INTRODUCTION

What is a Comprehensive Plan?

A comprehensive plan is a document intended to guide and shape future growth of a community. The South Carolina Planning Enabling Act of 1994 establishes requirements for local governments to develop and maintain comprehensive plans.

As of 2024, the State requires that all comprehensive plans include ten elements: Population, Economic Development, Natural Resources, Cultural Resources, Community Facilities, Housing, Land Use, Transportation, Priority Investment, and Resiliency.

Why Plan?

Comprehensive plans provide an opportunity for communities to examine changes in and around their jurisdictions that may impact their vision for the future.

Plans outline challenges facing the community, identify solutions, and provide guidance to appointed and elected officials on planning-related decisions. They also establish long-range general goals and policies that will help direct physical, social, and economic development in a coordinated manner.

How Will the Plan be Developed?

Major tasks included in developing the Comprehensive Plan include conducting background research, receiving feedback from the community, and drafting a framework to guide land use and development decisions throughout the Town of Ridgeland. The process is outlined below:

- 🔍 Background Research (July - October)
- 👥 Initial Public Input (August - November)
- ◎ Plan Vision and Goals (November 2024 - January 2025)
- 📖 Prepare Draft Plan
- 💬 Public Input on Draft Plan
- ✏️ Develop Final Plan
- ☑️ Adoption Process

How Can I Learn More?

Visit the project website:

PlanRidgeland.com

How Can I Get Involved?

Take the community survey today!

Ridgeland
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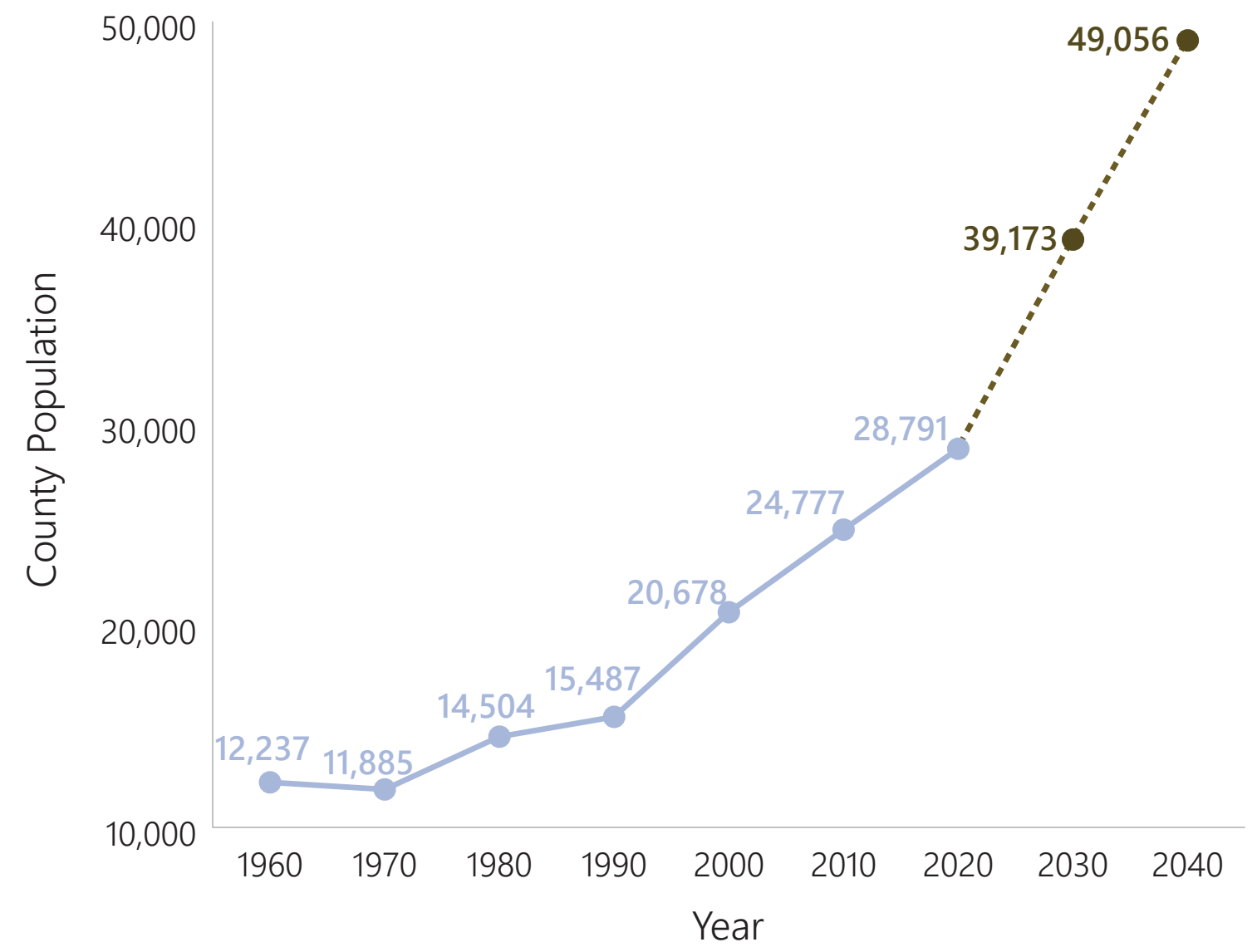
POPULATION

