

# *Town of Pine Ridge*

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## **MAY 28, 2024 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. October 24, 2023 – Regular scheduled meeting
2. November 28, 2023 – Regular scheduled meeting canceled
3. January 23, 2024 – Regular scheduled meeting canceled
4. February 27, 2024 – Regular scheduled meeting canceled
5. March 26, 2024 – Regular scheduled meeting canceled
6. April 23, 2024 – Regular scheduled meeting canceled

### **New Business**

1. Elect new Chairperson
2. Elect new Vice-Chairperson
3. Three, Four or Five Lot Minor Subdivision request: Dayton & Casey Lucas, TMS#007996-03-067 (120 Long Iron Court) Corner of Bachman Road & Fish Hatchery Road

No further New Business received by deadline.

### **Next Regular Scheduled Planning Meeting**

June 25, 2024 at 6:30PM: Town Hall Council Chambers

### **Citizen's Comment Time**

Written comments may be emailed to [vmiller@townofpineridgesc.com](mailto:vmiller@townofpineridgesc.com) by 5pm on 5/27/2024.

### **ADJOURN**

**TOWN OF PINE RIDGE  
Planning Commission Minutes  
Regular Scheduled Meeting  
October 24, 2023**

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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, Jowers, & Jackson in attendance. Chairman Kerr reminded everyone that Commission member Jackson had previously recused herself due to a vested interest in an item on the agenda.

Commission member Merchant was absent.

Staff Present: Town Administrator, Mrs. Miller

**Roll Call and Determination of Quorum**

All members, with the exception of Commission member Merchant, were present and a quorum was declared with three members in attendance.

**Invocation**

Vice-Chairman Shealy 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.

**TOWN OF PINE RIDGE**  
**Planning Commission Minutes**  
**Regular Scheduled Meeting**  
**October 24, 2023**

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**Approval of Minutes**

1. September 26, 2023 – Regular scheduled meeting
2. October 12, 2023 – Special Called Work Session

Commission member Jowers made a motion to approve the September 26, 2023 and the October 12, 2023 minutes as submitted. Vice-Chairman Shealy seconded the motion, which was unanimously approved.

**Old Business**

1. Map Amendment request #20230906 for TMS #006898-02-050 on Oak Hill Road submitted by Millrace Development, LLC on behalf of property owner Mr. Bryan Jackson to change zoning district from R-1 (Single family residential district) to BI (Basic Industrial)

Chairman Kerr reminded everyone in attendance that a motion had been previously made.

Chairman Kerr mentioned that the Commission answered a number of questions and received several written comments from members of the town including residents David Busby and Rita Williams for the September 26, 2023 meeting and another from Amy DiTolla the October 24, 2023 meeting.

He explained that the Planning Commission is a guiding organization for Council and the Planning Commission decides whether to send this to Council, who has the ultimate decision on this Map Amendment.

**TOWN OF PINE RIDGE**  
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Chairman Kerr asked if there were any residents in attendance that had any comments for the Planning Commission.

David Hearl – Vista View Drive

- Noise and reducing sleep
- Reduce value of home
- Residents will not benefit

Rita Williams – Vista View Drive

- Noise
- Retaining system
- Litter
- Reduce Home Value

Christina Phillips – Visa View Court

- Snakes – mosquitoes
- Detention pond
- Noise
- Proximity to her property
- Reduce value of home

David Hearl also asked if any of the Commission members had visited the property and Chairman Kerr answered yes.

**TOWN OF PINE RIDGE**  
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**October 24, 2023**

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The Planning Commission reviewed the following:

- On September 12, 2023, the Comprehensive Plan was approved.
- If property left R-1 only ingress would be through Oak Hill Drive creating more traffic.
- 50-foot buffer in lieu of a 30-foot buffer for noise control, which is greater than requirements. Spoke with residents on Pine Ridge Drive and they stated that they hear noises from Home Depot, but not excessive and this is without a buffer.
- Land was used for sand mining before annexation into town. The land was not recommended for residential use by the previous Planning Commission.
- There is a detention pond and water will filtrate through the sand.
- 50-foot berm, keeping as much of the landscaping in place and replanting any gaps.

