

# **TOWN OF PINE RIDGE**

## **TOWN COUNCIL MINUTES**

August 9, 2005

### **WORK SESSION - 6:30 P.M.**

Mayor Busby called the work session to order with Councilmembers Davis, McMillan, Simpson, and Wells present.

Staff present: Town Administrator Sherry Brooks and Chief Wright

### **REVIEW OF ADMINISTRATIVE REPORTS**

Written Administrative, Financial, and Clerical reports were made available for Councilmembers in their council packets on August 5, 2005.

Ms. Brooks reviewed the Planning Commission's recommendations with Council concerning the rezoning of frontage properties on Pine Ridge Drive from R-2 to R-1. They also briefly discussed Mr. Players request.

Councilmember McMillan expressed his concern regarding a recent interpretation made from the town ordinances allowing town residents to keep animals such as horses, livestock and other fowl on their residential properties. He stated that he felt Council had addressed this particular issue in the 1996 revisions of the town codes. Councilmember McMillan said his understanding at that time was that the town would allow the continuation of current uses through the grandfathering clause, but they would not permit additional use due to the growth the town was experiencing. Mayor Busby stated his notes suggested the ordinance was intended as a "back door lease law." Ms. Brooks will review possible amendments with the Planning Commission along with proposals to address outdoor portable storage units. Mayor Busby also asked Ms. Brooks to discuss the Architectural Review Board with them as well.

### **REVIEW OF POLICE DEPARTMENT REPORTS**

Written Police Department reports were made available for Councilmembers in their council packets on August 5, 2005.

Chief Wright stated Lexington County and Lexington County School District Two has come to an agreement on minor revisions to the new school road plans. She said the building of the road is now a matter of moving monies around to fund the plan. Chief Wright said since the beginning of school that the traffic flow has been

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a problem. She added the district made a decision to change the direction of the daily morning and afternoon student pick up patterns, which has further added to the confusion.

Mayor Busby stated that Chief Wright had recently driven him around town to make him aware of several existing code problems. He said some of these problems had already been addressed and copies of the letters were included in the Council packets. He said follow up on others would be sent out soon. Chief Wright said these problems related to deteriorating housing that were causing health and safety concerns.

Maintenance problems with the police vehicles was briefly mentioned.

### **CITIZENS COMMENT TIME**

None

## **Town Council Meeting**

7:00 P.M.

### **CALL TO ORDER**

Mayor Busby called the council meeting to order at approximately 7:15 P.M. with Councilmembers Davis, McMillan, Simpson and Wells present.

Staff present: Town Administrator Sherry Brooks, Chief Wright

INVOCATION:

Councilmember McMillan led those assembled in prayer.

APPROVAL OF MINUTES

### **1. July 12, 2005**

Councilmember Wells made a motion that the minutes of July 12, 2005 be approved

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as submitted. Councilmember Simpson seconded the motion, which was unanimously approved.

### **OLD BUSINESS**

#### **1. Update on Pine Ridge Website**

Mayor Busby reported that the majority of the Pine Ridge website work has been completed with the exception of photographs and an opening statement from the Mayor. He reported that Ms. Brooks will also need training on uploading the minutes onto the website.

#### **2. 2nd reading of Bachman Road-Stonebridge Subdivision Annexation**

Mayor Busby stated before the second reading of the annexation ordinance he would like to allow those present to address Council with any comments regarding the annexation.

Mr. Lloyd Kapp, representing Sandhills Development Corporation spoke first. He expressed the importance of having the property zoned Basic Industrial and explained they are concerned with the process for the special exception requirement. Mr. Kapp said they didn't mind annexing, if the zoning will allow them to utilize the property as it is currently being utilized for mining today.

Mayor Busby stated that he would refer him to the fact that the Planning Commission has already recommended that the property receive an interim zoning of B-1 (Basic Industrial). He also noted that the current operations and parcels would be grand fathered in. Mayor Busby stated that while it would be improper for him to give any guarantees for the rezoning, he certainly felt confident that the interim zoning had been set and they would follow through the current mind set and opinions. Councilmembers McMillan and Simpson agreed.

