



TOWN OF PINE RIDGE
REGULAR SCHEDULED TOWN COUNCIL MEETING AGENDA
November 18, 2025, at 6:45pm
Town Hall - Council Chambers
2757 Fish Hatchery Road

1. Call to Order
2. Roll Call and Determination of Quorum
3. Invocation
4. Pledge of Allegiance
5. Freedom of Information Act Compliance
6. Department Reports
 - a) Review of Administrative Department Report
 - b) Review of Police Department Administrative Report
7. Council Standing Committee Reports
 - a) Finance Committee-Chair Davis & Member Dinkins
 - b) Property & Recreation Committee-Chair Simms & Member Sturkie
 - c) Employee Grievance Committee-Chair Dinkins & Members Sturkie & Urbanek
8. Informational Council Discussion
 - a) December 5, 2025: Annual Senior Center Luncheon
 - b) December 6, 2025: Annual Tree Lighting at 5:30pm
 - c) December 9, 2025:
 - Public Hearing Ordinance 2025-16: Adoption of Lexington County Stormwater Ordinance
 - Public Hearing Ordinance 2025-17: To establish Access & Connectivity Standards for Residential Subdivisions
 - Public Hearing Ordinance 2025-18: Add traffic studies for Land Development Projects
 - d) January 13, 2026- RFP26-01: Landscaping for 2026
9. Approval of Minutes
 - a) October 14, 2025 - Regular Scheduled Council Meeting
10. Old Business
 - a) Reconsideration of Second Reading of Proposed Ordinance 2025-12: Map Amendment request #RZ2025-0327 for TMS#007996-03-019 off Partridge Hill Drive submitted by Mr. Ralph Walden on behalf of property owner Mr. Terrance Slyman to change zoning district from BI (Basic Industrial) to R-1 (Single family residential district)
 - b) Presentation for outgoing Councilman Dinkins
11. New Business
 - a) Oath of Office for newly elected members of Council
 - b) Election of Mayor Pro-Tem
 - c) Committee Appointments by Mayor per Town Code §70-15 for remainder of fiscal year 2025/2026:
 - Finance Committee - Chair & member
 - Property and Recreation Committee-Chair & member
 - Employee Grievance Committee-Chair & 2 members
 - d) Consideration of Resolution 2025-19: Waive BL & Zoning fees for Tree Lighting Celebration
 - e) Consideration of Employee Service Recognition
 - f) Consideration of 2026 Meeting and Holiday Schedule
12. Citizen's Comment Time – (email to vmiller@townofpineridgesc.com by 5pm on 11/17/2025)
13. ADJOURN

The meeting will also be available on the Town's Facebook page.

TOWN OF PINE RIDGE
BUDGET REPORT
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2025

Budget	Total Annual Budget	Current Month Actual	Year to Date Actual	Year to Date %
REVENUES				
BUSINESS LICENSE	100,000.00	(1,373.32)	7,229.32	7.23
FINES AND PENALTIES	98,000.00	13,102.95	40,905.70	41.74
S.C. AID TO SUBDIVISION	58,741.00	14,697.23	14,697.23	25.02
SET-OFF DEBT - COURT F	1,000.00	0.00	0.00	0.00
SET-OFF DEBT - ADMIN F	500.00	0.00	0.00	0.00
SPECIAL -DUTY EMPLOY	1,600.00	0.00	165.00	10.31
DOMINION FRANCHISE	163,000.00	0.00	0.00	0.00
LEX CTY ACCOMMODAT	200.00	0.00	0.00	0.00
SALE OF CAPITAL ASSET	37,000.00	0.00	0.00	0.00
SANITATION FRANCHISE	500.00	0.00	0.00	0.00
ZONING	5,000.00	2,235.00	3,328.00	66.56
SPECTRUM/CHARTER FR	16,500.00	0.00	3,560.73	21.58
MASC - BL	255,000.00	0.00	1,821.24	0.71
AT&T/DIRECT TV FRAN	3,500.00	529.46	529.46	15.13
TNC ASSESSMENT	300.00	0.00	0.00	0.00
INTEREST INCOME	10,000.00	679.59	2,754.60	27.55
FILING FEES	0.00	0.00	110.00	0.00
VICTIMS FUND	18,650.00	0.00	0.00	0.00
SRO GRANT 25/26	97,351.00	0.00	0.00	0.00
MC-BOND ESTREATMEN	1,000.00	0.00	0.00	0.00
SUNDRY	100.00	0.00	92.80	92.80
TOTAL REVENUES	867,942.00	29,870.91	75,194.08	8.66
EXPENSES				
ADM. TRAINING	700.00	0.00	74.37	10.62
OFFICE SUPPLIES/PRINTI	5,500.00	328.32	1,192.95	21.69
ADM. TECH SUPPORT	11,000.00	100.00	4,102.83	37.30
PLANNING CONSULTAN	25,000.00	9,735.00	28,897.50	115.59
ACCOUNTING	11,750.00	0.00	0.00	0.00
LEGAL	4,000.00	0.00	0.00	0.00
PAYROLL SERVICES	2,000.00	116.50	431.70	21.59
INSURANCE & BONDING	25,500.00	0.00	15,243.53	59.78
BANK CHARGES	200.00	0.00	97.16	48.58
MILEAGE	500.00	0.00	18.20	3.64
POSTAGE	952.00	0.00	156.46	16.43
UTILITIES	17,500.00	1,755.90	5,078.90	29.02
TELEPHONE-ADMIN	2,500.00	185.48	556.40	22.26
INTERNET SERVICES	2,300.00	380.00	1,140.00	49.57
ELECTION EXPENSE	4,000.00	0.00	0.00	0.00
PUBLIC NOTICES	500.00	0.00	142.14	28.43
DUES	1,600.00	0.00	0.00	0.00
BUILDING & MAINTENA	20,000.00	2,033.36	6,452.15	32.26
NPDES PERMITS	5,500.00	0.00	0.00	0.00
TOWN EVENT & SUPPLIE	15,750.00	2,968.65	2,968.65	18.85
CAPITAL IMPROVEMENT	5,000.00	0.00	0.00	0.00
DONATIONS	7,500.00	951.07	1,420.07	18.93
MEALS AND MEETING -	500.00	0.00	271.50	54.30
REPAIR&MAINT	10,000.00	495.06	2,759.98	27.60
GAS AND OIL	12,500.00	1,090.90	3,087.39	24.70
PD TECH SUPPORT	8,500.00	165.86	314.49	3.70
POLICE DEPT.SUPPLIES	1,500.00	0.00	0.00	0.00
DUES	300.00	0.00	0.00	0.00
VEHICLE INSURANCE	12,000.00	0.00	8,331.21	69.43
UNIFORMS	2,000.00	0.00	0.00	0.00
TELEPHONE-POLICE	4,100.00	348.89	1,046.47	25.52
PD EMPLOYMENT EXPEN	0.00	35.00	0.00	0.00
COMMUNITY RELATION	1,000.00	0.00	0.00	0.00
LAWTRAK LICENSE	4,000.00	0.00	450.00	11.25