Historic Population Growth

Town Population vs Year

- 1960: 1,192
- 1970: 1,165
- 1980: 1,143
- 1990: 1,071
- 2000: 2,556
- 2010: 4,036
- 2020: 3,758
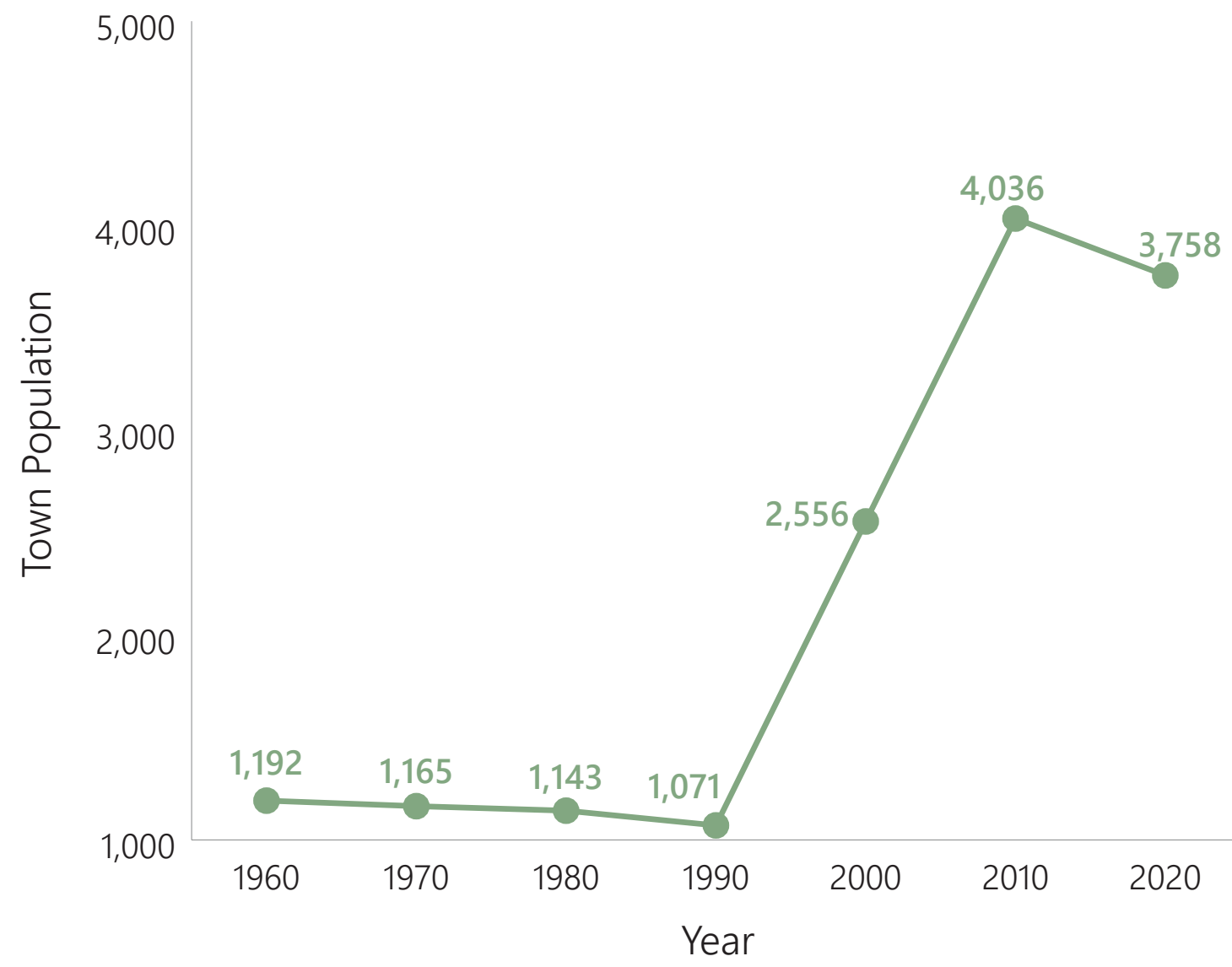
Projected Growth in County

