

**Town of Ridgeville Comprehensive Plan  
Five-Year Update**

**Prepared by:  
The Town of Ridgeville Planning  
Commission**

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**Adopted: August 15, 2023**

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## **Town of Ridgeville Comprehensive Plan Update**

The South Carolina Local Government Comprehensive Planning Act of 1994 requires all South Carolina Counties and incorporated municipalities to have an adopted Comprehensive Plan and update it every ten years. The Act also requires Counties and municipalities to review the Comprehensive Plan every five years, with revisions every five years between plan updates. The Town of Ridgeville adopted their Comprehensive Plan on April 16, 2016. This document will serve as the Town of Ridgeville Comprehensive Plan Five-Year Update (“Comprehensive Plan Update”) to the 2015 Town of Ridgeville Comprehensive Plan. This document was created in conjunction with the Town of Ridgeville Planning Commission and Staff and approved by the Town of Ridgeville Town Council on July 11, 2023.

The Comprehensive Plan Update includes data from the 2020 Decennial Census and estimated data from the 2020 American Community Survey that were available at the time of this plan’s creation. Each table includes a reference to the data source.

For this process, the Planning Commission and Town Staff also reviewed the previously adopted Goals and Policies and the Future Land Use Map of the Town for updates and changes. The goals and policies for each element were reviewed for applicability by the Planning Commission and Town Council and were determined to still apply. Modifications were made to the Future Land Element to better address current development trends.

These updates are included in each element. The Town will be required to fully update its Comprehensive Plan within five years of the adoption of this Comprehensive Plan Update.

Below are the Vision and Guiding Principles from the 2015 Town of Ridgeville Comprehensive Plan, which was created by the Berkeley-Charleston-Dorchester Council of Governments. These were not changed for the Update of the Comprehensive Plan.

### **VISION AND GUIDING PRINCIPLES**

A vision statement is a broad, overarching declaration of the desired future for the Town of Ridgeville; it is a set of ideals to which the Town aspires. The following vision statement was developed based on input from the Planning Commission and other residents.

Ridgeville, South Carolina is a small town with a rich history and diverse populace. The Town is located near one of the fastest growing metropolitan areas in the United States, yet maintains a quiet, rural atmosphere. Ridgeville seeks to take advantage of economic opportunities but plans for growth that is compatible with the Town’s existing character. The Town strives to maintain its peaceful, small-town feel and affordability while enhancing and expanding its public facilities

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and services and attracting new businesses that serve the community. Ridgeville aspires to be an exemplary town that values diversity, preserves the natural environment, and serves as a home for residents of all ages.

The vision is broken down into five guiding principles and, in later sections, into more detailed goals and policies for each element of the plan. As the comprehensive planning process was conducted, these guiding principles provided a unifying direction for the comprehensive plan and its implementation strategies. They are intended to be concise and to provide clear direction for the future of the Town of Ridgeville.

#### GUIDING PRINCIPLES:

- ✓ Preserve the rural, small-town feel of the community that appeals to existing and future residents.
  - ✓ Manage the development and expansion of infrastructure systems that adequately serve residents and businesses.
  - ✓ Support the development of businesses in targeted locations to give residents access to daily needs, provide jobs, and increase the Town's tax base.
  - ✓ Sustain and promote a unified effort by Town administration and elected officials to offer high quality and effective services and to develop proactive standards and regulations that are actively enforced.
  - ✓ Pursue an annexation strategy to create logical borders for the Town of Ridgeville to increase efficiency in the provision of services and allow for future land uses to meet the needs of area residents and businesses.
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## POPULATION ELEMENT

The population element includes information related to historic trends and projections; the number, size and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other information relevant to a clear understanding of how the population affects the existing situation and future potential of the area.

The 2020 US Census shows that the population of Ridgeville was 1,849. The population for the Town of Ridgeville includes approximately 674 individuals residing at the Lieber Correctional Institute. This is an approximate 6.5% decrease from 1,979 in 2010. The population of Dorchester County grew from 136,005 to 161,975, or 18.2% during the same ten-year period as the Town of Ridgeville.

	1980	1990	2000	2010	2020
Ridgeville	603	1625	1690	1979	1,849
Dorchester County	59,657	83,847	96,757	137,005	161, 975
South Carolina	3,120,729	3,486,703	4,012,012	4,625,364	5,118,425
United States	226,542,199	248,709,873	281,421,906	308,746,065	331,449,281

Source: 2020 American Community Survey

### Age

In 2020, the American Community Survey population estimate for the Town of Ridgeville was 1,849 with 1,488 of those being male and 362 being female. The median age was 45.5 years old. In comparison, Dorchester County's 2020 population estimate was 161,309, with 78,546 being male and 82,763 being female. The median age in Dorchester County was 37.2 years old. Table 1.2 shows the Age Distribution in the Town of Ridgeville and how it compares to Dorchester County.