Draft - pending year end audit

TOWN OF PINE RIDGE
BUDGET REPORT
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2025

Budget	Total Annual Budget	Current Month Actual	Year to Date Actual	Year to Date %
TRAINING & MEALS	1,700.00	0.00	650.88	38.29
SALARIES - JUDGES	9,200.00	1,801.00	4,087.52	44.43
JURY FEES	252.00	0.00	0.00	0.00
INDIGENT DEFENSE	800.00	0.00	0.00	0.00
COURT SUPPLIES	500.00	0.00	0.00	0.00
DETENTION FEES	100.00	0.00	0.00	0.00
COURT TRAINING	3,000.00	100.00	1,031.46	34.38
COURT ASSESSMENTS	56,000.00	7,198.66	13,737.77	24.53
COURT DEFENSE ATTOR	2,000.00	0.00	0.00	0.00
VA - TRAINING	500.00	0.00	0.00	0.00
VA - PAYROLL & FRINGE	10,374.24	1,154.02	4,581.68	44.16
VA - OTHER EXPENSES	2,775.76	41.47	131.26	4.73
PAYROLL	284,337.20	21,856.51	77,371.23	27.21
TAXES - PAYROLL	29,000.00	2,091.86	7,422.68	25.60
PART-TIME POLICE	5,000.00	0.00	0.00	0.00
SPECIAL-DUTY EMPLOY	1,000.00	0.00	120.15	12.02
WORKMENS COMP	12,200.00	0.00	5,896.50	48.33
RETIREMENT-POLICE	37,000.00	(205.58)	3,083.44	8.33
RETIREMENT-ADMIN.	22,000.00	163.39	3,405.68	15.48
SCRS GROUP LIFE ADMI	200.00	46.05	79.21	39.61
PORS GROUP LIFE PD	400.00	72.74	119.96	29.99
SRO GRANT 25/26	97,351.00	7,456.71	23,669.09	24.31
HEALTH INSURANCE PD	27,000.00	2,867.77	8,135.98	30.13
HEALTH INSURANCE AD	21,600.00	2,261.31	11,104.26	51.41
AMERICAN RESCUE PLA	0.00	58,895.36	79,845.74	0.00
TOTAL EXPENSES	849,942.20	126,491.26	328,708.54	38.67
NET INCOME	\$ 17,999.80	\$ (96,620.35)	\$ (253,514.46)	(1,408.43)

Draft - pending yearend audit

TOWN OF PINE RIDGE
Town Council Minutes
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Call to Order

Mayor Davis called the meeting to order at 6:45 PM.

Roll Call and Determination of Quorum

All council members were present, establishing a quorum.

Invocation

Mayor Pro-Tem Simms led the invocation.

Pledge of Allegiance

Mayor Davis led the Pledge of Allegiance.

Freedom of Information Act Compliance

Mayor Davis confirmed that all requirements pertaining to the Freedom of Information Act had been met, with the meeting having been properly advertised and posted as required.

Presentation

- a) Mrs. Keller Barron from the League of Women Voters of the Columbia Area: Project 411

Mrs. Keller Barron, accompanied by her daughter Margaret Ann, presented information about Vote 411, a nonpartisan voter information resource offered by the League of Women Voters. Mrs. Barron thanked the council members for their public service and explained that the League was visiting all 13 towns in Richland and Lexington counties.

She noted that all Pine Ridge candidates had responded to their questions about what prompted them to run for office and their top priorities for action. Mrs. Barron distributed cards with QR codes linking to Vote411.org, where voters can enter their address to see information about candidates in their area. She also provided a directory of municipalities and emphasized the importance of informed voting, particularly in local elections.

Department Reports

- a) Review of Administrative Department Report

Mayor Davis reviewed the first quarter fiscal budget report. He noted that for revenue items, anything over 25% is positive, while expenses over 25% require attention. The mayor identified overages in training and support, explaining that much of this training occurs early.

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in the fiscal year. He also highlighted significant overages in the planning consultant line item due to increased residential development projects and rezoning requests in Pine Ridge. Mayor Davis emphasized that this expenditure has been worthwhile as the consulting firm has helped council better understand issues and serve townspeople more effectively.

b) Review of Police Department Administrative Report

Chief Neeley reported that in September 2025, the Police Department had 19 reportable calls for service and 38 calls to service for operations CAD (Computer-Aided Dispatch) from the sheriff's department, EMS, and fire service. The department made 3 arrests, assisted other agencies 6 times, conducted 38 continuous property checks upon request, and made 28 community contacts. Officers issued 207 citations, including 122 for speeding, and 35 warnings.

Chief Neeley also shared a thank-you note from the special education class at Herbert A. Wood Elementary School, acknowledging the back-to-school drive that provided school supplies, backpacks, notebooks, pens, and pencils.

Council Standing Committee Reports

- a) Finance Committee: No report was given.
- b) Property & Recreation Committee: No report was given.
- c) Employee Grievance Committee: No report was given.

Informational Council Discussion

- a) Mayor Davis announced that the quarterly work session scheduled for October 23, 2025, had been canceled as there were no agenda items.
- b) Mayor Davis noted that municipal elections would take place on November 4, 2025, with three seats up for election: one for mayor and two for council members.

Councilwoman Sturkie added that the elections for both Pine Ridge 1 and Pine Ridge 2 precincts would be held at Concrete Baptist Church, located at 101 Pine Ridge Drive. She clarified that only residents living within town limits could vote in the municipal election, while the House district elections would be for the entire Pine Ridge 1 and Pine Ridge 2 precincts.

