eco-Tourism / Historical Asset-Based Tourism
- Historic Preservation
- Protection of Wetlands and Sensitive Areas
- Expanded Public Water Access
- Regional Trails and Blueways
- Improved Hospitality (hotels and restaurants)

Economic Development

- Workforce Training and Improvements
- Industry Attraction
- Commercial Development (assess land area and zoning issues)
- Community College or Similar Tools

Coordination

- Work with County on Growth Management Initiatives
- Participate in SoLoCo and Similar Regional Partnerships
- Leverage Regional Successes to Improve Ridgeland

Appearance

- Strengthen Code Enforcement
- New Entrance and Wayfinding Signage
- Beautification Efforts Downtown
- Street and Public Space Maintenance
- Reduce Loitering / Clean Up Parks

Next Steps

- Prepare Draft Plan
- Planning Commission Workshop (early 2025)
- Public Meeting (Spring 2025)