County Population vs Year

- 1960: 12,237
- 1970: 11,885
- 1980: 14,504
- 1990: 15,487
- 2000: 20,678
- 2010: 24,777
- 2020: 28,791
- 2030: 39,173
- 2040: 49,056

43.6
Median Age
in County

36
Median Age
in Town

40
Median Age
in State

Population Density (2022)

Population Change (2000 - 2020)
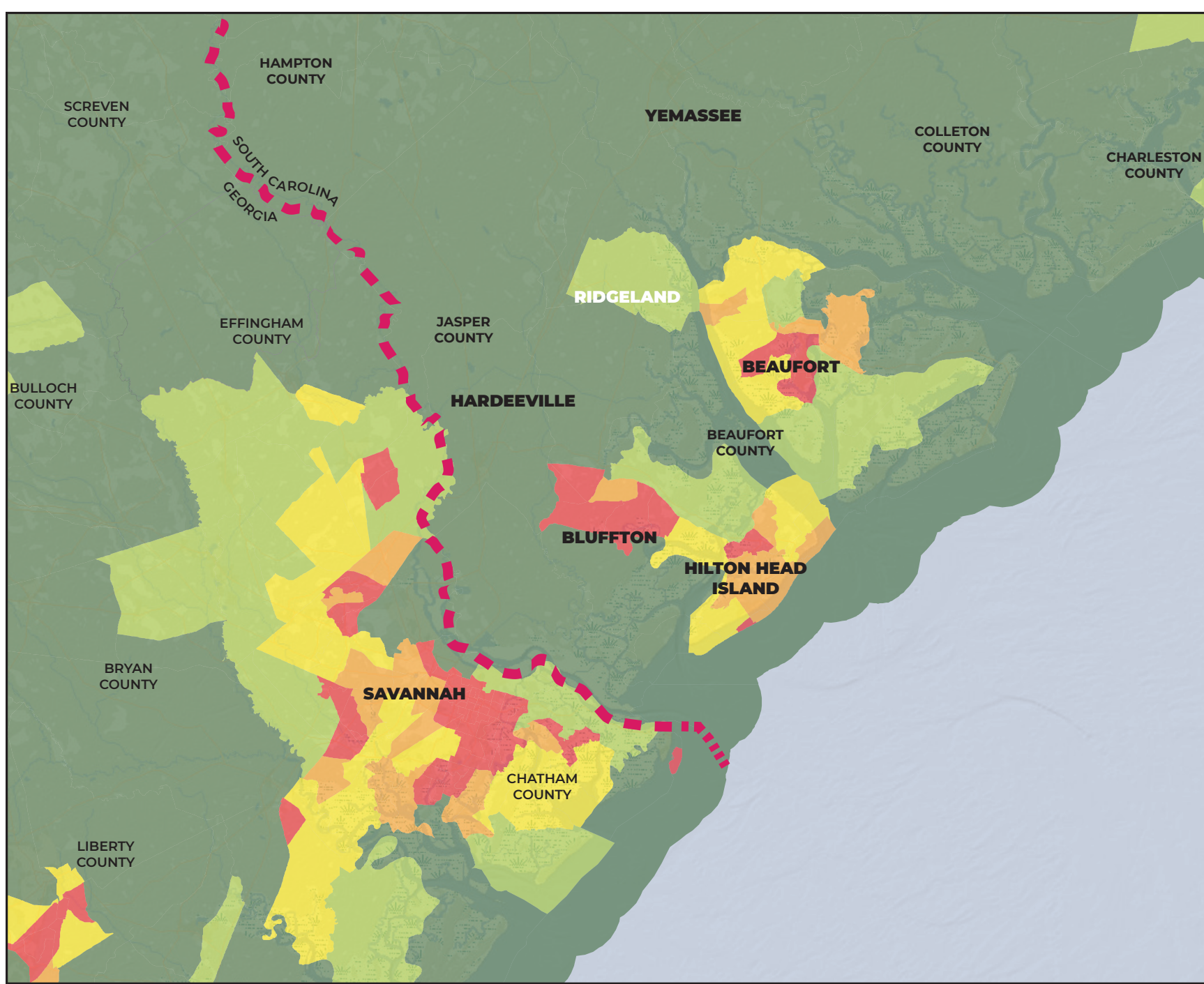
POPULATION DENSITY (BY CENSUS TRACT, 2022)

