

Town of Pine Ridge

2757 Fish Hatchery Road
West Columbia, SC 29172
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As of Tuesday, June 1st, the Town of Pine Ridge has increased the attendance limit to twenty-one seats. Seating has been arranged to allow for three feet of physical distancing and staff will continue to regularly sanitize. Attendees are encouraged to wear face masks while inside the building. Public comments taken prior to meetings and Facebook Live, will continue to remain in place to accommodate those who haven't received a COVID-19 vaccination or don't feel comfortable in indoor spaces with attendees from outside their own household. The public is encouraged to submit written comments by 5PM, on Monday, January 24, 2022, at 2757 Fish Hatchery Road or by email skyzer@townofpineridgesc.com.

JANUARY 25, 2022 REGULAR SCHEDULED PLANNING COMMISSION MEETING AGENDA

6:30 P.M. - Town Council Meeting

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Freedom of Information Act Compliance

Approval of Minutes

1. November 17, 2020 – Regular scheduled meeting
2. January 26, 2021 – Meeting canceled
3. February 23, 2021 – Meeting canceled
4. March 23, 2021 – Meeting canceled
5. April 27, 2021 – Meeting canceled
6. May 25, 2021 – Meeting canceled
7. June 22, 2021 – Meeting canceled
8. July 27, 2021 – Meeting canceled
9. August 24, 2021 – Meeting canceled
10. September 28, 2021 – Meeting canceled
11. October 26, 2021 – Meeting canceled
12. November 23, 2021 – Meeting canceled

Old Business

None

New Business

1. Elect new Chairperson
2. Elect new Vice-Chairperson
3. Map Amendment request #20211123 – TMS#006898-02-020, 006898-02-055, 006898-02-056, 006898-02-052, 006898-02-022, 006898-02-023 & 006898-02-024

Citizen's Comment Time

Written comments may be emailed to skyzer@townofpineridgesc.com, by 5pm on 1/24/2022.

ADJOURN

TOWN OF PINE RIDGE
Planning Commission Minutes
Regular Scheduled Meeting
January 25, 2022

Planning Commission Meeting – 6:30 P.M.

Call to Order

Vice-Chairperson Jackson called the Planning Commission to order at 6:30 P.M., with Commission member Shealy, Commission member Jowers and Commission member Merchant in attendance.

Absent: Chairperson Kerr

Staff present: Planning Official, Mrs. Miller and Municipal Clerk, Mrs. Kyzer.

Invocation

Commission member Merchant led those in attendance in prayer.

Pledge of Allegiance

Commission member Shealy led the Pledge of Allegiance.

Freedom of Information Act Compliance

Vice-Chairperson Jackson announced that public notification of this meeting had been published, posted and mailed in compliance with the Freedom of Information Act.

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Approval of Minutes

Vice-Chairperson Jackson called for a motion and a second to approve the minutes, as submitted, for November 17, 2020. Commission member Merchant made a motion to approve the November 17, 2020 minutes and Commission member Shealy seconded the motion, which was unanimously approved.

Vice-Chairperson Jackson stated that the January through November, 2021 meetings had been cancelled due to lack of business on the agenda.

Commission member Merchant made a motion to accept the minutes as submitted. Commission member Shealy seconded the motion, which was unanimously approved.

Old Business

None

New Business

1. Elect new Chairperson

Commission member Shealy nominated Commission member Merchant. Commission member Merchant nominated Chairperson Kerr. Planning Official, Mrs. Miller asked which one won and Commission member Shealy stated that he nominated Commission member Merchant. Vice-Chair Jackson seconded the motion, which was unanimously approved.

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2. Elect new Vice-Chairperson

Commission member Jowers nominated Commission member Shealy. Vice-Chairperson Jackson seconded the motion, which was unanimously approved.

3. Map Amendment request #20211123 – TMS#006898-02-020, 006898-02-055, 006898-02-056, 006898-02-052, 006898-02-022, 006898-02-023 & 006898-02-024

Chairperson Merchant asked Mr. Rabon with Civil Engineering of Columbia to come forward and make his presentation to the Commission. Mr. Rabon stated that Mr. Phillip Reames with Great Southern Homes was also in attendance. Mr. Rabon stated they were simply here tonight for approval of rezoning from R-1 to R-3, which would allow for the minimum lot size to be changed from 20,000 sq. feet to 12,000 sq. feet for the proposed 215 single family workforce units. He stated that the following are benefits of building within the town limits:

1. To claim the tax revenue.
2. To capitalize on some offside litigations to ease the traffic flow.

Chairperson Merchant made a motion to consider the presentation in order to get it on the floor, so that there could be some discussions and questions. Vice-Chairperson Shealy seconded the motion

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Vice Chairperson Shealy asked what the square footage would be for the proposed houses.

Mr. Reames with Great Southern Homes answered between 1850 to 3000 square feet.