- c) Reminder: November Council meeting moved to November 18th

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- d) Mayor Davis reminded everyone that the annual parade and tree lighting was scheduled for Saturday, December 6, with the parade starting at 4:00 PM followed immediately by the tree lighting. New additions this year would include a mobile gaming bus and a new food truck vendor. Mayor Davis also announced that the Soldiers of Faith singers would provide musical entertainment during the tree lighting ceremony.

Councilwoman Urbanek made a motion to add the following item to the agenda under Old Business: Reconsideration of the Second Reading of Proposed Ordinance 2025-12: Map Amendment request #RZ2025-0327 for TMS#007996-03-019 off Partridge Hill Drive submitted by Mr. Ralph Walden on behalf of property owner Mr. Terrance Slyman to change zoning district from BI (Basic Industrial) to R-1 (Single family residential district). Mayor Pro-Tem Simms seconded the motion, and approved unanimously.

Approval of Minutes

- a) September 9, 2025 Regular Scheduled Council Meeting

Motion to approve the September 9, 2025 minutes was made by Councilwoman Sturkie, seconded by Councilman Dinkins, and approved unanimously.

Old Business

- a) Second Reading of Proposed Ordinance 2025-10: Expand Group Development Definition & Resolve conflict between Landscape & Lot Creation requirements

Mayor Davis explained that this ordinance would change terminology to allow the division of single properties into individually owned units, such as condominiums or townhomes. He noted that this was the second reading, following the first reading at the previous council meeting.

Motion to approve the second reading of Ordinance 2025-10 to expand the group development definition and resolve conflict between landscape and lot creation requirements was made by Mayor Pro-Tem Simms, seconded by Councilwoman Urbanek, and approved unanimously.

- b) Second Reading of Proposed Ordinance 2025-11: Establish Plat Expiration & Recording requirements under proposed Ordinance 2025-11

Mayor Davis explained the purpose of this ordinance: to ensure recorded plats reflect current conditions and regulatory standards, prevent indefinite vesting of outdated approvals, and improve the accuracy of public records and predictability of development timelines. He explained that in simple terms, the ordinance prevents situations where submitted plans remain valid indefinitely even when land conditions may have changed over several years.

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Motion to approve the second reading of Proposed Ordinance 2025-11 that establishes plat expirations and recording requirements was made by Councilman Dinkins, seconded by Councilwoman Sturkie, and approved unanimously.

- c) Reconsideration of map amendment request RZ 20250327 for tax map number 007996-03-019

Mayor Davis noted that this item was added to the agenda at the beginning of the meeting. The property in question is located off Partridge Hill Drive and was submitted by Ralph Walden on behalf of property owner Terrence Slyman to change the zoning district from B1 basic industrial to R1 single family residential. Mayor Davis clarified that no final decision would be made tonight, but rather the item would be placed on the November 18th council meeting agenda.

Motion to reconsider the map amendment request RZ 20250327 for tax map 7996-03-19 off Partridge Hill Drive submitted by Mr. Ralph Walden on behalf of property owner Mr. Terrence Slimon to change zoning district from B1 basic industrial to R1 single family residential district at the November 18th meeting was made by Councilwoman Urbanek (who noted she had voted against the map amendment previously), seconded by Mayor Pro-Tem Simms, and approved unanimously.

New Business

- a) Donation request: LC Lucas Memorial Tournament – November 11th

Mayor Davis noted that the tournament was scheduled for November 11th and presented options for handling the donation request.

Motion to refer the donation request for the LC Lucas Memorial Tournament to the Finance Committee for final approval was made by Councilwoman Sturkie, seconded by Councilwoman Urbanek, and approved unanimously.

Mayor Davis explained that council policy allows donation requests to be passed to the Finance Committee for decisions, which are then shared with the Council.

- b) Donation request: Wood Elementary Veteran Day parade – November 11th

Motion to refer the donation request for the Wood Elementary Veteran Day parade to the Finance Committee for final approval was made by Councilwoman Sturkie, seconded by Councilman Dinkins, and approved unanimously.

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Adjourn to Executive Session

Mayor Davis noted two items for executive session: discussion of a personnel matter related to a code enforcement official, and discussion of negotiations incident to a proposed contractual arrangement and proposed sale of property owned by the town, initiated by an unsolicited offer from Circle K to purchase land on tax map number 007897-06-001.

Motion to adjourn to executive session was made by Councilman Dinkins, seconded by Councilwoman Sturkie, and approved unanimously.

Reconvene to Regular Session

Motion to adjourn from executive session and return to regular session was made by Mayor Pro-Tem Simms, seconded by Councilwoman Urbanek, and approved unanimously.

Mayor Davis confirmed that no votes were taken during the executive session.

Possible Actions by Council in follow up to Executive Session

a) Discussion of a Personnel Matter Related to a Code Enforcement Official

Motion that the town pursue entering into a contract with a code enforcement officer was made by Councilwoman Sturkie, seconded by Councilman Dinkins, and approved unanimously.

b) Discussion of negotiations incident to a proposed contractual arrangement and a proposed sale of property owned by the Town as initiated by an unsolicited offer from Circle K for purchase of TMS #007897-06-001

Motion to reject the proposed contractual arrangement with Circle K was made by Councilman Dinkins, seconded by Councilwoman Urbanek, and approved unanimously.

Citizen's Comment Time

Catherine Senterfeit of Williams Circle addressed the council. She thanked the Pine Ridge Police Department for their diligent property checks during her recent vacation, noting that her garage had been broken into during the previous year's vacation. Ms. Senterfeit raised concerns about two properties on Reynord Circle.

Mayor Davis responded that the council's earlier vote to establish a relationship with a code enforcement officer should help address several of her concerns, noting they hoped to take action quickly.

**TOWN OF PINE RIDGE
Town Council Minutes
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October 14, 2025**



ADJOURN

Motion to adjourn was made, seconded, and approved unanimously.
Mayor Davis thanked everyone for attending in person or electronically.

Respectfully submitted,

Viki M. Miller, Town Administrator

APPROVED:

Daniel D. Davis, Mayor

Date: _____

DRAFT

Town of Pine Ridge

2757 Fish Hatchery Road
West Columbia, SC 29172
Telephone (803) 755-2500
Facsimile (803) 955-0605



The Pine Ridge Christmas Jubilee

Join us for The Pine Ridge Christmas Jubilee on Saturday, December 6 beginning at 5:30 PM. This is the town's biggest holiday celebration featuring a special visit from Santa and Mrs. Claus, thrilling games, fantastic food trucks, local singers performing, and a live band to keep the festive energy high. It's a day of music, laughter, and Christmas cheer for the entire family! We are encouraging you to bring can goods that will be used to distribute to our veterans, replenish local church pantries and Blessing Boxes. This is a fun filled family event for everyone in the community. We look forward to seeing you there.