- 0 - 100 People per Square Mile
- 101 - 250 People per Square Mile
- 251 - 500 People per Square Mile
- 501 - 1,000 People per Square Mile
- More Than 1,000 People per Square Mile
- State Boundary
- Major Highways
- Water Bodies

POPULATION CHANGE (2000 - 2020)

- Lost Population
- 0 - 30% Growth
- 31 - 99% Growth
- 100% or Greater Growth
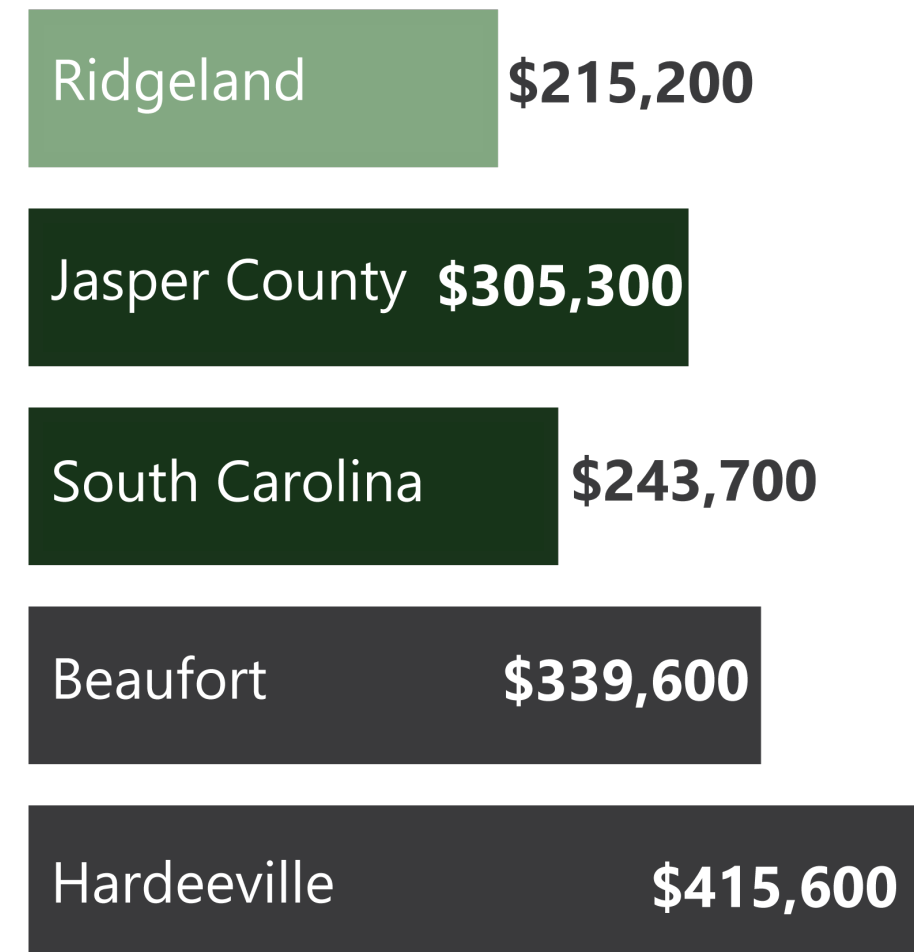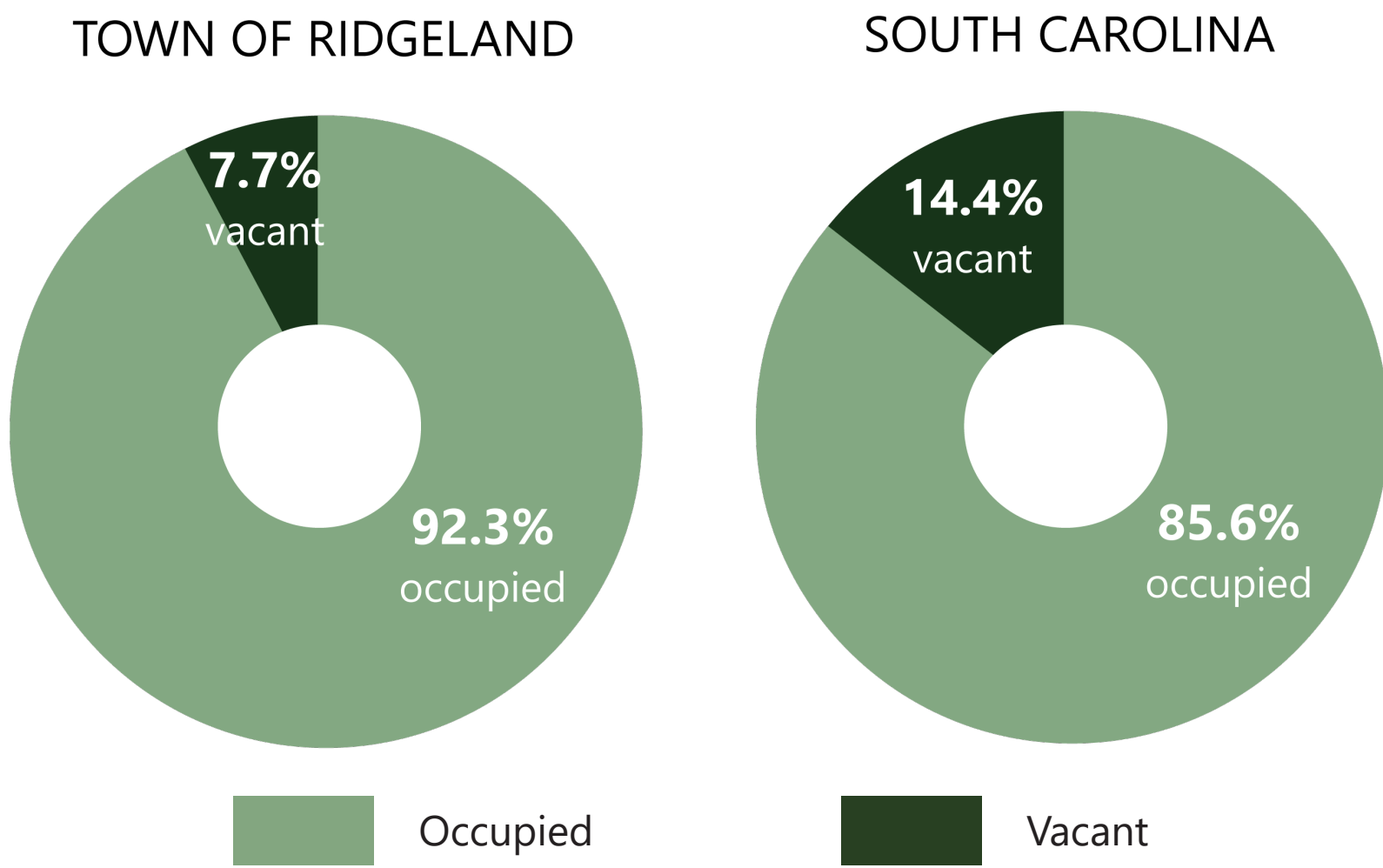- State Boundary
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- Water Bodies
