

March 12, 2013
TOWN COUNCIL MEETING

Town Council Work Session

- 6:45 P.M. - 6:46 P.M. Review of Administrative Report
6:46 P.M. - 6:47 P.M. Review of Police Department Report
6:47 P.M. - 7:00 P.M. Informational Council Discussion:
• Planning/ZBA/Council training

7:00 P.M. - Town Council Meeting

Call to Order & Invocation

Approval of Minutes

1. February 12, 2013 Regular Scheduled Meeting
2. February 19, 2013 Special Called Meeting/Work Session

Old Business

1. Committee Reports on Infrastructure & Maintenance Improvement projects:
 - a) Fire Hydrant Expansion Project - Mayor Busby/Councilman Wells
 - b) Property & Recreation Committee - Camp Moore/Styx Historical Park & Walking Trail - Councilman Dinkins/Mayor Busby
 - c) Sidewalk repairs - Councilman Wells
 - d) Landscape maintenance for 2013 - Councilman Dinkins/Councilman Price
 - e) Sanitation Services for October 2013 - Councilman Dinkins/Councilman Price
 - f) Town Hall/Police Department - Councilman Wells
2. Ordinance 2013-01 Rezoning request from Sandhills Development for TMS# 006898-02-050, from R1 (Single family) to R3
****second reading***** (Multi-family)

New Business

1. Midlands Technical College Golf Classic (Donation)
2. West Metro Chamber Golf Tournament (Donation)

Citizen's Comment Time

ADJOURN

TOWN OF PINE RIDGE
Town Council Minutes
Work Session
March 12, 2013

Council present: Mayor Busby, Mayor Pro-tem Davis,
Councilman Dinkins, Councilman
Wells and Councilman Price
Staff present: Chief Anderson &
Town Clerk, Viki Moak

6:47 P.M. 6:50 P.M. Review of Administrative Report

Written Administrative reports were included in the Council packets. Council discussed Stormwater issues and Cayce repairing Brookfield Drive.

6:50 P.M. 6:52 P.M. Review of Police Department Report

Written Administrative reports were included in the Council packets. Council discussed Opening Day Ceremonies at Midland Dixie Youth Baseball.

6:52 P.M. 6:58 P.M. Informational Council Discussion

Mayor Busby announced the following:
Planning/ZBA/Council training - April 11th at 6:30pm
Library Bake/Book Sale - March 29th from 9am-4pm
Midland 5k run Saturday, April 20th
Backyard compost - April 6th
Mayors Meals on Wheels - March 13th
Lexington County Mapp training - March 14th
LCMA Penny tax - March 14th
Municipal court - March 18th
Town Council work session - March 18th
Town Council meeting - April 9th

Mayor Busby closed this portion of the work session.

-
TOWN OF PINE RIDGE
Town Council Minutes
March 12, 2013

TOWN COUNCIL MEETING - 6:58 P.M.

CALL TO ORDER

Mayor Busby called the Town Council meeting to order at 6:58 P.M. with Mayor Pro-tem Davis, Councilman Dinkins, and Councilman Price and Councilman Wells present.

Staff present: Chief Anderson & Town Clerk, Viki Moak

INVOCATION

Mayor Pro-tem Davis led those assembled in prayer.

APPROVAL OF MINUTES

1. February 12, 2013 Regular scheduled Council Meeting

Councilman price made the motion to accept the minutes of February 12, 2013 be approved as submitted. Councilman Dinkins seconded the motion, which was unanimously approved.

2. February 19, 2013 Special Called Meeting/Work Session

Councilman Price made the motion to accept the minutes of February 19, 2013 be approved as submitted. Councilman Wells seconded the motion, which was unanimously approved.

OLD BUSINESS

1. Committee reports on Infrastructure & Maintenance Improvement projects:

- a) Fire Hydrant Expansion Project

A letter to residents in the area of Phase I regarding the encroachment approval with American Engineering has been sent.

TOWN OF PINE RIDGE
Town Council Minutes
March 12, 2013

- b) Property & Recreation Committee -
Camp Moore/Styx Historical Park & Walking Trail

Councilman Price has put up the new sign and "scoop the poop" station.

- c) Sidewalk repairs

Councilman Wells stated that he would like permission to approach the land owner between Wright Lane and Williams Circle regarding the dead trees on the property. The urgent areas of the town's sidewalks have been repaired. National Guard & several residents have already called to say they appreciate the repairs.

- d) Landscape maintenance for 2013

C & E Landscaping did a great job on putting the landscaping at the Camp Moore/Styx Historical Park for opening day ceremonies at Midland Dixie Youth Baseball

- e) Sanitation Services for October 2013

Council discussed the upcoming bid process.

- f) Town Hall/Police Department

Mayor Busby has not received any new information.

TOWN OF PINE RIDGE
Town Council Minutes
March 12, 2013

2. Ordinance 2013-01 - Rezoning request from Sandhills Development for TMS# 006898-02-050, from R1(Single family) to R3(Multi-family)
(second reading)

Mayor Busby read aloud the title of Ordinance 2013-01.

Councilman Wells made a motion to approve Ordinance 2013-01 as submitted. Councilman Price seconded the motion, which opened it for discussion.

Mayor Busby asked Mr. Kapp if he had the additional information that was requested at the February meeting.

Mr. Kapp presented Council with a R1 Cluster, which includes 87 lots. However, Mr. Kapp preferred to keep the R3 Cluster as it allowed more flexibility with 84 lots. Flexibility was in the configuration, density and lot sizes, which could be more easily adjusted if someone wanted a larger home or lot. Sandhills Development Company has agreed to place the following restrictions on the property through their deed for R3 cluster:

- single family residential
- no more than 84 lots
- minimum 1400 sq feet heated space
- no manufactured homes

These restrictions would remain on the property deed for twenty years or until seventy five percent of the home owners voted to remove them.

Mr. Kapp also submitted a letter of support from Lexington School District Two and a breakdown of county taxes for an 84 lot subdivision.

Council discussed:

- Any new residential subdivisions will filter through the Cluster Development zoning designation.
- SCDOT traffic study from 2003
- Lot pricing @\$28-30k
- Restrictions submitted
- All agreements and or restrictions of the subdivision that are agreed upon by Council or ZBA, will remain with the property.
- HOA
- Contacting Crowne Builders to build homes
- Lot sizes/infrastructure/layout
- Resubmitting to ZBA for approval
- R1 vs. R3, lot size/total homes/flexibility

TOWN OF PINE RIDGE

Town Council Minutes

March 12, 2013

Councilman Dinkins made a motion to table this item until Council receives ZBA's decision on Sandhills Development resubmission for an R1 and R3 Cluster Development. Councilman Wells seconded the motion, which was unanimously approved.

NEW BUSINESS

1. Midlands Technical College Golf Classic (Donation)

Councilman Dinkins made a motion to send this item to the Finance Committee. Councilman Wells seconded the motion, which was unanimously approved.

2. West Metro Chamber Golf Tournament (Donation)

Councilman Dinkins made a motion to send this item to the Finance Committee. Councilman Wells seconded the motion, which was unanimously approved.

Citizen's Comment Time

The following Citizens spoke in relation to Ordinance 2013-01:

Mrs. Bobbie Kliewer - traffic

ADJOURN

With no further business to discuss, Mayor Pro-tem Davis moved to adjourn, with a second by Councilman Wells. With the Council's unanimous approval, Mayor Busby adjourned the meeting at 8:02 P.M.

Respectfully submitted,

Viki M. Moak, Town Clerk

APPROVED:

David L. Busby, Mayor
Date: _____