Age	Town of Ridgeville	Dorchester County
<b>Under 5 years</b>	2.2%	6%
<b>5 to 9 years</b>	0%	7%
<b>10 to 14 years</b>	2.8%	7.2%
<b>15 to 19 years</b>	2.2%	6.7%
<b>20 to 24 years</b>	5.3%	5.6%
<b>25 to 34 years</b>	17.5%	14%
<b>35 to 44 years</b>	19.1%	13.4%

<b>45 to 54 years</b>	21.8%	13.6%
<b>55 to 59 years</b>	7.5%	6.4%
<b>60 to 64 years</b>	8.5%	6.2%
<b>65 to 74 years</b>	5.0%	8.9%
<b>75 to 84 years</b>	8.0%	3.8%
<b>85 years and over</b>	0%	1.3%
<b>Source: 2020 American Community Survey</b>		

**Race / Ethnicity**

Table 1.3 shows the American Community Survey estimates for Race/Ethnicity in the Town of Ridgeville and Dorchester County.

<b>Table 1.3 2020 Race/Ethnicity</b>		
	Town of Ridgeville	Dorchester County
Black	60%	26.9%
White	35%	69.9%
Multiracial	2%	3.2%
American Indian	.4%	1.2%
Other (Hispanic)	4%	5.6%
Asian	.01%	2.9%
<b>Source: 2020 American Community Survey</b>		

**Household Characteristics**

The 2020 American Community Survey reported 305 Households in the Town of Ridgeville with an average household size was 2.4. 196 of these were considered family households and the average family size was 3.03. 35.9% of all households were married couples and 20.2% were divorced. 32.86% of householders lived alone and 9.8% of householders were 65 years or older.

**POPULATION GOALS AND POLICIES**

- 1. The Town will take proactive steps to prepare for population growth in and near the current Town limits**
- 2. Expand infrastructure systems to account for additional capacity needs within the Town**
- 3. Direct new growth to areas of the Town where infrastructure and services are already in place**

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- 4. Work in partnership with Dorchester County to anticipate growth outside the Town boundaries to ensure that adequate infrastructure and services are available**
  - 5. Develop and implement an annexation strategy that supports the Town's land use and quality of life goals**
  - 6. The Town will promote a sense of community among Ridgeville residents**
  - 7. Encourage activities and events that reflect pride in the community including festivals, parades, cleanup and beautification efforts, and educational programs**
  - 8. Support community organizations, agencies, and groups that seek to improve life for Ridgeville's population, including programs that promote and enhance education and learning**
  - 9. Identify special needs populations (elderly, disabled, etc) within the Town and work to improve their access to community services**
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## HOUSING ELEMENT

The housing element looks at the number, age, conditions, and housing unit types in the Town. Housing growth is a factor in population growth and has effects on land use, infrastructure, public services, natural resources, and variety in cultural resources.

### Housing Characteristics

In 2020, the American Community Survey estimated that there were 305 housing units in the Town of Ridgeville and 70.2% of these housing units were owner occupied and 29.8% were renter occupied. Of those living in these housing units, 733 of householders have lived in their homes for over 1 year or more.

Of these units, 69.8% were in one-unit structures, 0% were in 2 or more-unit structures and 30.2% lived in a mobile home or other type structure.

## HOUSING GOALS AND POLICIES

- 1. The Town will ensure that new residential growth is compatible with existing development and implements appropriate design and construction standards.**
    - a) Develop regulations to encourage new structures that improve and enhance existing conditions through superior design and construction
    - b) Review Town zoning to maintain an adequate separation of uses within the Town and prevent encroachment of incompatible uses
    - c) Address the need for affordable housing by implementing policies, such as density allowances, to ensure that new housing units are within a range of prices accessible to current and future residents
  - 2. The Town will maintain and improve the current housing stock.**
    - a) Identify substandard housing in the Town and locate funding sources to assist in renovating or demolishing substandard homes, where necessary
    - b) Encourage property owners to maintain their property in good condition through enforcement of building codes and other measures
    - c) Assess the Town's zoning ordinance to determine whether the allowable age of manufactured housing is appropriate
    - d) Connect owners of heirs' properties with resources like the Center for Heirs' Property
    - e) Property to encourage sustainable use of their homes and land
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**3. The Town will preserve and value its historic buildings.**

a) Identify and register properties that are eligible for the National Register of Historic Places. For those properties that are still valuable but not eligible for the register, create alternative protective measures.

b) Identify sources of grant funding that can be used to help maintain historic structures in Town



# ECONOMY ELEMENT

## Income Characteristics

Ridgeville continues to be a low to middle-income community with approximately 21.4% of individuals earning below \$25,000 during the 12 months prior to the 2020 American Community Survey. The percentage of individuals earning below \$10,000 was over 11.2% and approximately 1.1% earning over \$75,000. The median individual income during the same time period was \$20,784.

In Dorchester County, approximately 16.7% of individuals earned below \$25,000 during the 12 months prior to the 2020 American Community Survey. The percentage of individuals earning below \$10,000 was 1.7% and approximately 22.4% of households earned over \$75,000. The individual median income during the same time period was \$36,240.