Vice Chairperson Shealy also asked if the houses would be built on crawl space or concrete slabs. Mr. Reames answered that they would build them on concrete slabs with some raised.

The Town's Planning Official, Mrs. Miller, reminded the Commission that this meeting is to recommend to Council the rezoning from R-1 to R-3. They will still have to come back and present the actual development with the additional requirements than they are able to give you now.

Chairperson Merchant stated that if they recommend tonight to Council that this be changed, that is putting our stamp on saying that these lots and this much traffic and this volume of homes, is our consideration.

Mrs. Miller stated that if you look on the decision form, basically these are the answers that you are going to have to answer tonight. It's not talking about lot size or setbacks, etc.

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Chairperson Merchant stated that, what they are asking, is significant as whether it is rezoned or not.

Mrs. Miller stated that there is a difference and Chairperson Merchant stated that this is something you have to weigh if you are talking about a recommendation. He then asked if there were any other questions.

The Planning Commission members, residents and guest speakers were all talking and the conversations were inaudible.

Chairperson Merchant asked that anyone in attendance that might have a question regarding the rezoning, to come forward at this time.

Mr. Wally Price of Fish Hatchery Road

Mr. Price commended guest speakers for preparing a presentation. He stated that the crash gate is not going to happen. This would need to be a designated, used, secondary entrance. The town does need to grow and we stand to make a fair amount of money through franchise fees, building licenses and permits. He knows that this will happen one day but wants to make sure it is done the right way.

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Mr. Rock Lucas of Bachman Road

Mr. Lucas stated that when you are making a decision, you also have to look at what else can be used on the properties, not just what is proposed. He stated that ~~is~~ it makes no sense to build on a 20,000 square foot lot unless you're building a Lake Carolina or a Woodcreek Farms. He stated he would be more concerned about the number of units than about the lot sizes. Smaller lots, a smart development. That's less waterlines, less maintenance, less sewer lines, less paving, less upkeep, less storm drain, less County maintenance.

During the February 25, 2022 Planning Commission meeting, Chairperson Merchant called for a motion and a second to approve the January 25, 2022 minutes with a correction on a word in the comment from Mr. Rock Lucas of Bachman Road. The word "is" should be corrected to "it". Commission Member Kerr made a motion to approve the minutes with corrections. Vice-Chairperson Shealy seconded the motion, which was unanimously approved.

Mr. Areheart of Pine Ridge Drive

Mr. Areheart stated he was concerned about the number of cars and a problem with the number of children attending the school. He also stated that he was concerned about the quality of the homes and the additional noise and that our taxes might go up.

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Mr. Mike McMillan of Pleasant Valley Road

Mr. McMillan was most concerned about the traffic. He stated that the town had been waiting for years for the widening of Fish Hatchery Road and that maybe we should wait on building all those houses once the widening occurred.

Commission member Jowers made the comment that he felt that the Town needs to grow and get more income. He said he feels growth would be good.

Chairperson Merchant said that he would hate to see us get something in place that would tie us up completely with traffic and we have to beg even more to get Fish Hatchery Road widened in order to handle the traffic. Commission member Jowers responded that this would be where people need to call their representatives.

Chairperson Merchant asked the members of the Commission if they were ready to make a motion to approve the change from R-1 to R-3. Commission member Jackson stated she was not ready to vote. She gave several reasons why she was opposed to approve the changes.

Vice-Chairperson Shealy made a motion to approve the change from R-1 to R-3 on the map amendment request #20211123.

Commission member Jowers seconded the motion.

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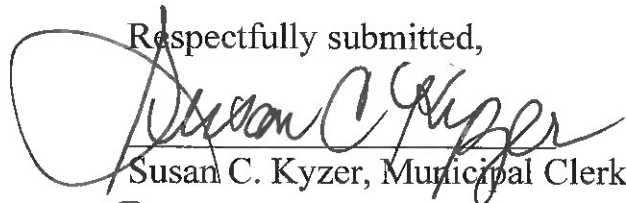
Vice-Chairperson Shealy made a motion to approve the change from R-1 to R-3 on the map amendment request #20211123. Commission member Jowers seconded the motion.

The vote was 2 for and 2 opposed.

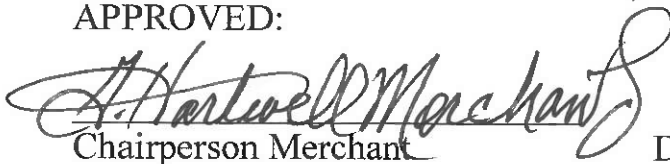
ADJOURN

With no further business to discuss, Chairperson Merchant moved to adjourn, which was seconded by Vice-Chairperson Shealy. With the committee's unanimous approval, Chairperson Merchant adjourned the meeting at 7:20 P.M.

Respectfully submitted,


Susan C. Kyzer, Municipal Clerk

APPROVED:


Chairperson Merchant

Date: Feb. 22, 2022