

Town of Pine Ridge

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JUNE 27, 2023 REGULAR SCHEDULED PLANNING COMMISSION MEETING AGENDA

6:30 P.M. Meeting

1. Call to Order
2. Roll Call and Determination of Quorum
3. Invocation
4. Pledge of Allegiance
5. Freedom of Information Act Compliance

Approval of Minutes

1. April 25, 2023 – Regular scheduled meeting
2. May 23, 2023 – Comprehensive Plan Public Drop-In

New Business

1. Comprehensive Plan review and discuss Future Land Use Map
2. Consideration of Resolution 2023-09: Recommendation of Adoption of the Comprehensive Plan

Next Regular Scheduled Planning Meeting

July 25, 2023 at 6:30PM: Town Hall Council Chambers

Citizen's Comment Time

Written comments may be emailed to vmiller@townofpineridgesc.com by 5pm on 6/26/2023.

ADJOURN

TOWN OF PINE RIDGE
Planning Commission Minutes
Regular Scheduled Meeting
April 25, 2023

Planning Commission Meeting – 6:30 P.M.

Call to Order

Chairman Kerr called the meeting to order at 6:30 P.M. with Commission members Shealy, Merchant and Jowers in attendance.

Comprehensive Plan workshop members: Valdario

Members absent: Commission member Jackson and Workshop member Wickstrom.

Benchmark Planning: Ms. Bridget Callea and Mr. Vagn Hansen

Staff Present: Town Administrator, Viki Miller

Roll Call and Determination of Quorum

Chairman Kerr declared a quorum was present.

Invocation

Chairman Merchant led those assembled in prayer.

Pledge of Allegiance

Chairman Kerr led those assembled in the Pledge of Allegiance.

Freedom of Information Act Compliance

Chairman Kerr stated that the Freedom of Information Act Compliance had been met.

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Approval of Minutes

1. January 24, 2023 – Meeting canceled

2. February 28, 2023 – Regular scheduled meeting

3. March 28, 2023 – Meeting canceled

Commission member Merchant made a motion to approve the minutes for January 24, February 28, and March 28, as submitted. Vice-Chairman Shealy seconded the motion, which was unanimously approved.

New Business

1. Comprehensive Plan Workshop
 - a) Review Draft Plan
 - b) Discuss Future Land Use Map
 - c) Consider Guiding Principles
 - d) Review Draft Strategies
 - e) Determine Next Steps

Chairman Kerr thanked Benchmark Planning for the very thorough and detailed work they have done and asked them to begin their presentation. The following was presented and discussed during the meeting:

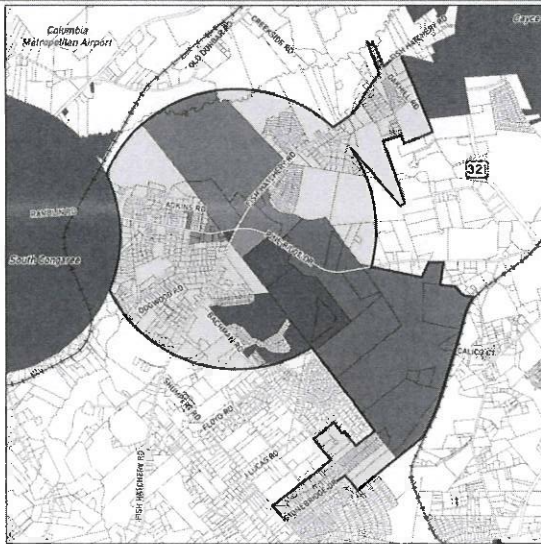
TOWN OF PINE RIDGE

Planning Commission Minutes

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Map 6.5: Future Land Use



LEGEND

- Pine Ridge Town Limits
- Major Roads
- Municipalities
- Residential
- Recreation
- Public/Institutional
- Town Center
- Industrial / Mining

FLU Categories

- **Residential:** Areas for residential development, primarily single family but allows for a variety of housing typologies.
- **Public Institutional:** Areas for public use such as Town Hall, schools, or the fish hatchery.
- **Town Center:** Town Center describes a space for commercial development within the Town, concentrated around the central intersection. Uses should focus on small scale retail and restaurants.
- **Recreation:** areas for public green space, recreational facilities, and amenities for a healthy and active community.
- **Industrial :** Land currently owned by Silica Sand or adjacent to industrial uses. New development in these areas should be focused on economic development and job opportunities for residents.