According to the 2020 American Community Survey there were 305 Households in the Town of Ridgeville and the median household income was \$38,625. There were 56,939 Households in Dorchester County with a median household income was \$63,501.

Table 3.1 shows the 2020 American Community Survey estimates for Household Income in the Past 12 Months by percent.

Table 3.1 Individual Income Past 12 Months, 2020 (Population 15 or Older)		
	Town of Ridgeville	Dorchester County
Less than \$9,999	4.3%	1.7%
\$10,000 - \$14,999	6.9%	3.2%
\$15,000 - \$24,999	10.2%	11.8%
\$25,000 - \$34,999	6.9%	15.1%
\$35,000 – 49,999	2.1%	20.2%
\$50,000 - \$74,999	3.9%	25.5%
\$75,000 - more	1.1%	22.4%
Source: 2020 American Community Survey		

Table 3.2 shows the Educational Attainment of Population 25 years of older.

Table 3.2 Educational Attainment of Population 25 Years of Over
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	Town of Ridgeville	Dorchester County
Population 25 or Older	1,618	108,828
Less Than High School Graduate	29.9%	11%
High School Graduate	43.6%	26.1%
Some College	19.9%	34.7%
Bachelor's Degree	5.9%	18.5%
Graduate or Professional Degree	0.7%	9.7%
Source: 2020 American Community Survey		

### Income and Poverty

Of the 733 people in the Town of Ridgeville for which poverty status was determined in 2020, 19.6% were living below the poverty level. Dorchester County had 158,789 individuals for which poverty status was determined. Of those, 12% were living below the poverty level.

Table 3.3 illustrates the difference in the populations living below poverty level in the Town of Ridgeville and Dorchester County.

Table 3.3 Poverty Status in the Past 12 Months		
	Town of Ridgeville	Dorchester County
Population for Whom Poverty Status is Determined	733	158,789
Below 100 Percent of the Poverty Level	19.6%	12%
100-149 Percent of the Poverty Level	23.2%	16.4%

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At or Above 150 of the Poverty Level	57.2%	71.6%
Source: 2020 American Community Survey		

Table 3.4 shows the industry groups where Ridgeville employees work. There were 218 civilian employed people over 16 years old in the Town in 2020.

Table 3.4 Employment by Industry, 2020	
Agriculture, forestry, fishing and hunting, and mining	0
Construction	9
Manufacturing	38
Wholesale Trade	4
Retail Trade	0
Transportation and warehousing, and utilities	15
Information	16
Finance, insurance, real estate, and rental and leasing	7
Professional, scientific, management, management, administrative, and waste management service	4
Education, health and social services	67
Arts, entertainment, recreation, accommodation and food services	31
Other services (except public administration)	7
Public administration	20
Source: 2020 American Community Survey	

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## **ECONOMY GOALS AND POLICIES**

### **1. The Town will encourage small business growth in targeted areas within its corporate limits**

- a) Use zoning and other land use controls to provide adequate and appropriate locations for small, local businesses to operate within the Town limits, particularly within existing commercial areas near the Town center
- b) Work with the Greater Summerville/Dorchester County Chamber of Commerce to promote the Town as a desirable location to potential businesses, entrepreneurs, visitors, and residents
- c) Use resources available through existing programs to assist local entrepreneurs who wish to start or expand a business
- d) Improve the existing commercial areas by providing information about storefront revitalization grants and loans available to local business owners
- e) The Town will evaluate its current process for awarding and renewing business licenses to ensure that fees are appropriate for the nature of work performed

### **2. The Town will promote economic development in the area.**

- a) Encourage the location of businesses in the General Business Area designated in the Future Land Use Map; these businesses should employ local residents and/or serve the needs of local residents
  - b) Make investments in community facilities and infrastructure in coordination with the County to ensure that adequate public services are available for new development
  - c) Work with Dorchester County Economic Development to identify businesses that may want to locate in or near Ridgeville
  - d) Work with the business community to form partnerships that focus on increasing jobs, developing community infrastructure, and improving quality of life for current and future Ridgeville residents
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## **CULTURAL RESOURCES ELEMENT**

The cultural resources element includes information on historic buildings and structures; unique commercial or residential areas; unique natural or scenic resources; archeological sites; and educational, religious or entertainment areas or institutions.

The cultural events for the Town have been affected by the recent COVID-19 pandemic. The Town hopes to return to having festivals in 2023.

