

STATE OF SOUTH CAROLINA            )  
                                                           )  
 COUNTY OF LEXINGTON                )       **ORDINANCE 2019-34**  
                                                           )  
 TOWN OF PINE RIDGE                 )

**AN ORDINANCE TO AMEND THE TOWN OF PINE RIDGE ZONING AND LAND DEVELOPMENT ORDINANCE TO ADD AND DESCRIBE A NEW ZONING DISTRICT FOR PROPERTIES CURRENTLY ZONED AS PLANNED DEVELOPMENT DISTRICT.**

**WHEREAS**, the Town Council desires to provide a new zoning district designation for properties that are zoned as Planned Development District at the time of this amendment that will recognize certain basic features of the District as approved by the Pine Ridge Town Council at the time of initial zoning as a Planned Development District but also will provide certain design revisions to facilitate the future build out of subdivision development; and

**WHEREAS**, the Pine Ridge Planning Commission by a unanimous vote, recommended at its meeting held October 22, 2019, that Town Council approve the proposed amendments to the Town of Pine Ridge Zoning and Land Development Ordinance; and

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF PINE RIDGE, SOUTH CAROLINA; AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:**

**Section 1.            Purpose**

The purpose of this Ordinance is to amend the Town of Pine Ridge Zoning and Land Development Ordinance to provide for and describe a new zoning district designation for properties that are zoned as Planned Development District at the time of this amendment by amending Sections 300, 301, and 301.1 thereof, and adding a new Section 511 thereto.

**Section 2.            Zoning Ordinance Amendments**

Sections 300, 301, and 301.1 of the Town of Pine Ridge Zoning and Land Development Ordinance, are amended, and a new Section 511 and a new Section 512 are added in Article 5 (“District regulations”), as follows:

(a) Section 300 (“Establishment of Districts”) is amended to add a new entry to the chart to read:

<u>DISTRICT</u>	<u>USES</u>	<u>MINIMUM LOT</u>
LPD	Legacy Planned Development District	Per initial PDD description

(b) Section 301 (“District Purposes”) is amended to add a new paragraph as its last paragraph, to read:

LPD Legacy Planned Development District: This district is intended to provide a new zoning district designation for properties that were zoned as Planned Development District at the time of the 2019 amendment creating this district. An LPD recognizes certain basic features of the District as approved by the Pine Ridge Town Council at the time of initial zoning as a Planned Development District but also provides certain revisions as to design to facilitate the future build out of the subdivision development.



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(2) when two lots are side by side and the developer determines it to be not practical to put two houses on the two lots due to conditions on site, the owner shall be entitled to combine two adjacent lots to create one lot but can only put one house on the new lot.

(b) In the absence of specified regulations in the initial PD zoning, and except as above in (a) above, the R-1 district regulations shall apply as appropriate.

**Section 3.            Severability**

If any part of this Ordinance is held to be unconstitutional or otherwise invalid, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional or invalid provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

**Section 4.            Effective Date**

This Ordinance shall be effective upon its enactment by the Town Council for the Town of Pine Ridge.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF PINE RIDGE ON THIS 10<sup>TH</sup> DAY OF DECEMBER 2019.**

Public Hearing:       November 19, 2019  
 First Reading:       November 19, 2019  
 Second Reading:     December 10, 2019

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 Robert M. Wells, Jr., Mayor

Attest:

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 Viki M. Miller, Town Administrator