

Town of Pine Ridge

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



March 26, 2019

PLANNING COMMISSION MEETING

6:30 P.M. - Call to Order

Freedom of Information Act Compliance

Approval of Minutes

1. August 28, 2018 - Regular scheduled meeting
2. September 25, 2018 - Meeting cancelled
3. October 23, 2018 - Meeting cancelled
4. November 27, 2018 - Meeting cancelled
5. January 22, 2019 - Meeting cancelled
6. February 26, 2019 - Meeting cancelled

Old Business

No Old Business

New Business

1. Elect new Chairperson
2. Elect new Vice-Chairperson
3. Review & Recommendation to Town Council of the Zoning & Land Development Ordinance

ADJOURN

TOWN OF PINE RIDGE
Planning Commission Minutes
March 26, 2019

PLANNING COMMISSION MEETING - 6:31 P.M.

CALL TO ORDER

Chairperson Kerr called the Planning Commission meeting to order at 6:31 P.M. with Committee Member Merchant and Shealy 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.

Approval of Minutes

1. August 28, 2018 - Regular scheduled meeting
2. September 25, 2018 - Meeting cancelled
3. October 23, 2018 - Meeting cancelled
4. November 27, 2018 - Meeting cancelled
5. January 22, 2019 - Meeting cancelled
6. February 26, 2019 - Meeting cancelled

A motion to approve the minutes of August 28, 2018, September 25, 2018, October 23, 2018, November 27, 2018, January 22, 2019 and February 26, 2019, as submitted was made by Committee Member Shealy. Committee Member Merchant seconded the motion, which was unanimously approved by all members.

TOWN OF PINE RIDGE
Planning Commission Minutes
March 26, 2019

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 2019. Committee Member Merchant seconded the motion, which was unanimously approved.

2. Elect new Vice-Chairperson

Committee Member Shealy made a motion to elect Committee Member Merchant as Vice-Chairperson for 2019. Chairperson Kerr seconded the motion, which was unanimously approved.

3. Review & Recommendation to Town Council of the Zoning & Land Development Ordinance

Chairperson Kerr stated that the Planning Commission is an advisory board to Town Council. The Planning Commission has been given the task of reviewing and giving Council a recommendation on the Zoning & Land Development Ordinance. Town Council will hold a public hearing once they receive the revision.

Chairperson Kerr asked the Commission for a motion to begin discussion the proposed revision of the Zoning & Land Development Ordinance.

Committee Member Shealy made a motion to approve the Zoning & Land Development Ordinance, as submitted. Committee Member Merchant seconded the motion, which opened the item for discussion.

TOWN OF PINE RIDGE
Planning Commission Minutes
March 26, 2019

Committee Members began reviewing the Zoning & Land Development Ordinance with Mr. John Newman, on behalf of Central Midlands who assisted Mrs. Miller with the updates.

Article 2 - Definitions:

- Accessory apartment was added, as the use was allowed but the definition was missing.
- Automotive repair & maintenance was updated to reflect the correct NAICS code & definition.
- Child day care center was updated to include a cross reference to family child care home.
- Convenience store was added, as the use was allowed but the definition was missing.
- Driveway was added, as the definition was missing.
- Dwelling, multifamily was updated to reflect the standard definition of four or more units.
- Easement was updated to reflect the county definition and include land development requirements.
- Family Child care home was added to replace the definition of in home child care.
- Foster homes was removed as this is regulated by SC Department of Social Services.
- In home child care was removed as Family Child Care home was added.
- Flag lot was added, as the definition was missing.
- Lot of record was updated, to reflect the correct recording agency.
- Mixed-Use Planned Development (MPD) was added, as it replaces the Planned Development District.
- Modular building was updated to correct the formatting.
- Planned Development District (PDD) was removed, as the MPD replaces this district.
- Planning Official was added to replace the Zoning Administrator.

TOWN OF PINE RIDGE
Planning Commission Minutes
March 26, 2019

- Street, arterial was added, as the definition was missing.
- Street, improved was added, as the definition was missing.
- Subdivision was added, as the definition was missing.
- Subdivision, exemption was added to reflect the land development ordinance.
- Site plan was added, as the definition was missing.
- Street was updated to reflect the county definition and include land development requirements.
- Zoning Administrator was removed, as it is replaced by the Planning Official.

Additionally, the following was discussed:

- Mobile home definition and issues with dilapidated mobile and manufactured homes.
- Mobile Home Park Ordinance last revised by Planning in 2008.
- Off-street parking, which does not pertain to residential use.

Article 3 - Establishment of Districts & Zoning Map:

- R-2, minimum lot square footage reduced by 5,000 square feet to 15,000 square feet.
- R-3, minimum lot square footage reduced by 8,000 square feet to 12,000 square feet.
- LI, chart did not reflect the correct minimum lot size which was half an acre but needs to be changed to one acre.
- BI, chart did not reflect correct minimum lot size which is one acre.
- MPD, replaces the PDD with a minimum of 2 acres.
- Removal of the Planned Development District and replaced with additional information on the Mixed-Use Development District, which includes the Mixed-Use Criteria, which is in accordance with the State Planning Act and has more flexibility.
- R-1, maximum dwelling units per net acre is two.

TOWN OF PINE RIDGE
Planning Commission Minutes
March 26, 2019

Article 4 - General Regulations:

- Section 402, Structures required to be situated on lots of record: reference to the 1985 Subdivision Ordinance changed to reflect the proposed updated Land Development Ordinance.
- Section 405(8) Nonconforming mobile homes and mobile home parks, updates to correct terminology used.
- Section 413 Architectural Conformity and Review removed.