Guiding Principles

Growth

**Public
Spaces**

Utilities

**Town
Services**

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Growth

- Conflicting opinions regarding growth
 - Concerns about too much growth or wrong type of growth in the wrong place
 - Want well thought-out growth while maintaining small town feel
- Limitations to growth due to developable land, infrastructure, and environmental constraints
- What tools and incentives can facilitate the right type of growth?

Public Spaces

- Residents appreciate the recreational facilities in the Town
- There is an interest in expanding these offerings, particularly in the form of public gathering spaces for small-scale events
- Improvements can be made toward quality of life through recreational facilities and commercial services

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Utilities

- The Town does not provide water or sewer service. Multiple attempts to provide funding for this infrastructure have been denied by voters. Given the lack of infrastructure, growth (particularly commercial development), is limited
- Given the soil types in the Town, septic usage could pose long-term health risks to the community (should they eventually fail)
- Need to support existing infrastructure of roads and sidewalks
- Utilities will require lots of coordination and funding

Town Services

- Residents are generally satisfied with the services the Town provides
 - There are a few services which could be added or expanded (based on public feedback). These may include:
 - Police service (24-7 patrol)
 - Aesthetic enhancements / beautification / landscaping
 - Road maintenance
-

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1. Utilize the Future Land Use Map to guide all major development and zoning decisions

The future land use map included in the Land Use Element of this plan was designed to align with the vision that the Town has for its future while considering environmental and infrastructural constraints to growth. Just as the map should be referenced when considering major development decisions, the Town should also continually review the Future Land Use Map to ensure that it reflects any updates to the overall Town vision and that it accounts for any changes which have occurred in Pine Ridge.

2. Determine a long-term solution to the provision of public water and wastewater.

The provision of public water and wastewater is the greatest limiting factor to development in Pine Ridge. While residents have expressed a desire to stay small and limit taxes, the lack of services is also preventing the Town from being able to provide amenities and opportunities that residents have requested. Additionally, the use of septic systems can pose long-term health risks to residents and the environment. In 2006, the Town was in the process of applying for a municipal water / sewer grant but residents in the area failed to complete surveys required for the grant. Though the effort was unsuccessful, the Town should consider opportunities to expand public education efforts around these issues and tie them to a concerted effort to increase public water and sewer access. To provide this infrastructure, the Town will need to coordinate with the City of Cayce, the Central Midlands Council of Governments, and the South Carolina Department of Health and Environmental Quality. As residents have expressed concerns about the cost of tying into systems, the Town should also examine opportunities to reduce costs to Pine Ridge residents. Options include forming a partnership agreement with Cayce to help expand their capacity, subsidizing the cost to residents, or seeking funding through state resources. The South Carolina Rural Infrastructure Authority provides grants for regional feasibility planning to support water system planning, which may be applicable long-term.

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3. Consider pursuing an educational campaign on code enforcement and encourage residents to report properties which are ill-maintained.

In order to prevent blight and diminishing aesthetics, the Town should work with residents to educate them on the Town's regulations, compliance standards, and avenues for reporting violations to the Town. The Town currently accepts complaint forms on their website and in person, allowing residents to report alleged violations of the Town's Ordinances. However, this avenue of reporting may not be well-known to residents, and increasing awareness about this opportunity may help to diminish some citizens' concerns about Town appearance.

4. As the Town continues to grow, ensure that adequate government services are available to residents.

The Town of pine ridge currently provides police services for its residents, as well as maintenance to the Camp Moore / Styx area . As the Town grows, it will need to expand these services and likely provide additional services, such as municipal trash, transportation alternatives, and utilities. Many of these service provisions and expansions may require additional budgetary considerations. While the Town may eventually need to levy a tax to provide services, there are also several grants and funding sources available to local governments.

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5. Review the Town's Ordinance to ensure water and sewer connection requirements are meeting the Town's goals.

There are several water and sewer companies that provide service to customers in Pine Ridge. The Town's zoning and land development regulations specify that municipal water and sewer services must be used if capacity is available at the time of construction. The Ordinance also sets proximity standards based on the type of utility and number of lots / units proposed to be developed. In general, larger developments are required to connect to public utilities at greater distances from the location where the development is proposed, while smaller developments have shorter proximity standards. The Town should review the utility connection standards in the Zoning and Development Ordinance to ensure they are having the desired effect with regard to the Town's goals for growth, public health, and environmental protection; and revise as necessary to ensure that they are performing in the intended manner.