Item 8 b)

**NOTICE OF PUBLIC HEARING
TOWN OF PINE RIDGE, SC**

Pine Ridge Town Council will conduct a Public Hearing at 6:30pm on December 8, 2025, in the Council Chambers at Town Hall, 2757 Fish Hatchery Road, for public comments on the following:

1. Ordinance 2025-16: Adoption of Lexington County Stormwater Management Ordinance
2. Ordinance 2025-17: To establish Access & Connectivity Standards for Residential Subdivisions
3. Ordinance 2025-18: Add traffic studies for Land Development Project

Documents related to the proposed amendment are available at:

www.townofpineridgesc.com . The public is invited to submit written comments to the Pine Ridge Town Council at 2757 Fish Hatchery Road, West Columbia, SC 29172.

Freedom of Information Act Compliance:

Published in Chronicle: 11/6/2025

Notice published on website: 11/6/2025

Notice published on facebook: 11/6/2025

Notice posted on bulletin board: 11/6/2025

On the November 18 Town Council meeting agenda

Item 8 c)

TOWN OF PINE RIDGE REQUEST FOR PROPOSALS

The Town of Pine Ridge invites qualified bidders to submit proposals for the following:

- RFP26-01: Landscaping

A copy may be obtained at Town Hall during regular business hours or online at www.townofpineridgesc.com under "Announcements".

RFP Issue Date: November 6, 2025

Notice on website: November 6, 2025

Notice on Facebook: November 6, 2025

Proposal Due Date: December 18, 2025 at 5:00 PM

Proposal Awarded: January 13, 2026 at 6:45 PM

Item 8 d)

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
TOWN OF PINE RIDGE)

ORDINANCE 2025-12
AMENDING THE ZONING
ORDINANCE MAP

Item
10 a)

WHEREAS, the Pine Ridge Planning Commission met at their regular scheduled meeting on June 24, 2025, to discuss Map Amendment request#RZ2025-0327. This map amendment was submitted by Mr. Ralph Walden on behalf of property owner Mr. Terrance Slyman to change the zoning district from BI (Basic Industrial) to R-1 (Single family residential district) on TMS#007996-03-019 off Partridge Hill Drive, and;

WHEREAS, the Pine Ridge Planning Commission approved by a majority vote to recommend that the map amendment submitted for TMS#007996-03-019 be granted, and;

WHEREAS, all applicable regulations have been met as per South Carolina Code of Laws 6-29-760, and;

WHEREAS, notice of the public hearing was published in the Lexington County Chronicle on July 10, 2025, which was at least 15 fifteen days prior to the meeting pursuant to Pine Ridge Zoning & Land Development Ordinance Section 300-136(A)2 and;

WHEREAS, notices of public hearing were posted on the property on July 10, 2025, visible from the street and letters not less than one (1) inch in height, pursuant to Pine Ridge Zoning & Land Development Ordinance Section 300-136(A)3 and;

WHEREAS, no adjacent landowners or groups filed a written request for notice, as pursuant to Pine Ridge Zoning & Land Development Ordinance Section 300-136(A)4. A public hearing notice was mailed on July 9, 2025, to all adjacent landowners and property owners and;

WHEREAS, a public hearing was held on August 12, 2025 by the Town Council pursuant to the Town of Pine Ridge Zoning & Land Development Ordinance Section 300-136(A)5 and;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PINE RIDGE, SOUTH CAROLINA that the Town of Pine Ridge's Official Zoning Map is hereby amended for TMS#007996-03-019 from BI: Basic Industrial to R-1: Single Family Residential, and being more particularly described as follows:

All that certain piece, parcel or lot of land lying and being in the County of Lexington, State of South Carolina, being shown as 16.84 Acres and a 50' Access Easement on a plat prepared for Promotions Unlimited, Inc., by Douglas E. Plat, Sr., R.L.S., dated July 3, 1990 and recorded in the Lexington County ROD Office in Plat Book 241 at page 71. All of which is more fully shown and described on the aforementioned plat. ALSO: The right of ingress and egress to the above referenced property over the 50' access easement as show on the above referenced plat. Said easement beginning at the end of Partridge Hill Drive and running to said property.

Date filed: 3/27/2025 Request No. 20250327

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Planning Official, or Town Council.

If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must complete a Letter of Agency.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from B1 to R-1.

APPLICANT(S)[print]: TERENCE SLYMAN + MARIA SLYMAN
Address: 5013 WHITEWATER WAY, SAINT CLOUD FL 34771
Telephone: _____ [work] _____ [her]
Interest: (_____ r(s) _____; Othe _____)

OWNER(S) [if other than Applicant(s)]: _____
Address: _____
Telephone: _____ [work] _____ [other]

PROPERTY ADDRESS: Partridge Hill Dr
Lot _____ Block _____ Subdivision _____
Tax Map No. 007996-03-019 Plat Book 241-71 Page _____
Lot Dimensions: _____ Acres: 16.84

I (we) certify that the information in this request is correct.

Date: 2-3-25 Terence Slyman
Applicant signature(s)
Date: 2/3/25 Terence Slyman
Applicant/Property Owner signature(s)
Date: 9-10-2024 Mar. D. Sly
Applicant/Property Owner signature(s)

Planning Commission Review: 4/22/2025 6/24/25 Approved ~~Rejected~~
Council 1st reading/Public Hearing: 8/12/2025 Approved ~~Rejected~~
Council 2nd reading/Public Hearing: 9/9/2025 Approved ~~Rejected~~
motion to reconsider approved 10/14/2025

Reconsideration

RECEIVED

11/18/2025

**TOWN OF PINE RIDGE
LETTER OF AGENCY**

DATE: 2/3/25

TO: ZONING ADMINISTRATOR, TOWN OF PINE RIDGE

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simples interest in the following property:

COMMON STREET ADDRESS(ES): Partridge Hill, Drivew

Also known by TAX MAP NUMBER(S): 007996-03-19

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a map amendment from Planning/Council;
- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;

SIGNATURE OF PROPERTY OWNER: Terrance S. Slyman DATE 2/3/25
PRINT name of Property Owner: TERRANCE S. SLYMAN
Street Address of Property Owner: 5013 WHITEWATER WAY
City, State, ZIP of Property Owner: SAINT CLOUD FL 34771
Telephone Number of Property Owner: _____