Article 5 - District Regulations:

501 Permitted Uses:

- (a) removed the NAICS 814-error in placement
- (b) corrected the NAICS 814 use allowances.
- (f) included reference to Section 408:Structures in minimum required yards.

501 Conditional Uses:

- (e) added Ice cream trucks use
- (f) added Accessory apartment use
- (g) added Family child care to the conditional uses from the special exception use and updated requirements.
- (h) removed the allowance of a wall mounted sign no bigger than four square feet for home occupations.

501 Special Exception Uses:

- Private kindergarten or pre-school nursery removed, as this is addressed under NAICS 624 & 611.
- Cluster Single family development removed as this is addressed in the new Land Development Ordinance under the Conservation Design MPD.

TOWN OF PINE RIDGE
Planning Commission Minutes
March 26, 2019

503 Permitted Uses:

- (a) removed the NAICS 814-error in placement
- (b) corrected the NAICS 814 use allowances.
- (g) included reference to Section 408:Structures in minimum required yards.

503 Conditional Uses:

- (d) added Ice cream trucks use
- (e) added Accessory apartment use
- (f) added Family child care to the conditional uses from the special exception use and updated requirements.
- (g) removed the allowance of a wall mounted sign no bigger than four square feet for home occupations.

503 Special Exception Uses:

- Private kindergarten or pre-school nursery removed, as this is addressed under NAICS 624 & 611.
- Cluster Single family development removed as this is addressed in the new Land Development Ordinance under the Conservation Design MPD.

504 R-2 Regulations:

- Minimum residential lot area reduced from 20,000 square feet to 15,000 square feet.

505 Permitted Uses:

- (a) removed the NAICS 814-error in placement
- (b) corrected the NAICS 814 use allowances.
- (g) included reference to Section 408: Structures in minimum required yards.
- Definition of slat house: an open-sided structure used to provide shade to plants; the roof is constructed of slats, spaced with gaps as wide as the slats, providing approximately 50% shade.

TOWN OF PINE RIDGE
Planning Commission Minutes
March 26, 2019

505 Conditional Uses:

- (c) added Ice cream trucks use.
- (d) added Rooming/Boarding House use.
- (e) added Accessory apartment use.
- (f) added Family child care to the conditional uses from the special exception use and updated requirements.
- (g) removed the allowance of a wall mounted sign no bigger than four square feet for home occupations.
- The subsections beginning with the alphabet need to be changed by one.

505 Special Exception Uses:

- Private kindergarten or pre-school nursery removed, as this is addressed under NAICS 624 & 611.
- Cluster Single family development removed as this is addressed in the new Land Development Ordinance under the Conservation Design MPD.

507 Permitted Uses:

- (g) included reference to Section 408: Structures in minimum required yards.

507 Conditional Uses:

- (3) Special Events use added.

508 P-1 Regulations:

- Subdivision regulations changed to Land development regulations

509 Permitted Uses:

- Parking spaces required: added two for each fuel pump for gas stations.
- (12) Convenience stores added.
- (13) Gas stations, convenience stores with gas stations added.
- (c) Residential uses permitted in R2

TOWN OF PINE RIDGE
Planning Commission Minutes
March 26, 2019

509 Conditional Uses:

- (d) Conditional uses allowed in R2 zoning districts, added
- (3) Special Events use added.
- Discussion of sound amplification during a Special Event.

509 Special Exception Uses:

- (c) Special exceptions allowed in R2 zoning districts, added

513 Permitted Uses:

- Parking spaces required: added two for each fuel pump for gas stations.
- (c) Added NAICS 447 as a permitted use
- NAICS 442 duplicated

513 Conditional Uses:

- (3) Special Events use added.

515 Permitted Uses:

- Parking spaces required: added two for each fuel pump for gas stations.
- (g) Added NAICS 447, Gas station with Convenience stores as a permitted use.
- (i) Added NAICS 811, Automobile repair as a permitted use.

515 Conditional Uses:

- Remove NAICS 811, as it is a permitted use.
- Remove NAICS 447, as it is a permitted use.
- (3) Special Events use added.

516 LI Regulations:

- Minimum lot area changed from a half acre to one acre
- Subdivision regulations changed to Land development regulations

TOWN OF PINE RIDGE
Planning Commission Minutes
March 26, 2019

517 Permitted Uses:

- (b) Added NAICS 447, Gas station with Convenience stores as a permitted use.

518 BI Regulations:

- Subdivision regulations changed to Land development regulations

Section 519

- Planned Development District removed
- Mixed-Use Planned Developments added
- Minimum Site area reduced from four to two acres.
- Subdivision regulations changed to Land development regulations

522 Permitted Uses:

- (b) removed the NAICS 814-error in placement
- (c) corrected the NAICS 814 use allowances.
- (e) included reference to Section 408:Structures in minimum required yards.

522 Conditional Uses:

- (e) removed the allowance of a wall mounted sign no bigger than four square feet for home occupations.
- Bed & breakfast reference removed.
- (f) added residential conditional uses allowed in R-1 zoning districts. See special exceptions for bed & breakfast inns.

522 Special Exception Uses:

- (e) added: residential special exceptions allowed in R-1 zoning districts.
- (f) added: Communication tower, see Section 601.

TOWN OF PINE RIDGE
Planning Commission Minutes
March 26, 2019

525 Flood Protective Areas

- Sub-section 525.1 - 525.3 removed.
- Added: Refer to the most recent Town of Pine Ridge Floodplain Management Ordinance and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate (FIRM) Maps.

Committee Chairperson Kerr called for a roll call vote on the motion. Chairperson Kerr, Committee Member Shealy and Committee Member Merchant voted unanimously to approve the Sections covered.

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 7:58 P.M.

Respectfully submitted,

Viki M. Miller, Zoning Administrator

APPROVED:

Chairperson

Date: _____