## **CULTURAL RESOURCES GOALS AND POLICIES**

### **1. The Town will preserve and protect its historic and cultural resources for future generations**

- a) Identify significant historic and cultural resources within the Town, using the Dorchester County Historic Resources Survey as a guide
- b) Pursue State and National Register of Historic Places status for eligible historic properties within the Town
- c) Pursue funding to promote historic preservation of structures in need of renovation or repair
- d) Promote public awareness of the need to protect significant historic structures and the options available

### **2. The Town will celebrate and share its heritage, culture and traditions.**

- a) Support local organizations that preserve and promote cultural resources and educate the public about their importance
  - b) Encourage an update of the Town's history, last written in 1938, using the memories of older residents
  - c) Establish a committee of Town residents that is tasked with hosting cultural events throughout the year
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## **COMMUNITY FACILITIES ELEMENT**

The community facilities element references activities essential to the growth, development, or redevelopment of the community. Separate consideration can be given to utilities, fire, emergency, or educational facilities.

### **Utilities**

#### **Water**

The Town of Ridgeville provides public water service to its residents and surrounding areas in the county. The Town continues to draw its water supply from the two wells and provides approximately 31,000 gallons per day. The system has approximately 300 customers, with 285 residential and 15 commercial customers.

#### **Sewer**

The Dorchester County Water and Sewer Authority provides sewer service to the residents of the Town of Ridgeville.

#### **Sanitation**

Republic Services provides Sanitation Services to the residents of the Town of Ridgeville.

#### **Emergency Services**

The Ridgeville Police Department currently has two full-time police officers and four vehicles.

Fire protection is provided by Dorchester County Fire and Rescue. Emergency medical services are provided through the Dorchester County Emergency Medical Services

## **COMMUNITY FACILITIES GOALS AND POLICIES**

### **1. The Town will ensure that public utilities are maintained efficiently and effectively**

- a) Maintain a high level of accuracy and efficiency in billing and customer service in the Town's water service
- b) Work with Dorchester County to ensure that sewer services are available throughout the Town and have capacity to expand for new development
- c) Develop a capital strategy or plan to ensure water and sewer lines are properly maintained and funded

### **2. The Town will provide a range of community services and programs for its residents**

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- a) Perform a study to determine priority areas for new recreational opportunities (Parks, recreation centers, athletic fields, etc.) within the Town
  - b) Identify funding sources and/or partnerships to pursue the highest priority recreation opportunities
  - c. Ensure that grants for public projects are administered in an efficient manner
  - d. Investigate options to locate branch offices of Dorchester County agencies and other non-profit groups within available spaces throughout the Town

**2) The Town will provide high quality emergency services to its residents.**

- a) Ensure that emergency services, including fire, EMS, and police at the municipal and county level are well coordinated with one another.
  - b) Develop an emergency preparedness plan in coordination with Dorchester County Emergency Management Department
  - c) Explore the feasibility of using the Ridgeville Community Center building as an emergency shelter
  - d) Ensure that the Ridgeville Police Department receives adequate support and resources to lower ISO ratings and provide quality service
  - e) Ensure that the County Parks and Recreation Department has adequate support and the Town is working to ensure funding to build and maintain Bridlewood Park
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## NATURAL RESOURCES ELEMENT

The natural resources element includes information on coastal resources, prime agricultural and forest land, plant and animal habitats, unique park and recreation areas, wetlands and soil types. This element could also include information on flood plain and flood way areas, mineral deposits or air quality.

There have been no changes to the natural resources of the Town of Ridgeville since the 2015 Comprehensive Plan.

## NATURAL RESOURCES GOALS AND POLICIES

### **1. The Town will protect the quality of its surface and ground water systems for drinking, recreational activities, wildlife habitat, and scenic beauty**

- a) Maintain water and wastewater treatment systems to minimize contamination and protect water quality
- b) Ensure that stormwater is properly managed using the Dorchester County Stormwater Management Design Manual as a guide
- c) Work to reduce water pollution by coordinating with state and federal agencies to identify potential sources of pollution, and by implementing management practices to minimize pollution
- d) Work with developers to encourage the use of best practices in stormwater management in newly developed or redeveloped parcels and subdivisions

### **1. The Town will protect natural resources by minimizing the dangers associated with erosion, flooding, and other natural hazards.**

- a) Develop land use regulations so that maximum allowed density and site placement depends upon runoff, soil capacity, and area drainage patterns
- b) Develop land use regulations to minimize the impact on prime farmlands, important wildlife habitat areas, wetlands, and other key natural resource areas

### **2. The Town will support preservation of natural areas and open space.**

- a) Develop land use regulations that encourage preservation of open space, natural areas, and prime farmland
  - b) Identify critical wildlife habitats and establish standards and guidelines for protection and preservation
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c) Promote the preservation and replacement of native plant species that support local wildlife

d) Develop an ordinance that addresses the size of trees that are protected from removal as well as options for how developers can mitigate the impacts of allowable tree removal

e) Educate the public about the possibility of transfer of development rights, voluntary conservation easements, and other policies to protect valuable natural resource areas

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## **TRANSPORTATION ELEMENT**

The Transportation element considers transportation facilities including major road improvements, new road construction, and pedestrian and bicycle projects. This element must be developed in coordination with the land use element to ensure transportation efficiency for existing and planned development.

There have been no changes to the transportation facilities of the Town.