SIGNATURE OF WITNESS: Frances M. Clay DATE 2/3/25
PRINT name of Witness to Signature of Property Owner: FRANCES M. CLAY

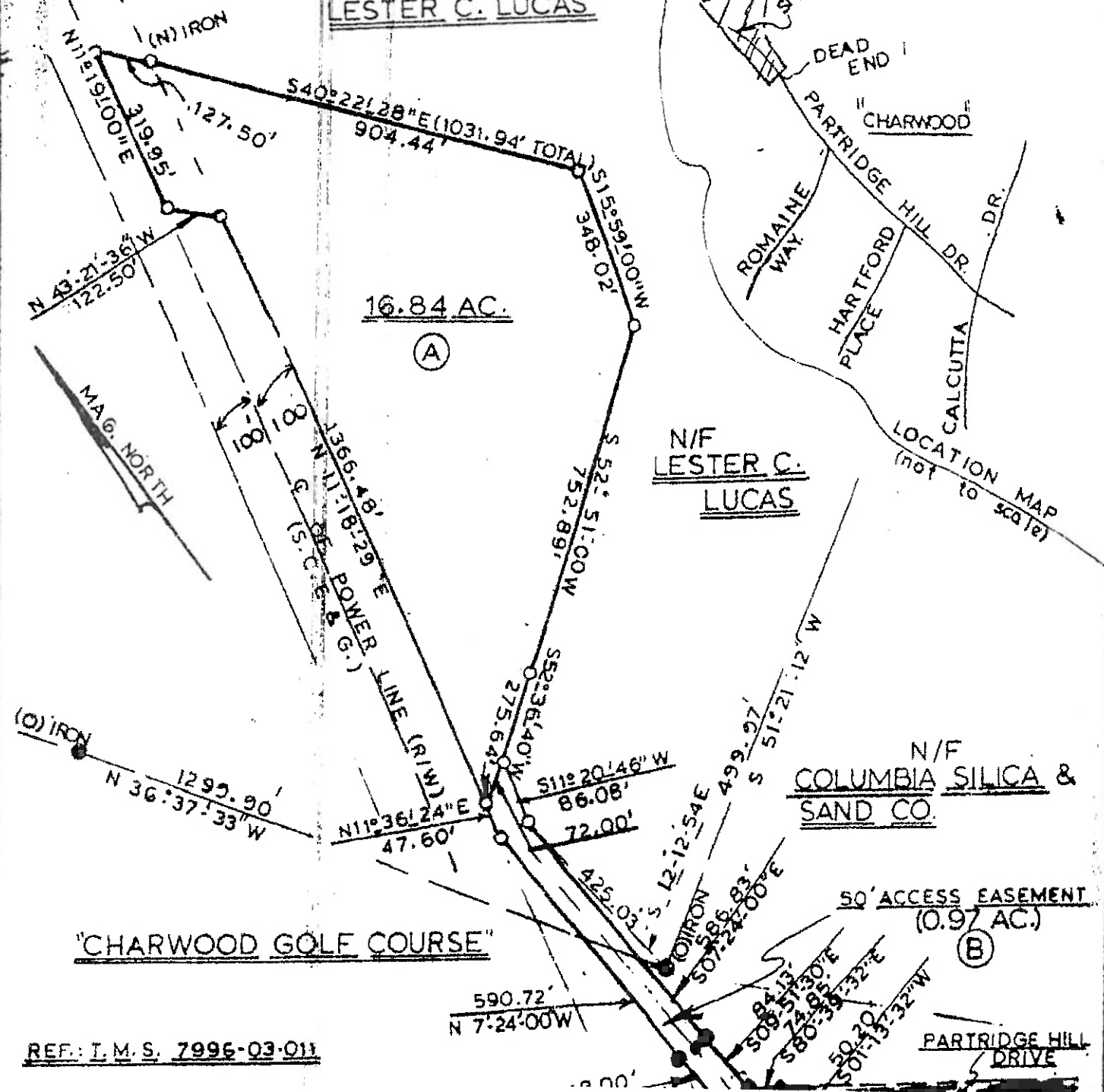
SIGNATURE OF AUTHORIZED AGENT: E. Ralph Walden DATE 2/3/25
PRINT name of Authorized Agent: E. RALPH WALDEN
Company/Firm of Authorized Agent: _____
Street Address of Authorized Agent: 279 WOODWINDS DR
City, State, ZIP of Authorized Agent: COLUMBIA, SC 29212
Telephone Number of Authorized Agent: _____



RECEIVED
MAR 27 2025
Received Town of Pine Ridge by [Signature]

this is to certify that I have consulted the federal insurance administration flood hazard boundary map and found that the described property (is not) located in a flood hazard area

LESTER C. LUCAS



REF: I.M.S. 7996-03-011

029

Town of Pine Ridge Planning Commission
Map Amendment Recommendation

Date Filed: 3/27/2025
TMS# 007996-03-019

Request #: RZ2025-0327
Current Zoning: BI: Basic Industrial
Proposed Zoning: R-1: Single Family Residential

The Planning Commission held a regularly scheduled meeting on June 24, 2025, to consider the Map Amendment Application for the above referenced property. A Map Amendment is an official change in the zoning district of a property, allowing different land uses and density requirements on that property. After consideration of the evidence and arguments presented, the Planning Commission makes the following findings of fact and conclusions.

1. The proposal **will** **will not** be in harmony with goal areas and strategies of the Comprehensive Plan based on the following findings of fact:

The Future Land Use Map designates the subject parcel within the Recreation land use typology. This typology is intended to support public green spaces, recreational facilities, and similar amenities that foster an active and healthy community. Existing recreational assets in this category include the Midland Sports Complex and the Charwood Golf Course. The Comprehensive Plan also identifies opportunities for the expansion of these facilities and encourages the development of additional parks and recreation areas throughout the Town. It further recommends the incorporation of smaller parks and trail systems within all land use typologies to ensure widespread access.

The proposed rezoning is consistent with the Comprehensive Plan's future land use designation. While the R-1 district does not broadly permit recreational uses, it does allow for golf courses through a Special Exception, which aligns with the intended use of the property.