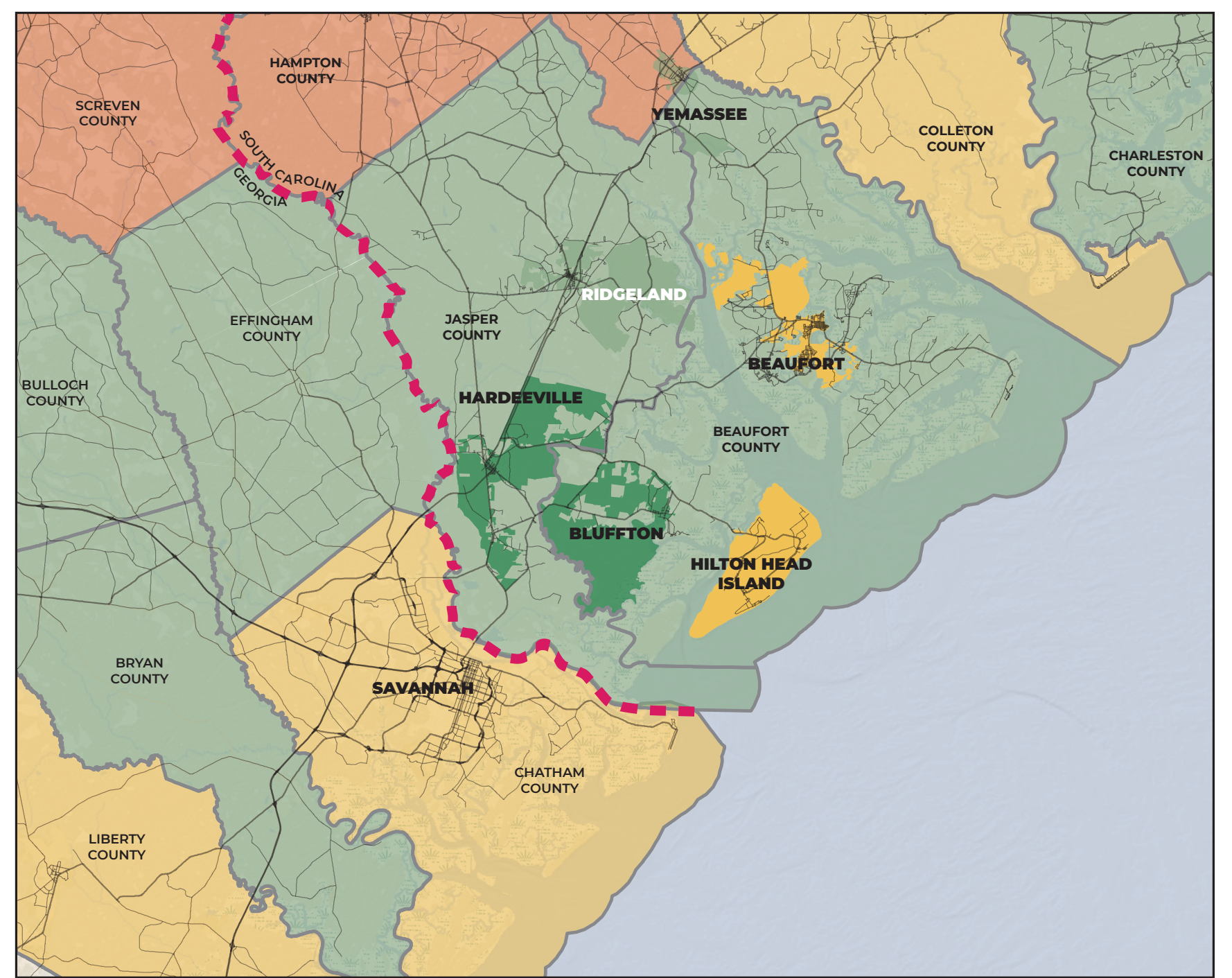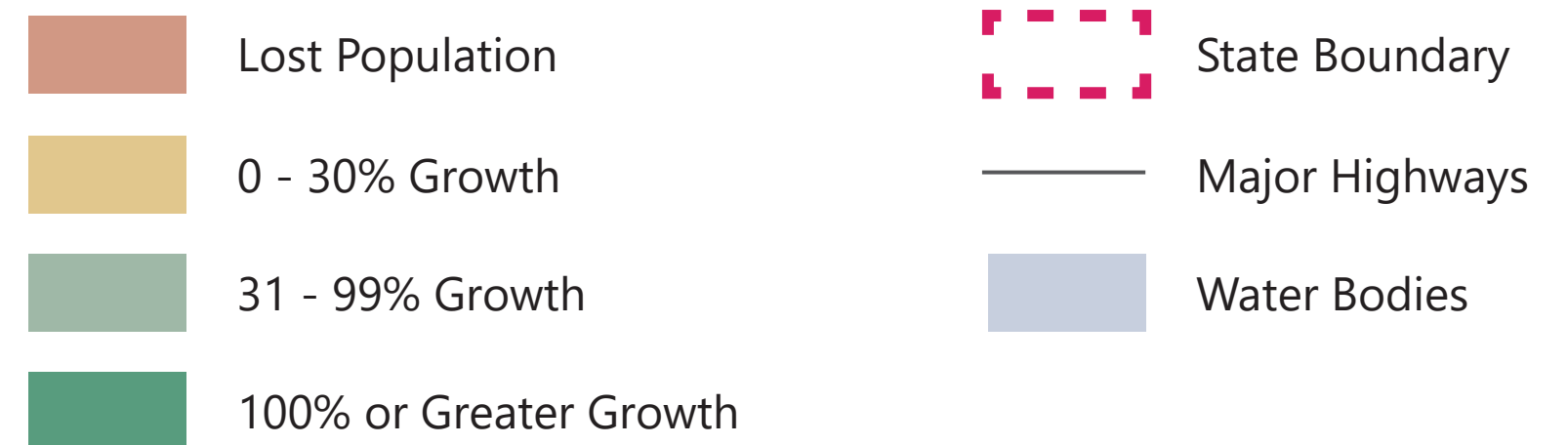
Source: United States Census Bureau Decennial Census (1960 - 2020), SC Revenue & Fiscal Affairs Office (2024), United States Census Bureau American Community Survey (2022)