## **TRANSPORTATION GOALS AND POLICIES**

### **1. The Town will enhance bike and pedestrian safety and accessibility.**

- a) Add bike signage and pavement markings, or other enhancements to improve mobility and promote active transportation for all residents
- b) Procure funding for mobility projects and complete these projects in order of priority level
- c) Limit parking on sides of streets where it impedes access, damages property, and/or is unsafe for pedestrians, cyclists, and motorists

### **1. The Town will maintain and enhance a safe and efficient road network.**

- a) Coordinate with SCDOT to identify and prioritize needed road improvements and to schedule routine maintenance of roads within Town limits
- b) Perform a study to determine if a traffic light is needed at the corner of School Street (SC-173) and Church Street (SC-27)
- c) Perform a parking study along South Railroad Avenue to better accommodate safe and efficient parking for small businesses in Town

### **2. The Town will pursue strategies to ensure that its roads primarily serve Town residents and visitors.**

- a) Provide an alternative route for trucks and through traffic that does not utilize residential roads within the Town limits
  - b) Utilize noise ordinances to regulate which roads and/or what times commercial trucks may access roads within the Town limits
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## LAND USE ELEMENT

The Land Use Element provides an inventory of existing land uses within the Town and directs future public and private development in and around the Town. The land use section provides an overall picture of how the Town is currently laid out, as well as a vision for the future. Future land uses are proposed for land within current Town limits as well as outlying areas that could be annexed. The goals and objectives outlined in this element are necessary to support zoning and land development regulations and decisions made by the Town. This element should be referred to by both public officials and private developers in making decisions regarding the type, density, and location of future development.

The Town of Ridgeville Zoning Ordinance, which was adopted in 2004, defines six zoning districts:

**Town Center (TC)**

**Traditional Neighborhood Residential (TNR)**

**Neighborhood Commercial (NC)**

**Light Industrial/Office District (LIO)**

**Planned Development (PD)**

**Manufactured Housing Park (MHP)**

The Town has parcels in each zoning district. The following are brief descriptions of each zoning district as stated in the Town of Ridgeville Zoning Ordinance:

**TOWN CENTER DISTRICT (TC):** A downtown area has developed in the Town of Ridgeville around the intersection of Church Street (Hwy 27) and North and South Railroad Avenue. This district shall direct the development of shopping, services, and governmental facilities to this location in the hopes of creating a pedestrian-friendly area for Town residents and visitors to enjoy.

**TRADITIONAL NEIGHBORHOOD RESIDENTIAL DISTRICT (TNR):** The Traditional Neighborhood Residential District (TNR) is a predominately single-family residential area. Other uses such as mobile homes, small offices and businesses are allowed in the district as long as they do not detract from the character of the small-scale residential uses. Additional standards are placed on these uses to mitigate their impact on single-family uses. Small offices and businesses are appropriate in this district as long as the use respects the integrity of the residential nature of the neighborhood and offers services needed to the residents. Government buildings, schools, and parks are also appropriate uses for the Traditional Neighborhood Residential District. Agricultural uses are also allowed in this district as long as the lot meets the large lot standards and the use is buffered from adjacent residential uses. Standards for all uses in the district are designed to protect the health, safety, and welfare of the citizens of Ridgeville.

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**NEIGHBORHOOD COMMERCIAL DISTRICT (NC):** Church Street (Highway 27) is a major thoroughfare for the Town of Ridgeville and contains both commercial and residential uses. Therefore, the businesses located along Church Street (Highway 27) must be of a scale and character that is compatible with the surrounding residential areas. Outside of town limits, Highway 27 intersects with US Highway 78 and has an interchange with Interstate 26. These intersections make Highway 27 ideal for future commercial development.

**LIGHT INDUSTRIAL/OFFICE DISTRICT (LIO):** The purpose of the light industrial and office district is to accommodate a mix of similar and compatible light industrial uses, industrial-related business uses, and related commercial uses. The LIO district shall have limited traffic and aesthetic impacts on surrounding properties, supporting public facilities, and utilities. The LIO district is intended to generate development through the use of creative design that will enhance the character of the surrounding area.

**PLANNED DEVELOPMENT DISTRICT (PD):** The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use, to improve the design character, and quality of new development, to facilitate the provisions of street and utilities, and to preserve the natural and scenic features of open areas.

**MANUFACTURED HOUSING PARK DISTRICT (MHP):** The Manufactured Housing Park District (MHP) allows for the consolidation of all manufactured housing parks into their own district. This district will provide for the health and safety of the inhabitants of manufactured housing parks and will prevent manufactured housing parks from encroaching on incompatible land uses. The current manufactured housing parks that exist in the Town of Ridgeville are included in this district and will be accompanied by any new manufactured housing parks that may be permitted by the Town of Ridgeville.

In the current zoning ordinance, the only district that specifies a maximum density is Planned Development (PD). In this district, densities for residential dwelling units shall not exceed one (1) unit per five thousand square feet as calculated using the gross lot acreage.