The Commission discussed each question on the Map Amendment recommendation document.

**TOWN OF PINE RIDGE**  
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Chairman Kerr stated that there would be stipulations to the recommendation as follows:

- That there be no access to this parcel from Oak Hill Road.
- Annexation from the back piece of property where the asphalt is currently being processed. Also, that the Town of Pine Ridge would not be liable for the condition of that annexed land.
- That the 50-foot buffer zone be included along the border of the residential property and that all existing trees be undisturbed and that any gaps be filled with evergreens.

Chairman Kerr then called for a roll call vote.

Commission member Jowers – Voted in favor  
Vice-Chairman Shealy – Voted in favor  
Chairman Kerr – Voted in favor

Chairman Kerr reiterated that the Planning Commission was only an advisory committee. Town Council will make the final decision. He then thanked the committee, the citizens and the developers for their in-put.

Chairman Kerr stated that the next scheduled meeting is on November 28<sup>th</sup>, 2023.

The Planning Commission completed a Map Amendment Recommendation which will be sent to Town Council.

**TOWN OF PINE RIDGE  
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Regular Scheduled Meeting  
October 24, 2023**

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**ADJOURN**

With no further business to discuss, Vice-Chairman Shealy made a motion to adjourn, which was seconded by Commission Member Jowers. With the Planning Commission's unanimous approval, Chairman Kerr adjourned the meeting at 7:06 P.M.

Respectfully Submitted,

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Viki M. Miller  
Town Administrator

APPROVED:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

**TOWN OF PINE RIDGE  
Planning Commission Minutes  
Regular Scheduled Meeting  
November 28, 2023**

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The Planning Commission meeting was canceled due to lack of items on the agenda. The next Planning Commission meeting is scheduled for January 23, 2024.

Respectfully submitted,

Viki M. Miller, Town Administrator

**APPROVED:**

\_\_\_\_\_  
Chairperson

Date: \_\_\_\_\_



**TOWN OF PINE RIDGE  
Planning Commission Minutes  
Regular Scheduled Meeting  
January 23, 2024**

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The Planning Commission meeting was canceled due to lack of items on the agenda. The next Planning Commission meeting is scheduled for February 27, 2024.

Respectfully submitted,

Viki M. Miller, Town Administrator

**APPROVED:**

\_\_\_\_\_  
Chairperson

Date: \_\_\_\_\_

**TOWN OF PINE RIDGE  
Planning Commission Minutes  
Regular Scheduled Meeting  
February 27, 2024**

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The Planning Commission meeting was canceled due to lack of items on the agenda. The next Planning Commission meeting is scheduled for March 26, 2024.

Respectfully submitted,

Viki M. Miller, Town Administrator

**APPROVED:**

\_\_\_\_\_  
Chairperson

Date: \_\_\_\_\_

**TOWN OF PINE RIDGE  
Planning Commission Minutes  
Regular Scheduled Meeting  
March 26, 2024**

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The Planning Commission meeting was canceled due to lack of items on the agenda. The next Planning Commission meeting is scheduled for April 23, 2024.

Respectfully submitted,

Viki M. Miller, Town Administrator

**APPROVED:**

\_\_\_\_\_  
Chairperson

Date: \_\_\_\_\_

**TOWN OF PINE RIDGE  
Planning Commission Minutes  
Regular Scheduled Meeting  
April 23, 2024**

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The Planning Commission meeting was canceled due to lack of items on the agenda. The next Planning Commission meeting is scheduled for May 28, 2024.

Respectfully submitted,

Viki M. Miller, Town Administrator

**APPROVED:**

\_\_\_\_\_  
Chairperson

Date: \_\_\_\_\_