6. Coordinate with the Central Midlands Council of Governments and the South Carolina Department of Transportation to promote road maintenance and sidewalk provision.

Even without growth, the Town will need to ensure that its roads are adequately maintained to continue providing needed connections. Additionally, the Town should aim to provide sidewalks along major roads and to government and community facilities. In order to fund these projects, the Town will need to coordinate with the Central Midlands Council of Governments (CMCOG) and the South Carolina Department of Transportation (SCDOT) to advocate for and prioritize projects within the Town to be included within the State Transportation Improvements Plan. There are also several grant and funding opportunities available to the Town to support transportation improvements.

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7. Examine opportunities to develop greenways and trails in Pine Ridge.

The Town of Pine Ridge has several great recreational amenities and community resources. However, they are not interconnected and a large portion of the Town lacks sidewalks along the roads between these areas. The Town did submit a trail grant proposal in 2012, which resulted in a trails plan. The Lexington County Comprehensive Plan also indicated a desire by community members for trails and greenways. The Town should work with the CMCOG and Lexington County to pursue the implementation of this plan, to establish the recommended greenways, trails, and sidewalks in the Town and connect adjacent areas. By partnering with the County and region, there are more resources available to implement the plan. One funding tool that could be utilized is the Recreational Trails Program: a federal grant administered by the SC Department of Parks, Recreation, and Tourism which reimburses 80% of costs associated with recreational trail projects.

8. Work with the Central Midlands Council of Government and Lexington County to develop a master parks and recreation plan.

Similarly to developing a master trails and greenways plan, a master parks and recreation plan can help to connect the Town of Pine Ridge to the surrounding region and market the area's outdoor recreational amenities. The Town can utilize this plan to apply for grant funding that could assist in the maintenance of existing facilities and the provision of additional facilities.

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9. Examine opportunities to expand beautification throughout the Town, particularly by working with the South Carolina Department of Transportation and Dominion to improve existing projects.

Appearance and aesthetics of the Town are important to maintaining a comfortable community to residents, as well as for promoting a sense of place in Pine Ridge. As roads serve as the gateways to a community and provide access to everything that the Town has to offer, they can be important to establishing aesthetics. By working with SCDOT and Dominion, the Town can help guide existing projects to include aesthetic enhancements such as wayfinding signage, sidewalks, and landscaping that is unique to Pine Ridge. While SCDOT will often not pay for additional improvements, the Town can influence some of the materials and reduce costs by combining construction processes.

10. Utilize the community survey results to identify a number of short-term improvements that will enhance residents' perceptions of their quality of life.

The community survey revealed several small issues that the Town should focus on in the short term; such as enforcing a noise ordinance, providing areas for recycling service, creating space within the parks for dogs, and enacting more stringent code enforcement for derelict structures. Many of these efforts are fairly low cost but can have a profound impact on quality of life. These smaller tasks can also be achieved much more easily than some of the larger implementation strategies in this Plan; providing quick improvements in the Town.

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11. Examine opportunities to expand and improve historical and recreational amenities related to Camp Styx.

Camp Styx is an important historical and recreational resource in Town; though it is currently underutilized. The Town is currently in the process of creating a historic area in the Town Hall lobby; but additional improvements could be made to the former site. Through marketing and educational campaigns, the Town can honor its history and foster historical tourism efforts. While there are not many remaining structures on the site, there are several other ways in which the Town could honor the legacy. Some ideas include creating an outdoor museum with photos and information about the former camp or incorporating national guard themed exercise stations throughout the park. As mentioned in other strategies, there are several grant and funding opportunities that the Town can utilize to preserve, boost, and market the Camp Styx site. The Town could also consider working with a volunteer group, such as "Friends of Camp Styx" to help facilitate improvements and activities on the site.

12. Develop a master plan for the Town owned property that is currently underutilized.

There are a couple of parcels which are owned by the Town and currently undeveloped and / or underutilized. This includes the triangle piece of land surrounded by Pine Ridge Drive, Wright Lane, and Fish Hatchery Road; and the old Town Hall site. The community survey indicated that there are several amenities and resources that the residents would like to see within the Town. A master plan for these sites would allow the Town to determine the best use of the space and guide development to ensure that it continues to align with the Town needs.