The Official Zoning Map for the Town of Ridgeville can be found in this document as Attachment 1.

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## **FUTURE LAND USE TRENDS**

The Future Land Use Map (Attachment 2) conceptually illustrates areas for particular categories of land uses within the incorporated area and lands surrounding the Town. The following paragraphs define each category and correspond to the map's legend. The plan does not attempt to predict exactly how many homes or businesses will locate in a certain land use area or exactly how many acres these uses will occupy. The plan also does not imply that the Town will not be open to any flexibility regarding the proposed land use boundaries on the Future Land Use Map. Requests for significant deviations from the Future Land Use Map will be considered as an amendment to the comprehensive plan.

## **FUTURE LAND USES – TOWN**

NO CHANGES WERE MADE TO THE FUTURE LAND USES - TOWN SECTION FOR THIS 5-YEAR UPDATE.

**AGRICULTURAL:** Although a few areas of the Town are designated as agricultural, the focus of this plan is to encourage other types of development within Town limits and encourage agricultural uses outside the Town limits in more rural areas. However, valuable natural resource areas, including prime farmlands, should be protected from development where possible. Uses appropriate for these land uses include cultivating crops, raising livestock, maintaining nurseries and greenhouses, production of forestry products, and other natural resource management. Although this land use category discourages subdivisions and small-lot residential development, it would allow for some low-density residential development.

**CIVIC:** Civic spaces are an extension of the community. The Hazel S. Parson Starks Municipal & Community Service Building (Town Hall) already acts in this capacity. The building is where the Town's administrative services and public safety is housed and where elected officials host their meetings. Additionally, it houses several small offices and other community spaces that are used for celebrations, festivals, worship, and other purposes. The land that Town Hall occupies could be used to provide additional space for civic uses, such as a Town park, playground, gallery for local art, or even home to a weekly farmers market.

**INSTITUTIONAL:** This area is designated for the correctional facilities currently located in the Town. Other institutional uses, such as public utilities and government buildings, are distributed among the other future land use categories. Since the nature of a state prison is so different from other publicly owned lands, a distinction in policies should be made between the correctional facility and other institutional uses in future land uses.

**NEIGHBORHOOD RESIDENTIAL:** This area should continue to develop with residential dwellings as the predominant use. Manufactured homes should be allowed in this area with appropriate restrictions on the appearance and condition of the homes, or in existing manufactured home parks if they are so designated. Governmental buildings, parks, open space and similar public uses could also be established in this land use classification.

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**TOWN CENTER:** This area is the center of Ridgeville and is predominantly commercial in nature. A mixture of different types of shops, services, governmental buildings, and similar uses are appropriate for this area. New development should be complimentary to the existing historic character of the Town Center. Pedestrian accessibility should be promoted throughout the Town Center and into surrounding neighborhoods. All steps that can be taken to preserve and enhance its historic appearance will add to the character and value of the entire Town. Although primarily commercial, some residential uses may be allowed in this district when consistent with the character of the area.

## **FUTURE LAND USES – PLANNING AREA**

CHANGES WERE MADE TO THE FUTURE LAND USES – PLANNING AREA SECTION FOR THIS 5-YEAR UPDATE.

In addition to identifying future land uses for areas that are within the Town limits, the Future Land Use Map was prepared for an extended planning area. Although the Town does not have direct authority to enact zoning in these areas, it is possible that land could be annexed into the Town. The Future Land Use Map helps provide direction for how annexed land might be utilized and zoned if it is brought into the Town of Ridgeville. Additionally, as Dorchester County reviews and updates its rural land use and zoning, the map can serve as a reference to show how the Town of Ridgeville envisions development around the Town. Dorchester County is also currently in the process of doing their 5 Year Comprehensive Plan Update, which, when completed, may affect the future land use in the Town's Planning Area.

In an effort to address the large number of rezoning requests around Ridgeville, in 2021, Dorchester County adopted the Ridgeville – Givhans Urban Growth Boundary. This Urban Growth Boundary seeks to define the areas where the County envisions allowing new rezonings to occur and will focus their planning and construction of new infrastructure in this area. This boundary will focus development in and around the Town of Ridgeville where public infrastructure is available or planned and may encourage properties to annex into the Town. The outline of this area is included on the Future Land Use Map in Attachment 2. The Ridgeville land use planning area was changed to include suggested land uses for property inside the Ridgeville-Givhans Urban Growth Boundary.

**AGRICULTURAL:** The preference of the agricultural future land use within the planning area is primarily identified along the railroad and Interstate 26. The land is designated this way not only because it is currently wooded and/or used for agricultural purposes, but also due to its accessibility. The large lots along the railroad or interstate often may have limited access points to roads and public facilities such as water and sewer. These agricultural lands should remain as such in order to protect vital natural resources. More intensive land use should be reserved for areas along corridors with roads and utilities in place.