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HOUSING

Housing Occupancy (2022)

TOWN OF RIDGELAND

7.7% vacant

92.3% occupied

SOUTH CAROLINA

14.4% vacant

85.6% occupied

Occupied   Vacant

Median Home Value (2022 ACS)

Ridgeland **$215,200**

Jasper County **$305,300**

South Carolina **$243,700**

Beaufort **$339,600**

Hardeeville **$415,600**

Housing Markets (Zillow, 2024)

$401,987
Median Value in Jasper County

$301,071
Median Value in Ridgeland

$444,861
Median Value in Hardeeville

Age of Housing Stock

Percent of Housing Stock

Ridgeland: 28.3%, 23.4%

Jasper County: 26.8%, 23.1%, 26.9%

South Carolina: 32.1%, 21.6%

Beaufort: 23.2%, 24.0%

Hardeeville: 58.0%

Geography

Legend:
- Built 2020 - 2022
- Built 2010 - 2019
- Built 2000 - 2009
- Built 1980 - 1999
- Built 1960 - 1979
- Built 1940 - 1959
- Built 1939 or Earlier
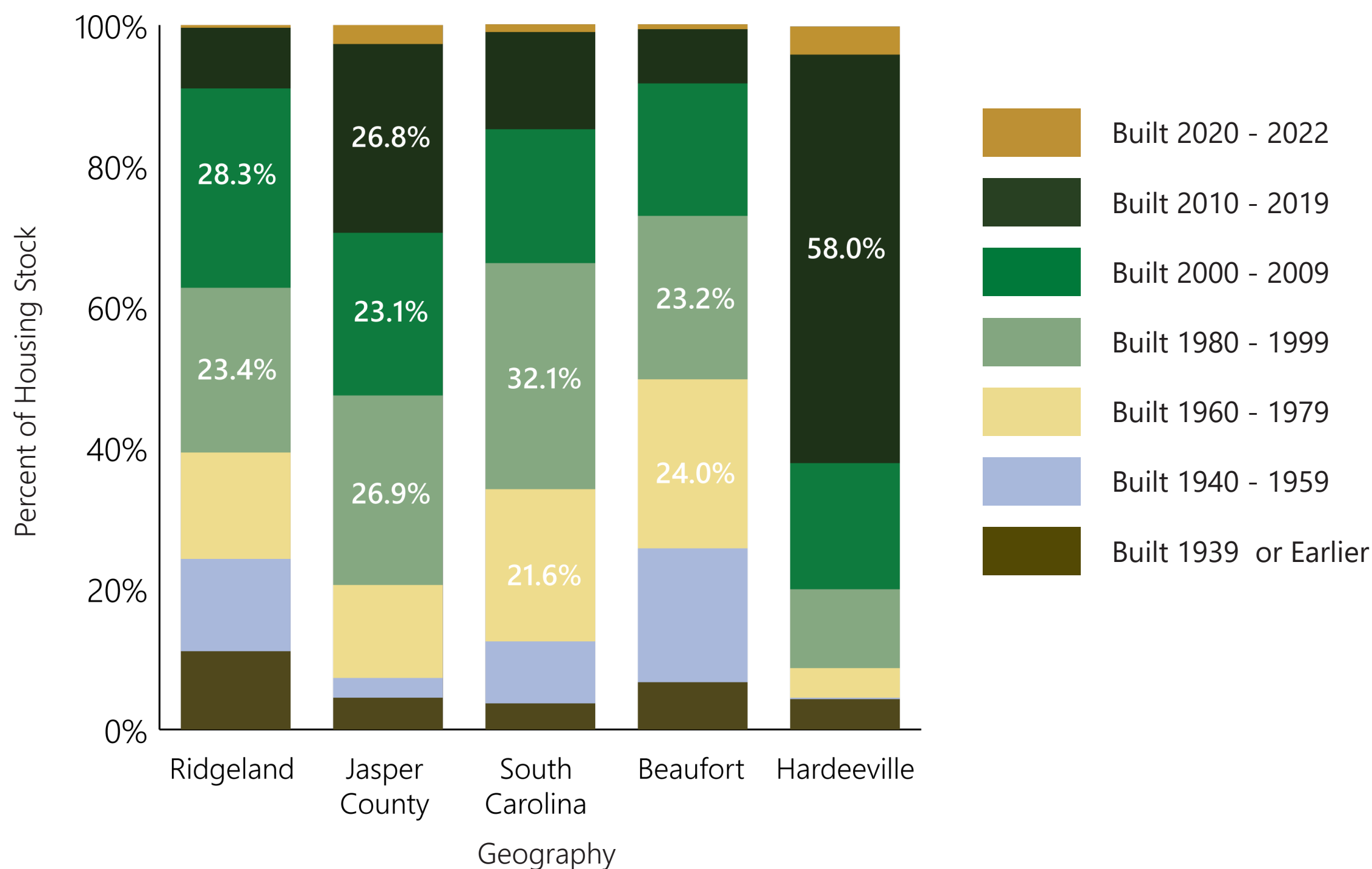
Ridgeland's Housing Stock	
Year Structure Built	Percent of Housing Stock
1939 or Earlier	11.1%
1940 - 1959	13.1%
1960 - 1979	15.1%
1980 - 1999	23.4%
2000 - 2009	28.3%
2010 - 2019	8.6%
2020 - 2022	0.4%

Source: United States Census Bureau American Community Survey (2022), Zillow Market Data (2024)

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FAVORITE THING

place a sticky note with your favorite thing here!

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BIG IDEAS

place a sticky note with your big ideas here!

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