The Town should now work to implement the recommendations of the ad-hoc committee. In addition to reaching out to the Lexington County Recreation and Aging Commission for guidance, the Town should consider pursuing a grant through the South Carolina Department of Parks, Recreation, and Tourism. The Department administers several grant programs ranging from development of public recreational opportunities throughout the State to marketing support for qualified nonprofit organizations. There are a number of ways in which the development of the old Town Hall site could be pursued utilizing one of these grant programs.

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13. Explore regulations to preserve the pine tree coverage throughout Town.

The pine forests are important to the identity of Pine Ridge and help to maintain the quiet, rural feel that is loved by residents. The majority of the pine trees in the Town are located on vacant or developable areas and should therefore be protected from being torn down with future development. By developing a tree canopy ordinance or other regulations that limit the number of pines that can be removed, the Town can ensure that they remain for future generations. There are several examples of these types of regulations across the Country that the Town can use as a reference. Beyond preserving the pines, the Town should also utilize this natural landscaping as a means to enhance the Town's character. The pine is part of the Town seal and could be further incorporated into marketing efforts, public art, and community facilities. When landscaping, the Town should consider additional plants which may be complimentary to pine trees.

14. Determine a strategy to develop a town center and attract small-scale commercial businesses to Pine Ridge.

While the Town of Pine Ridge is primarily a residential town, many residents expressed the desire for small scale retail and local restaurants in Town. The Future Land Use Map designates the western core of town as a Town Center, which would be the ideal location to concentrate this type of development. Additionally, by establishing some more commercial uses within Town, residents and visitors can spend money and cycle funding back into the Town limits rather than only contributing to the economy in the surrounding municipalities. The Town should coordinate with the City of Cayce, the Central Midlands Council of Governments, and Lexington County, as well as local development interests, to identify opportunities to expand small-scale commercial uses and get technical assistance to attract businesses to the community. Particular emphasis should be placed on the ability to recruit restaurants into Pine Ridge.

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15. Consider opportunities market the Town and help to strengthen its identity in the region.

The Town of Pine Ridge is a great place to live and raise a family and is a unique place within Lexington County. It will be important to the Town to further establish and market a distinct identity for itself to ensure that the Town is not masked by the surrounding areas. With a strong identity, the Town can better determine which types of projects to focus funding on and where to direct development opportunities. Some of the best ways to market a community are through wayfinding signage , landscaping and aesthetic efforts, and marketing of amenities such as the Fish Hatchery, Camp Styx, and the Midland Sports Complex.

Next Steps

1. Review Draft Plan and Provide Feedback
 2. Public Drop-In Meeting for Review of Draft
 3. Review Public Comments and Final Draft with Planning Commission
 4. Adoption of Plan
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Next Regular Scheduled Planning Meeting

Chairman Kerr announced the next meeting would take place in the Town Hall Council Chambers on May 23, 2023 at 6:30PM, but it will be in the form of a public drop-in to review the Comprehensive Plan.

Citizen's Comment Time

Mr. Terrance Slyman, who owns unimproved land in town limits spoke to the Committee about the past, present and future of Pine Ridge.

Ms. Miller stated she had not received any comments via email.

ADJOURN

With no further business to discuss, Vice-Chairman Shealy made a motion to adjourn, which was seconded by Commission member Merchant. With the Planning Commission's unanimous approval, Chairman Kerr adjourned the meeting at 7:39 P.M.

Respectfully Submitted,

Viki M. Miller
Town Administrator

APPROVED:

Kendrick Kerr, Planning Chair

Date: _____

TOWN OF PINE RIDGE
Planning Commission Minutes
Regular Scheduled Meeting
May 23, 2023

Members Present: Chairman Kendrick Kerr and Commission member Hartwell Merchant

Benchmark Planning: Ms. Bridget Callea, Mr. Vagn Hansen and Mr. Jason Epley

Council Present: Mayor Daniel Davis

Staff Present: Town Administrator, Viki Miller

In place of the regular scheduled Planning Commission meeting, a drop-in was held from 6pm-8pm for the public to learn more about the Comprehensive Plan, review draft recommendations and provide feedback on the Plan.

The next Planning Commission meeting is scheduled for June 27, 2023.