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**GENERAL BUSINESS AREA:** Many Ridgeville residents note that they must travel long distances for work and other daily activities. It is believed that development of more commercial and industrial uses along US Highway 78 and on SC Highway 27 (between US-78 and Interstate 26) will provide Ridgeville area residents with more job opportunities and access to a variety of services close to Town. As the Volvo plant nearby opens and expands, this area could provide many of the supporting activities like restaurants, retail, offices, and other general business uses. One limiting factor for business expansion in these corridors is access to water and sewer. Most businesses will need to be able to tie into water and sewer without costly extensions in order to make a financial case for locating their business in this corridor or be able to operate with onsite systems.

**INDUSTRIAL/EMPLOYMENT:** The industrial area designated on the map is currently agricultural but may be suitable for industry based on location and surrounding uses. This area is zoned for industrial by Dorchester County. Uses appropriate for this district include clean industrial uses and commercial uses of a character and scale that would not be suitable for downtown or neighborhood commercial. As the Volvo plant nearby opens and expands, this area could provide many of the supporting industrial facilities that may supply the automaker.

**RURAL RESIDENTIAL:** Rural residential is the designated future land use for areas outside of close to or outside of the Ridgeville- Givhans Urban Growth Boundary. This area should remain rural with residential dwellings as the predominant use. These may include site-built single-family homes. Manufactured homes would be allowed in this area with appropriate restrictions on the appearance and condition of the homes, or in existing manufactured home parks if they are so designated. Preference should be given for residential development on larger lot sizes since these areas are currently outside the Town limits. Although primarily residential, some commercial and agricultural uses may be allowed in this district when consistent with the character of the area.

**MIXED RESIDENTIAL:** The Mixed Residential future land use area was created to address the areas within the Dorchester County Ridgeville- Givhans Urban Growth Boundary that the Town sees as potential properties for annexation and development. This area will provide for a mix of housing types to encourage affordability and flexibility. Development in this area will be required to utilize clustering and conservation to preserve open space and decrease the amount of land disturbed by development. The overall density for development in these areas should not exceed the allowed density in Dorchester County's Residential 2 District, which is one unit per 7,500 sq feet. Neighborhood commercial land uses that complement and serve the residential areas can be created in the Mixed Residential District. Until such time as the Town adopts residential and/or commercial design standards, new development should adhere to the Dorchester County Cooks Crossroads Design Standards.

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## ACTIVITY NODES

NO CHANGES WERE MADE TO THIS SECTION FOR THE 5-YEAR COMPREHENSIVE PLAN UPDATE.

Activity nodes are geographic points around which certain activities and similar land uses are concentrated. Nodes can be a small neighborhood, a road intersection, or a concentration of a few blocks. Nodes typically have a location of interest that attracts people and are within a transportation network that allows people to access the node.

**CIVIC SQUARE:** The civic square is located at the intersection of Church and School Streets, where the Hazel S. Parson Starkes Municipal & Community Service Building (Town Hall) is located. In order to expand upon the ways in which this building serves the community, additional improvements could be made to the intersection to make it a point of pride for residents. The land that the Town Hall occupies can provide additional space for civic uses, such as a Town Park, gallery for local art, or even home to a weekly farmers market. Landscaping and streetscaping can improve the overall aesthetic of this intersection.

**COMMERCIAL NODE:** Commercial nodes are places in which businesses are concentrated. The commercial nodes in the planning area are found at intersections along US Highway 78 and SC Highway 27. Instead of locating businesses all along this corridor, which is designated as a General Business Area, commercial uses should be placed at key intersections. This allows for the majority of the roadway to retain its rural quality while also encouraging a mix of uses at strategic intersections. In some cases, these nodes are located at intersections that do not currently have sewer and water access; this requires on-site septic and water, which may not be feasible for most commercial uses.

**RURAL CROSSROADS:** Rural Crossroad activity nodes are found at intersections in primarily residential and/or agricultural areas outside of town. These areas may be appropriate for small scale commercial activities serving the community and surrounding areas are appropriate, such as a corner store or farm stand.

**TOWN CENTER:** The Town Center is located at the center of the future land use district with the same name. New development should expand on the current commercial uses and be complimentary to the existing historic character of the Town Center. Pedestrian accessibility should be improved in the Town Center and ensure that there are connections to the surrounding residential areas.

## FUTURE USE OF VACANT AREAS

There are several parcels within the Town limits that are vacant or underutilized relative to adjacent uses. Some of these parcels may fall within established and stable neighborhoods where public infrastructure and services are available. These lots may be located between

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different and incompatible land uses or where there are incompatibilities between sites due to building orientation, parking locations, traffic generation, etc. These areas offer opportunities for redevelopment or infill development. Infill development can help achieve the most efficient use of land where infrastructure like roads, sidewalks, and utilities already exist. To achieve this goal, the Town must have a strategy for encouraging development of these parcels with uses complementary to those found on adjacent sites and in a manner that is consistent with the Future Land Use Map in this plan.

