

Town of Pine Ridge

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August 28, 2018

PLANNING COMMISSION MEETING

6:30 P.M. - Call to Order

Freedom of Information Act Compliance

Approval of Minutes

1. March 28, 2017 - Regular scheduled meeting
2. April 25, 2017 - Meeting cancelled
3. May 23, 2017 - Meeting cancelled
4. June 27, 2017 - Meeting cancelled
5. July 25, 2017 - Meeting cancelled
6. August 22, 2017 - Meeting cancelled
7. September 26, 2017 - Meeting cancelled
8. October 24, 2017 - Meeting cancelled
9. November 28, 2017 - Meeting cancelled
10. January 23, 2018 - Meeting cancelled
11. February 27, 2018 - Meeting cancelled
12. March 27, 2018 - Meeting cancelled
13. April 24, 2018 - Meeting cancelled
14. May 22, 2018 - Meeting cancelled
15. June 26, 2018 - Meeting cancelled
16. July 24, 2018 - Meeting cancelled

Old Business

No Old Business

New Business

1. Elect new Chairperson
2. Elect new Vice-Chairperson
3. Map Amendment #20180621: TMS#007833-01-009
624 Pine Ridge Drive

ADJOURN

TOWN OF PINE RIDGE
Planning Commission Minutes
August 28, 2018

PLANNING COMMISSION MEETING - 6:30 P.M.

CALL TO ORDER

Chairperson Kerr called the Planning Commission meeting to order at 6:30 P.M. with Committee Member Merchant, Shealy, Jowers and Jackson present.

Staff present: Zoning Administrator, Viki Miller

Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act.

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A motion to approve the minutes of March 28, 2017, April 25, 2017, May 23, 2017, June 27, 2017, July 25, 2017, August 22, 2017, September 26, 2017, October 24, 2017, November 28, 2017, January 23, 2018, February 27, 2018, March 27, 2018, April 24, 2018, May 22, 2018, June 26, 2018, and July 24, 2018, as submitted was made by Committee Member Merchant. Committee Member Shealy seconded the motion, which was unanimously approved by all members by roll call vote.

Old Business

No Old Business

New Business

1. Elect new Chairperson

Committee Member Shealy made a motion to elect Committee Member Kerr as the Chairperson for 2018. Committee Member Jowers seconded the motion, which was unanimously approved.

2. Elect new Vice-Chairperson

Committee Member Jowers made a motion to elect Committee Member Shealy as Vice-Chairperson for 2018. Chairperson Kerr seconded the motion, which was unanimously approved.

3. Map Amendment #20180621: TMS#007833-01-009 624 Pine Ridge Drive

Chairperson Kerr asked the Commission for a motion to begin discussion on Map Amendment #20180621. Committee Member Merchant asked for a clarification of the location of the property. The location was pointed out to Committee Member Merchant on the map display.

Committee Member Jowers made a motion to approve Map Amendment #20180621 for TMS#20180621 located at 624 Pine Ridge Drive. Committee Member Merchant seconded the motion, which opened the item for discussion.

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Chairperson Kerr asked for the applicants designated agent, Mr. Jeff Hendrix to present the request, which consisted of the following:

- Current C-1 PD (Planned Development) zoning designation expired 6/21/2018, since there was failure to break ground.
- As required by the Pine Ridge Zoning Ordinance Section 521 (1) the Planning Commission is required to initiate the rezoning of the property to an appropriate district classification in conformity with the Pine Ridge Comprehensive Plan.
- The Pine Ridge Comprehensive Plan was created prior to the Map Amendment for the C-1 PD on 2/8/2011. The existing land use map in the Comprehensive Plan was not updated to reflect the change in zoning district designation.
- The Pine Ridge Comprehensive Plan shows the property as a Commercial zoning district designation in the future land use map.
- Property owner is asking to consider the C-1 zoning district.
- Total 3.75 acres, with the front two acres for commercial property and the remaining back area to remain as residential.
- Would keep previously approved restrictions mandated in the deed of the property.
- Property owner has been working with Dollar General to build a higher end store, similar to the one built in the Town of Springdale, with stucco siding and shutters, additional lighting for security that would be friendly to nearby residents. The store would sell groceries and general merchandise.
- No entrance on Courtney Drive, a twenty-five-foot buffer with an additional six-foot fence buffer. Dollar General has been told about the restrictions.
- Development Review process for reviews and approval
- More discussion on the Dollar General in the Town of Springdale and how their residents reacted to the development, especially those that lived near it.

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- Mr. Tim Jones stated that Dollar General will use the entire two acres. If Dollar General was to sell, the new property owners would have to submit plans to the Town for redevelopment. Residential entrance will be on Courtney. Existing home will be torn down. Septic system currently installed will be used by residential and Dollar General will have to install their own based on SCDHEC requirements. Detention pond will be based on the land topographic and Lexington County Land development requirements. Cayce water is available. Fire hydrant is located at the corner of Courtney Drive and Pine Ridge Drive.
- Project estimated timeline would be approximately a year which includes design, Development Review with Planning and Lexington County permits. Residential would be immediate.
- Residential home would equal or surpass current home values in the area. Twenty-five-foot buffer to Courtney Drive on commercial side. Only entrance on Courtney would be for residential use.