Mike Arehart representing Foster Dixiana Corp. spoke next. He explained that due to the unpopularity of mining, especially in residential areas, they knew there was always a risk of a public outcry starting a "wildfire." He said while they understand Council may have good intentions to allow mining usage, he stated they would like some kind of guarantees to protect their business. Mr. Arehart also shared many of the same concerns that Mr. Kapp had.

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Mayor Busby explained to Mr. Arehart that the town would not be placing any further restrictions on their mining operations than they already have against them by Lexington County. Ms. Brooks will work with the businesses to assist them with their zoning requests.

Mayor Busby then presented for *2nd reading an Ordinance to Annex Properties into the Town of Pine Ridge*. He noted for the record that the Planning Commission had met and established the interim zoning, that the annexation public notice was published on May 26, 2005 in the State News, and 1st reading of the annexation ordinance was held on July 12, 2005. Mayor Busby then called for a vote on the motion. All members of Council voted unanimously to approve the 2nd reading of the annexation ordinance.

(Chief Wright left the meeting at 7:40 P.M.)

### **NEW BUSINESS:**

#### **1. Request from Mr. Joel Player to rezone property on Fish Hatchery Road in the area of Leander Dr.**

Mayor Busby asked Ms. Brooks for an opening statement regarding a rezoning request the town received from Mr. Joel Player for a 2.73 acre tract of land on Fish Hatchery Road in the area of Leander Drive. Ms. Brooks deferred to Mr. Player, at which point, Mayor Busby recognized him and asked for his comments. Mr. Player stated that he was interested in rezoning the property to C-2 so he might make the property available for development by a subsequent owner.

Ms. Brooks then briefly reviewed Mr. Players request as approved by the Pine Ridge Planning Commission. Ms. Brooks explained the request does not include subdividing land, only rezoning the 2.73 acre tract of land from R-1 Residential Single Family to C-2 Transitional Commercial. She stated that the property would not be subdivided until the new owner purchases the property. Ms. Brooks explained the new owner will be responsible for obtaining the necessary permits for the stormwater management and sediment control plans once they are prepared to develop the land and have determined the use of the property.

Councilmember Simpson made a motion to approve Mr. Players request to rezone the 2.73 acre tract of land as shown on lot 16 (part of tax map number 0078734-01-001) from R-1 Residential Single Family to C-2 Transitional Commercial; contingent

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upon the owner or developer complying with all Lexington County and Pine Ridge Development regulations. Councilmember Wells seconded the motion, which was unanimously approved.

### **2. Receive recommendations from Planning Commission concerning Pine Ridge Drive**

Mayor Busby presented for 1st reading a zoning map amendment rezoning all the frontage properties on Pine Ridge Drive that are currently zoned Residential Duplex (R-2) to Residential Single Family (R-1) located between the intersections of Fish Hatchery Road and Congaree Drive. The motion was unanimously approved by all those present.

### **3. Proposed amendment to the 2005-06 Town Budget - Councilmember Davis**

Councilmember Davis made a motion to amend for 1st reading an increase to the following lines items of the 2005-2006 budget: Expenditures: Donation -\$1100.00, Judge's salary - \$664.48 and Jury Fees - \$118.50. In revenues, \$1900.00 to increase Police Fines. All members of Council voted in favor of the motion as presented.

### **4. Announcement of dates for 2005 General Election for Mayor and two Council seats and Water and Sewer Referendum**

Ms. Brooks stated public notices are slated to run as required by the S.C. Codes of Laws for the 2005 General Election for Mayor and two Town Council seats as well as the Water and Sewer Referendum. She stated the candidate filing dates for the election will open between August 10, 2005 and noon, September 9, 2005.

### **ADJOURN**

With no further business to discuss, Mayor Busby adjourned the meeting.

Respectfully submitted,

Sherry L. Brooks

Administrator/Clerk

**September 13, 2005**

**Approved by Town Council**