## **LAND USE GOALS AND POLICIES**

### **1. The Town will ensure that the new development is appropriate and compatible with adjacent uses and the existing character of the community.**

- a) Review the Town of Ridgeville Zoning Ordinance to consider whether changes to existing zoning districts or new zoning designations are needed
- b) Work with Dorchester County to ensure that the Town of Ridgeville Zoning Ordinances is properly and uniformly enforced
- c) Utilize the Future Land Use Map in this document and Dorchester County rural zoning as a tool to guide future growth and development

### **2. The Town will maintain its sense of place within the surrounding rural landscape.**

- a) Work with Dorchester County and property owners to identify areas with potential for annexation; ensure that land uses and densities in this area are consistent with the Town's existing character and scale and with the Future Land Use Map
- b) Work with Dorchester County to review rural zoning ordinances to ensure that land in unincorporated areas is zoned as to maintain a primarily rural character with lower density uses
- c) Work with Dorchester County and developers to implement recommendations of the Future Land Use Map and encourage a general business area along SC Highway 27, US Highway 78, and the Interstate 26 interchange

### **3. The Town will preserve and strengthen the downtown area as the historic center of the Town.**

- a) Establish land use regulations that promote and encourage uses that serve Town residents and visitors, including retail, professional offices, and civic spaces
  - b) Encourage the location of compatible uses within the downtown area as opposed to the outskirts of Town, when appropriate
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## **PRIORITY INVESTMENT ELEMENT**

The SC Priority Investment Act (PIA) amended the South Carolina Local Government Comprehensive Planning Enabling Act by requiring a Priority Investment Element be added to all local comprehensive plans in South Carolina.

### **Capital Improvements Program**

In 2007 the South Carolina General Assembly passed the Priority Investment Act (PIA), which amended the 1994 Comprehensive Planning Act. The PIA requires that the comprehensive plan include an element that reviews federal, state and local funds available for public infrastructure and facilities and proposes uses for those funds. Proposed uses should be coordinated with adjacent jurisdictions and relevant agencies affected by or that have planning authority within the Town of Ridgeville. Priority investment projects are public infrastructure and facilities that include water, sewer, roads, schools, community facilities and more. The recommendation of priority investment projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. Projects that could realistically be implemented within a 10-year horizon should be included.

The Community Development Block Grant (CDBG) is a flexible program through the U.S. Department of Housing and Urban Development (HUD) that is administered locally by the Berkeley Charleston Dorchester Council of Governments (BCDCOG). CDBG provides opportunities for communities to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities, infrastructure and public services. Jurisdictions may apply for CDBG funding through a competitive process.

Listed below are some of the primary goals of this comprehensive plan. Associated with each goal are potential funding sources to advance that goal, as well as specific projects that could be funded:

### **LAND USE**

**GOAL:** The Town will preserve and strengthen the downtown area as the historic center of Town

**FUNDING SOURCE(S):** Community Development Block Grant (CDBG) Program; SCDOT Transportation Alternative Program (TAP) and developer funding through Development Agreements

**EXAMPLE PROJECT(S):** Downtown Master Plan, Streetscaping along South Railroad Avenue

### **TRANSPORTATION**

**GOAL:** The Town will enhance pedestrian safety and accessibility

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**FUNDING SOURCE(S):** Dorchester County 1¢ Sales and Use Tax; SC Transportation Alternative Program, developer funding through Development Agreement

**EXAMPLE PROJECT(S):** Construct and/or improve sidewalks along Railroad Avenue, Main Street, and Church Street

**GOAL:** The Town will maintain and enhance a safe and efficient road network

**FUNDING SOURCE(S):** Dorchester County 1¢ Sales and Use Tax; SCDOT, developer contributions for road improvements through Traffic Impact Analysis

**EXAMPLE PROJECT(S):** Study need for traffic light at intersection of School Street and Church Street

### **COMMUNITY FACILITIES**

**GOAL:** The Town will provide a range of community services and programs for its residents

**FUNDING SOURCE(S):** Dorchester County Parks; corporate/private donations

**EXAMPLE PROJECT(S):** Renovate Town Hall; Build athletic complex within or near town limits

### **HOUSING**

**GOAL:** The Town will preserve and value its historic buildings

**FUNDING SOURCE(S):** State Historic Preservation Office (SHPO) Grant

**EXAMPLE PROJECT(S):** Prepare applications for National Register designation; archaeological survey; planning for adaptive reuse of a historic buildings

### **ECONOMIC DEVELOPMENT**

**GOAL:** The Town will encourage small business growth in targeted areas within its corporate limits

**FUNDING SOURCE(S):** BCD Council of Governments Revolving Loan Fund; SC Community Loan Fund

**EXAMPLE PROJECT(S):** Small business loans; Non-profit loans

### **NATURAL RESOURCES**

**GOAL:** The Town will support preservation of natural areas and open space

**FUNDING SOURCE(S):** Lowcountry Open Land Trust; SC Conservation Bank; Dorchester County Parks

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**EXAMPLE PROJECT(S):** Acquiring land for conservation easements; environmental education program