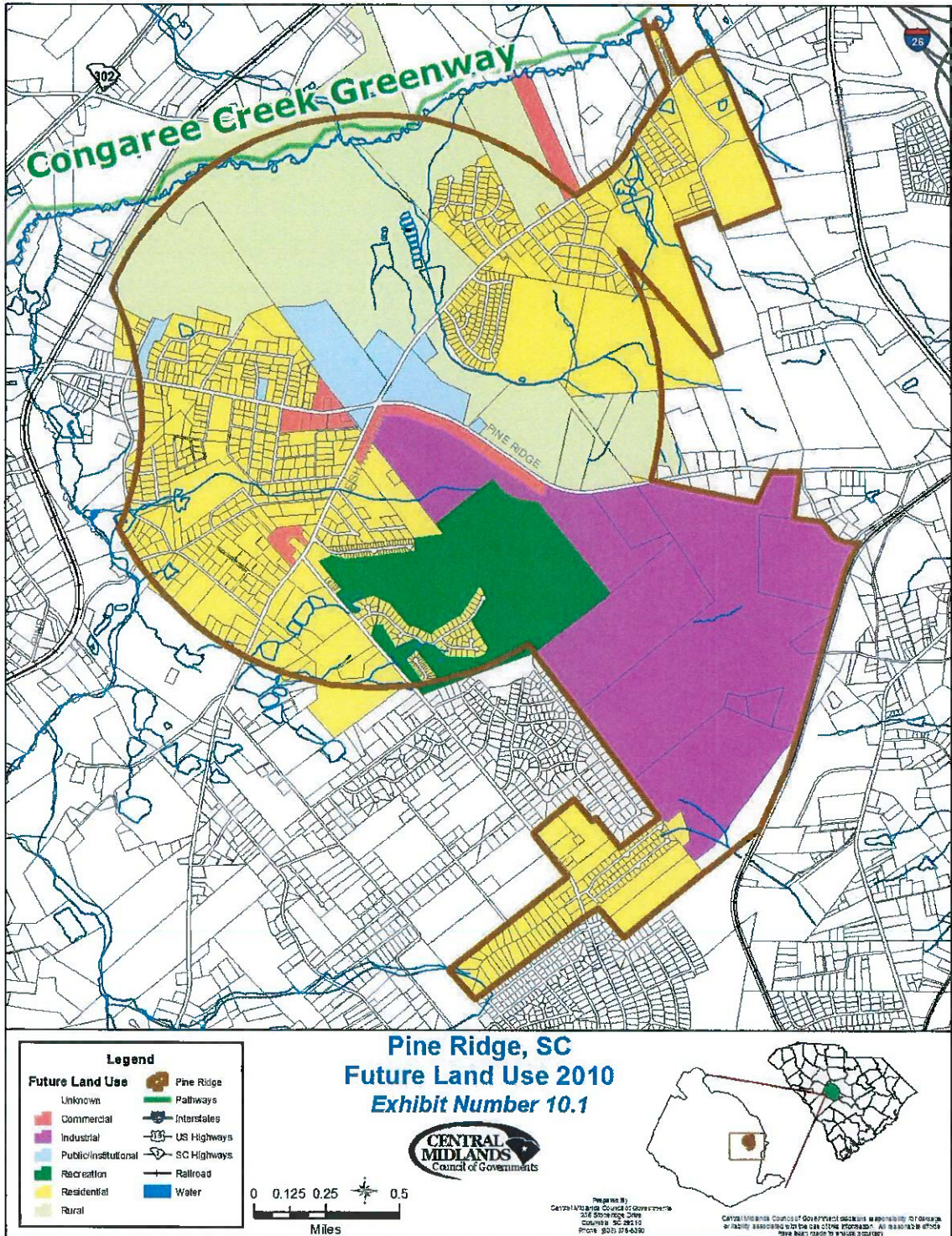
Respectfully submitted,

Viki M. Miller, Town Administrator

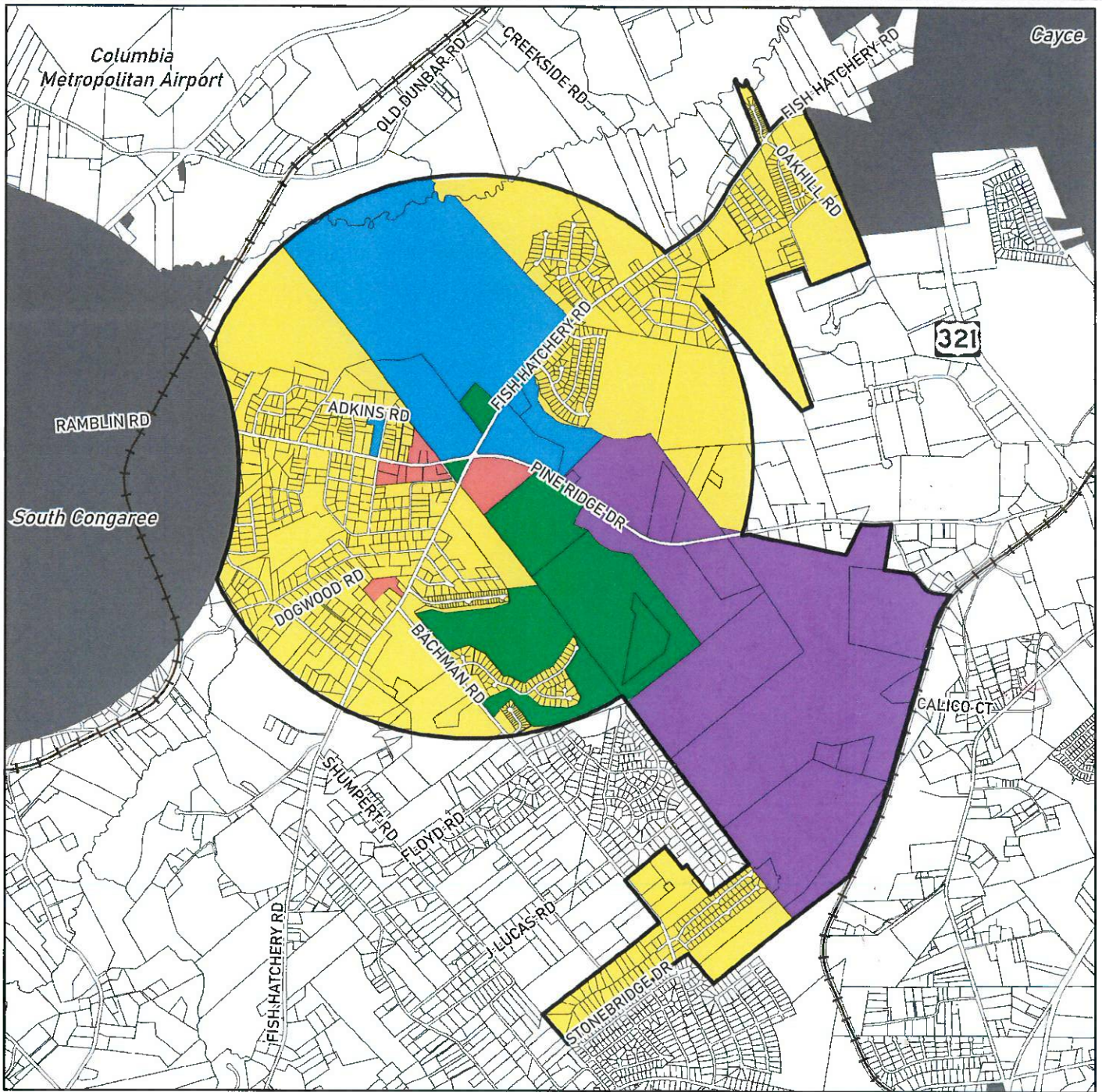
APPROVED:

Kendrick Kerr, Chairman


Date: _____



Map 6.5: Future Land Use



LEGEND

-  Pine Ridge Town Limits
-  Major Roads
-  Municipalities
-  Residential
-  Recreation
-  Public/ Institutional
-  Town Center / Commercial
-  Industrial / Mining



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

RESOLUTION 2023-09

**RESOLUTION OF TOWN OF PINE RIDGE PLANNING COMMISSION
RECOMMENDATION OF ADOPTION OF THE COMPREHENSIVE PLAN**

WHEREAS, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the Town of Pine Ridge Planning Commission has revised the Comprehensive Plan, which contains all elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended in 2007; and

WHEREAS, the Planning Commission, pursuant to S.C. Code Sections §6-29-520(B), desires to recommend to the Pine Ridge Town Council the adoption by ordinance of the plan;

NOW, THEREFORE BE IT RESOLVED by the Town of Pine Ridge Planning Commission that the revised Comprehensive Plan, including the text and maps, are recommended to the Pine Ridge Town Council for adoption by ordinance, after public hearing, in accordance with S.C. Code Section §6-29-530.

Adopted by a majority vote of the entire membership of the Planning Commission this 27th day of June, 2023.

Chairman Kendrick Kerr

Vice-Chairman Fouche Shealy

Commission Member Sam Jowers

Commission Member Hartwell Merchant

Commission Member Candace Jackson