Though the P-1 district more explicitly supports a range of public and semipublic recreational uses, the R-1 district can still be considered consistent with the Plan in a more limited capacity—particularly for recreation types that fall within the scope of R-1's permitted or conditionally permitted uses. Therefore, the request is in general harmony with the Comprehensive Plan, albeit not as comprehensively as might be allowed under P-1 zoning.

2. The proposed amendment **is** **is not** compatible with the present zoning and conforming uses of nearby property(ies) and with the character of the neighborhood based on the following findings of fact:

The proposed amendment to rezone the property from B1: Basic Industrial to R-1: Single Family Residential is generally compatible with the surrounding land uses. The subject property is currently zoned B-1 (Basic Industrial), which is inconsistent with the surrounding land use context. The parcel is effectively landlocked, has no direct frontage on a public street, and is encircled by the Charwood Golf Club—a low-intensity recreational use. Additionally, access to the site is limited to a 50-foot easement through the established Charwood Subdivision, a residential neighborhood.

Town of Pine Ridge Planning Commission
Map Amendment Recommendation

Rezoning the property to R-1 (Single-Family Residential) would be more compatible with the surrounding character than maintaining an industrial designation. Industrial development on this site would be out of scale, incongruent with the adjacent golf course and nearby homes, and potentially disruptive due to access constraints and land use conflicts.

While the proposed density of 24 lots introduces a more intensive use than currently permitted by the deed restrictions (three lots of no less than one acre) and minimum lot standards, the change from industrial to residential still represents a significant step toward compatibility with the existing neighborhood fabric.

3. The property affected by the amendment is is **not** suitable for uses under the proposed zoning based on the following findings of fact:

The proposed R-1 zoning is contextually appropriate for the subject property, as low-density residential development is consistent with the character of the surrounding Charwood Subdivision and is a more suitable long-term use than the current industrial designation. R-1 zoning also aligns with existing development patterns and allows for golf course use with a Special Exception, offering compatibility with the adjacent recreational land use.

Although the zoning classification aligns with the general intent of the Comprehensive Plan and proposed use, the site may not be fully suitable for the proposed configuration of the R-1 use without addressing these underlying physical and regulatory limitations.

4. There **are** **are not** available public facilities, services and infrastructure suitable and adequate for the uses allowed under the proposed amendment based on the following findings of fact:

The submitted application materials indicate the development would be served by public water and on-site septic systems.

5. The Commission concludes that the effect of the proposed map amendment **would** **would not** be to allow the establishment of a use not otherwise permitted in the zoning district, based on Section 300-28 of the ordinance; **would** **would not** extend physically a nonconforming use of the land; and **would** **would not** change the zoning district boundaries shown on the official zoning map.

**Town of Pine Ridge Planning Commission
Map Amendment Recommendation**

THE COMMISSION, THEREFORE, RECOMMENDS that the map amendment is
 DENIED GRANTED.

Approved by the Planning Commission by majority vote.

Date issued: June 24, 2025



Planning Commission

Date mailed to parties in interest:

7/2/2025



Town Administrator

This recommendation shall be on the next Town Council Agenda that will allow for posting in a generally circulated newspaper and signage posted 15 days prior to the scheduled public hearing.

Town of Pine Ridge

2757 Fish Hatchery Road
West Columbia, SC 29172
Telephone (803) 755-2500
Facsimile (803) 955-0605



STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Terrance Slyman and Maria Slyman

LOCATION: Partridge Hill
(Tax Map #: 007996-03-019)

CURRENT ZONING/USE: B1: Basic Industrial

PROPOSED ZONING/USE: R-1: Single Family Residential

REQUEST: **RZ 2025-0327:** Rezone from B1: Basic Industrial to R-1: Single Family Residential for the purpose of developing a 24-lot subdivision.

ZONING/ADJACENT LAND USE:

North	R-1: Single Family Residential
South	R-1: Single Family Residential
West	R-1: Single Family Residential
East	R-1: Single Family Residential

RECOMMENDATION:
Staff recommends approval with conditions.

BACKGROUND:

April 15, 2025

To: Town of Pine Ridge Planning Commission

From: Rebecca Keefer, Planner

Subject: RZ 2025-0327: Rezone from B1: Basic Industrial to R-1: Single Family Residential for the purpose of developing a 24-lot subdivision.

Background:

The subject property is approximately 16.84 acres in size and is triangular in shape. Access to the site is provided via a 50-foot access easement from Partridge Hill Road, located within the Charwood Subdivision. The parcel is effectively landlocked, with no direct frontage on a public road, and is surrounded on all sides by the Charwood Golf Club.

The applicant is requesting a rezoning from B-1 (Basic Industrial) to R-1 (Single-Family Residential) to allow for the development of a 24-lot subdivision. It is important to note that the property is currently subject to deed restrictions recorded in Deed Book 1680, Page 237, which limit subdivision of the parcel to a maximum of three lots, each no less than one acre in size.

Analysis:

Pursuant to Article 14, Section 300-136 of the Town of Pine Ridge Zoning and Land Development Ordinance, staff has reviewed the proposed amendment to determine its conformity with the comprehensive plan.

1. The proposal **will** **will not** be in harmony with goal areas and strategies of the Comprehensive Plan based on the following findings of fact:
The Future Land Use Map designates the subject parcel within the Recreation land use typology. This typology is intended to support public green spaces, recreational facilities, and similar amenities that foster an active and healthy community. Existing recreational assets in this category include the Midland Sports Complex and the Charwood Golf Course. The Comprehensive Plan also identifies opportunities for the expansion of these facilities and encourages the development of additional parks and recreation areas throughout the Town. It further recommends the incorporation of smaller parks and trail systems within all land use typologies to ensure widespread access.

The proposed rezoning is consistent with the Comprehensive Plan's future land use designation. While the R-1 district does not broadly permit recreational uses, it does allow for golf courses through a Special Exception, which aligns with the intended use of the property.

Though the P-1 district more explicitly supports a range of public and semipublic recreational uses, the R-1 district can still be considered consistent with the Plan in a more limited capacity—particularly for recreation types that fall within the scope of R-1's permitted or conditionally permitted uses. Therefore, the request is in general harmony with the Comprehensive Plan, albeit not as comprehensively as might be allowed under P-1 zoning.