Residents in attendance were concerned about the following:

- How the commercial use would affect residents living near the property.
- The property would need severe restrictions in case the Dollar General sold the property in twenty-five years.
- Increased traffic.

Planning Commission members discussed the following with Mr. Hendrix and Mr. Jones:

- Keeping the design similar to the architecture of the existing commercial buildings located nearby.
- Needing more information on a higher end Dollar General, fencing and potential trash issues.
- Fencing between residential and commercial.
- C-1 allows the potential for a large variety of commercial uses that would not fit the property.

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- The Mixed-Use zoning designation would allow less variety, but would include a general merchandise store and include residential use. Eastern side is C-1, Western side is R1. Mixed use allows the blend of both housing and residential uses allowed in R-3, which includes single family, duplex's and apartments.
- Timeline from approval to completion.
- Lexington School District Two has been trying to address traffic issues.
- C-1 has more liberal commercial uses where Mixed Use (MU) is more restrictive on commercial uses.

Members reviewed the Map Amendment recommendation form requirements by going over the Comprehensive Plan:

The recommended zoning district, **X will - will not** be in harmony with goals, standards and objectives of the Comprehensive Plan based on the following findings of fact:

- p. 10 "The town's housing stock is at a 93% occupancy rate, so any growth in population will have to come either from development of land currently within the town limits... In either case, the town should take into account the ability of services to accommodate additional growth.
- p. 12. Types of trades and services needed in town include financial institutions, medical and dental offices, attorneys, restaurants, and daycare. In addition, a variety of neighborhood commercial establishments is needed to not only provide jobs, but to supply daily needs of residents.
- p. 20 Need: Enhance commercial opportunities to provide services and jobs to the town while protecting existing residential areas and the natural resources in the town.

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The recommended zoning district, **X 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:

- Currently zoned as C1-PD.
- Eastern side of the property is C1
- Western side of the property is R-1
- 513 – C1 allows a wider range of industries and businesses
- 509 – MU allows a much narrower band of businesses
- 509 – MU allows for single-family, two family and multi-family dwellings but excluded mobile homes.
- p. 25 Goal: Maintain a pace of growth equal to the town's ability to provide services.
- p. 26 Goal: Accommodate development that meets the needs of the residents, but which also provides employment opportunities for the residents of the town.
- p. 28 Goal: Create a mixed-use node to serve the needs of the residents of the town while at the same time preserving the residential areas from the encroachment of commercial and industrial uses.
- When development occurs, developers still need to bring plans before the Planning Commission who can stipulate the location of the residential and the commercial properties.



The property affected by the amendment **X is** - **is not** suitable for uses under the recommended zoning based on the following findings of fact:

- Minimum lot area = 20,000ft² or roughly .5 acres.
 - Property is 3.75 acres
 - Minimum lot width at building line = 75 feet
 - Property is
 - N: 390 feet
 - E: 357 feet
 - S: 399 feet
 - W: 473 feet
- 

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There **X are** - **are not** available public facilities, services and infrastructure suitable and adequate for the uses allowed under the recommended zoning based on the following findings of fact:

- p. 12 The town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. Council worked with County paid engineers to draw up a plan to extend current sewer lines throughout the town... If these projects had been approved and completed, this could have attracted new residential and commercial development...
- p. 16 It is imperative that public sewer and water be available to Pine Ridge in order to promote growth and provide adequate service for its citizens. Currently, however, the City of Cayce will not extend anymore lines in the town until the town can secure a grant to pay for the work.

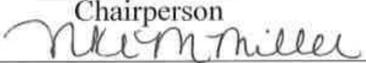
Committee Chairperson Kerr called for a roll call vote on the motion. Chairperson Kerr, Committee Member Shealy, Committee Member Jowers, Committee Member Merchant and Committee Member Jackson voted unanimously to approve the recommendation to Town Council to change the C-1 PD expired zoning designation to MU - Mixed Use for TMS#007833-01-009 located at 624 Pine Ridge Drive.

The Commission concludes that the effect of the recommended map amendment **X would** - **would not** be to allow the establishment of a use not otherwise permitted in the zoning district, based on Section 509-Mixed Use of the ordinance; **X would** - **would not** extend physically a nonconforming use of the land; and **X would** - **would not** change the zoning district boundaries shown on the official zoning map.

THE COMMISSION, THEREFORE, RECOMMENDS that the map amendment for the above referenced parcel be zoned as a 509-Mixed Use district.

Approved by the Commission by majority vote.

Date issued: 8/28/2018
Rcvd computer 9/18/2018
Date mailed to parties in interest: 10/24/2018


Chairperson

Secretary

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ADJOURN

With no further business to discuss, Committee Member Merchant moved to adjourn, which was seconded by Committee Member Shealy. With the committee's unanimous approval, Chairperson Kerr adjourned the meeting at 7:40 P.M.

Respectfully submitted,

Viki M. Miller, Zoning Administrator

APPROVED:

Chairperson

Date: _____

Approved 3/26/2019