2. The proposed amendment is is **not** compatible with the present zoning and conforming uses of nearby property(ies) and with the character of the neighborhood based on the following findings of fact:

The proposed amendment to rezone the property from B1: Basic Industrial to R-1: Single Family Residential is generally compatible with the surrounding land uses. The subject property is currently zoned B-1 (Basic Industrial), which is inconsistent with the surrounding land use context. The parcel is effectively landlocked, has no direct frontage on a public street, and is encircled by the Charwood Golf Club—a low-intensity recreational use. Additionally, access to the site is limited to a 50-foot easement through the established Charwood Subdivision, a residential neighborhood.

Rezoning the property to R-1 (Single-Family Residential) would be more compatible with the surrounding character than maintaining an industrial designation. Industrial development on this site would be out of scale, incongruent with the adjacent golf course and nearby homes, and potentially disruptive due to access constraints and land use conflicts.

While the proposed density of 24 lots introduces a more intensive use than currently permitted by the deed restrictions (three lots of no less than one acre) and minimum lot standards, the change from industrial to residential still represents a significant step toward compatibility with the existing neighborhood fabric.

3. The property affected by the amendment is is **not** suitable for uses under the proposed zoning based on the following findings of fact:

The proposed R-1 zoning is contextually appropriate for the subject property, as low-density residential development is consistent with the character of the surrounding Charwood Subdivision and is a more suitable long-term use than the current industrial designation. R-1 zoning also aligns with existing development patterns and allows for golf course use with a Special Exception, offering compatibility with the adjacent recreational land use.

Although the zoning classification aligns with the general intent of the Comprehensive Plan and proposed use, the site may not be fully suitable for the proposed configuration of the R-1 use without addressing these underlying physical and regulatory limitations..

4. There **are** **are not** available public facilities, services and infrastructure suitable and adequate for the uses allowed under the proposed amendment based on the following findings of fact:
The submitted application materials indicate the development would be served by public water and on-site septic systems.
5. The Commission concludes that the effect of the proposed map amendment **would** **would not** be to allow the establishment of a use not otherwise permitted in the zoning district, based on Section 300-28 of the ordinance; **would** **would not** extend physically a nonconforming use of the land; and **would** **would not** change the zoning district boundaries shown on the official zoning map.

Zoning Analysis:

Staff has reviewed the submitted application materials and concept plan and has found the following deficiencies with the application:

- Only two out of 24 lots meet the minimum lot size requirement of 20,000 sq. ft. Sec. 300-28.
 - No reductions in lot size are permitted per Sec. 300-16.
- Compliance with all other district regulations in Sec. 300-28, including lot width, lot depth, setbacks, and maximum lot coverage are unknown – not enough information has been provided to determine compliance.
- Access is through Lexington County, so their approval is required, and adjacent property owners must be part of the future platting process. Per Sec. 300-14, access must be built to public street standards and connect to the Lexington County right-of-way.
- Compliance with Sec. 300-95 is required for minimum road construction standards.
- If the lot is to remain (or is proposed) on an access easement, Sec. 300-96 prohibits further subdivision. The section only allows access for the existing land-locked parcel (and also requires Planning Commission approval).
- Compliance with open space requirements in Sec. 300-73, which mandates a 10% set-aside and a 20' access easement, is unknown.

Recommendation:

Pursuant to Article 14, Section 300-136 of the Town of Pine Ridge Zoning and Land Development Ordinance, staff has reviewed the request in accordance with the review criteria and recommends **APPROVAL WITH CONDITIONS** of the proposed amendment to rezone the property from B1: Basic industrial to R-1: Single Family Residential based on findings that the proposed zoning district is in harmony with the goal areas and strategies of the Comprehensive Plan as follows:

1. The development is limited to a maximum of 3 lots, each of which shall be a minimum of one acre in size.
2. Compliance with all other district regulations in Sec. 300-28, including lot width, lot depth, setbacks, and maximum lot coverage shall be met.

Deed
restrictions
filed at
Lex Cty

132 v3
66 v3

BK1680PG236

NO TITLE EXAMINATION

The State of South Carolina

TITLE TO REAL ESTATE Form 14
Grandy Office Outfitters, Inc.
2-54-01108

COUNTY OF LEXINGTON

JOANNE S. FRIBBLE
RMC
LEXINGTON COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Lester C. Lucas, Sr.

LEXINGTON COUNTY DOCUMENTARY TAX PAID \$ 132.00
MARJORIE H. SHARPE Treasurer
STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY TAX STAMP TAX 132.00
SEP 25 '90 RB 10893

FILED
SEP 25 3 18 PM '90
JOANNE S. FRIBBLE
RMC
LEXINGTON COUNTY

in the State aforesaid, for and in consideration of the sum of Sixty Thousand and no/100 Dollars,
(\$ 60,000.00) to me in hand paid at and before the sealing of these presents by
Promotions Unlimited, Inc.

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and
by these presents do grant, bargain, sell and release unto said

PROMOTIONS UNLIMITED, INC., ITS SUCCESSORS AND ASSIGNS:

All that certain piece, parcel or lot of land lying and being in the County of Lexington, State of South Carolina, being shown as 16.84 acres and a 50' access Easement on a plat prepared for Promotions Unlimited, Inc., by Douglas E. Platt, Sr., R.L.S., dated 7-3-90 and having the following boundaries: Bounded on the North by property of Lester C. Lucas whereon it measures a total of 1031.94'; on the East by property of Lester C. Lucas whereon it measures 348.02'; on the South by property now or formerly Lester C. Lucas whereon it measures a total of 1028.53'; and on the West by Charwood Golf Course whereon it measures a total of 1,808.93'; all measurements being more or less. ALSO: The right of ingress and egress to the above referenced property over the 50' access easement as shown on the above referenced plat. Said easement beginning at the end of Partridge Hill Drive and running to said property.

DERIVATION: Being a portion of the property conveyed to Lester C. Lucas, Sr., as recorded in Record Book 1289 Page 177.

TMS #7996-03-011 (portion)

Grantee's Address:

419 Boy Scout Road
Gaston, S.C. 29053

27571

1/3

BK1680PG237

THE ABOVE Referenced property is sold subject to the following conditions:

- A.) The Property is not to be divided into more than three (3) parcels with no parcel to be less than one acre.
- B.) Purchaser agrees that the property will be restricted in accordance with the Restrictive Covenants on Charwood Subdivision with the additional restriction that no fence shall be placed on the property nearer than Fifty (50') feet of the Golf Course.
- C.) Seller will not be responsible for construction or maintaining a roadway over the 50' easement for ingress and egress.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said

.....
.....
.....
Promotions Unlimited, Inc., ITS Successors Heirs and Assigns forever,
and I do hereby bind my Heirs, Executors and Administrators, to
warrant and forever defend all and singular the said Premises unto the said

.....
.....
Promotions Unlimited, Inc., ITS Successors
Heirs and Assigns, against me and my Heirs and any person or
persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS Hand and Seal this 19th day of July
in the year of our Lord one thousand nine hundred and Ninety (1990)

Signed, Sealed and Delivered
in the Presence of

Dana D. Turner
Catherine A. Johnson

Lester C. Lucas Sr. (SEAL)
Lester C. Lucas, Sr. (SEAL)

2/3

BK 1680PG238

THE STATE OF SOUTH CAROLINA,
LEXINGTON County.

AFFIDAVIT OR PROBATE

PERSONALLY APPEARED before me Dana D. Turner
(Insert Name of Subscribing Witness Sworn)

and made oath that she saw the within named Lester C. Lucas, Sr.
(He or She) (Insert Name of Grantor)

sign, seal, and as His Act and Deed, deliver the within written Deed;
(His, Her or Their)

and that she with CATHERINE A. JOHNSON
(He or She) (Insert Name of Other Witness)

witnessed the execution thereof.

SWORN TO before me this 19th
day of July 19 90
(SEAL) Catherine A. Johnson Dana D. Turner
(Signature of Officer) (Signature of Witness Sworn)

6-497
(Official Title)

THE STATE OF SOUTH CAROLINA,
County.

No RENUNCIATION OF DOWER
NECESSARY

I, the subscribing officer, do hereby certify unto all whom it may concern that Mrs.
(Insert Name of Wife, Using Given Name)

the wife of the within named _____
(Insert Name of Grantor)

did this day appear before me, and, upon being privately and separately examined by me, did declare that she does
freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release
and forever relinquish unto the within named

_____ (Insert Name of Grantee)

Heirs and Assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular
the premises within mentioned and released.

GIVEN under my Hand and Seal, this _____ day of _____, 19 _____
(SEAL) (Signature of Officer) (Wife Sign Here)

(Official Title)

IMPORTANT: If the deed is to be executed outside of South Carolina, the Grantor or Grantors must sign in presence of two (2) wit-
nesses; both witnesses must sign; then one witness must go before a Notary Public who has a seal, or before the Clerk of a Court of record,
and make and sign the affidavit or probate, the blank for which follows the deed; then the officer must sign and seal the joint.
In the Renunciation of Dower, the wife's name (not the husband's) must be inserted in the blank, and she must sign her own name—as
Mary Smith, not Mrs. John Smith; then the officer must sign and seal the certificate. If taken outside of South Carolina, it must be by a
Notary or Clerk of Court of record, with use of an impress seal.
If these directions be not strictly and literally followed, the deed will be voidable and cannot be recorded in South Carolina.
For deeds executed within the State, all these directions apply except that other officers can act and the impress seal is not essential.

3/3

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)
TOWN OF PINE RIDGE)

RESOLUTION 2025-19

RESOLUTION OF THE MAYOR AND COUNCIL FOR THE TOWN OF PINE RIDGE, SOUTH CAROLINA TO WAVE BUSINESS LICENSE REQUIREMENTS, TAXES AND ZONING FEES AT THE ANNUAL TREE LIGHTING CELEBRATION FOR THE TOWN OF PINE RIDGE ON DECEMBER 6, 2025.

WHEREAS, the municipality of the Town of Pine Ridge, South Carolina, is incorporated under the laws of the State of South Carolina, and

WHEREAS, a charter was established on June 2, 1958, by the South Carolina Secretary of State, and

WHEREAS, the Pine Ridge Town Council wishes to celebrate the Holiday Season, and

WHEREAS, the Town of Pine Ridge is sponsoring the annual parade and Tree Lighting Celebration to be held on December 6, 2025, and

WHEREAS, it has been determined that the annual parade and Tree Lighting Celebration would be in the public interest, because it shows people the true importance of community and fellowship, and

WHEREAS, the Pine Ridge Town Council wishes to waive the requirement of a business license, any relevant business license taxes and zoning fees for this event, and

WHEREAS, the vendors will still be required to comply with zoning regulations (which includes S.C. DHEC requirements) during the special event, and

WHEREAS, that only pedestrian traffic will be allowed within the event area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, golf carts, animals of any type, is prohibited.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council for the Town of Pine Ridge that the requirement of a business license, any relevant business license taxes and zoning fees be waived at the annual Tree Lighting Celebration on December 6, 2025.

Witness our hands and seals this 18th day of November 2025, at Pine Ridge, South Carolina.

Mayor Daniel D. Davis

Mayor Pro-tem Scott N. Simms

Councilmember Michael Kyzer

Councilmember Beth S. Sturkie

Councilmember Maria J. Urbanek

Town of Pine Ridge 2026 Meeting & Holiday Schedule

Town Council, Municipal Court, Planning Commission and Board of Zoning Appeal Meetings are held at:

Pine Ridge Town Hall
2757 Fish Hatchery Road
Pine Ridge, SC 29172

COUNCIL MEETING: held the second Tuesday of every month, unless it falls on a holiday. If a Public Hearing or Presentation is scheduled, the meeting begins at 6:30pm. Council Meetings begin at 6:45pm. January 13, February 10, March 10, April 14, May 12, June 9, July 14, August 11, September 8, October 13, November 10 & December 8.

COUNCIL QUARTERLY WORK SESSION: held the fourth Thursday of the first month of every quarter, unless it falls on a holiday. Begins at 6:45pm. January 22, April 23, July 23, & October 22.

MUNICIPAL COURT: held the second Tuesday of every month unless it falls on a holiday. Court begins at 9:00am. January 13, February 10, March 10, April 14, May 12, June 9, July 14, August 11, September 8, October 13, November 10 & December 8.

PLANNING COMMISSION: held the fourth Tuesday of every month unless it falls on a holiday. Meeting begins at 6:30pm. January 27, February 24, March 24, April 28, May 26, June 23, July 28, August 25, September 22, October 27 & November 24. No December meeting.

BOARD OF ZONING APPEALS: held whenever a request is submitted.

SCHEDULED HOLIDAYS: January 1, January 19, February 16, May 11, May 25, June 19, July 3, September 7, November 11, November 26, November 27, December 24, December 25 & December 28.