

Town of Pine Ridge

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



SEPTEMBER 26, 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. June 27, 2023 – Regular scheduled meeting
2. July 25, 2023 – Regular scheduled meeting canceled
3. August 22, 2023 – Regular scheduled meeting canceled

New 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)

Next Regular Scheduled Planning Meeting

October 24, 2023 at 6:30PM: Town Hall Council Chambers

Citizen's Comment Time

Written comments may be emailed to vmiller@townofpineridgesc.com by 5pm on 9/25/2023.

ADJOURN

Date filed: 9/6/2023 Request No. 20230906

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or Town Council.

If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must complete a Letter of Agency.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from R-1 to RI.

APPLICANT(S)[print]: Millrace Development, LLC
Address: 840 Meeting St. Suite B2, West Columbia, SC 29169
Telephone: _____ [work] _____ [other]
Interest: _____ r(s) ; Other _____

OWNER(S) [if other than Applicant(s)]: _____
Address: _____
Telephone: _____ [work] _____ [other]

PROPERTY ADDRESS: Oak Hill Road
Lot _____ Block _____ Subdivision _____
Tax Map No. 006898-02-050 Plat Book 131 Page 10
Lot Dimensions: _____ Acres: 35.01

I (we) certify that the information in this request is correct.

Date: 9/1/2023 Robert [Signature]
Applicant signature(s)

Date: _____
Applicant/Property Owner signature(s)

Date: _____
Applicant/Property Owner signature(s)

see Letter of Agency

Planning Commission Review:	<u>9/26/2023</u>	Approved/Rejected
Council 1st reading/Public Hearing:	_____	Approved/Rejected
Council 2nd reading/Public Hearing:	_____	Approved/Rejected

Justification [Use additional paper if more space is needed.]

1. Describe, in summary, the proposed development of the subject property.

See attached

2. Explain in summary, what effect the development will have on:

a. The surrounding properties: see attached

b. The public schools: see attached

c. The public utilities: see attached

1. Water: see attached

2. Sewer: see attached

3. Flooding and Storm Drainage: see attached

d. The roads, highways, and traffic patterns: see attached

e. The fire and police protection: see attached

f. The refuse collection: see attached

g. The general environment including, but not limited to, water and air quality:
see attached

3. Explain your reasons for rezoning property rather than utilizing land presently zoned to allow for the proposed development.

See attached

Zoning Map Amendment (Rezoning) Application – Town of Pine Ridge

Justification

1. Describe in summary, the proposed development of the subject property.

Pine Ridge Commerce Center: The proposed development consists of two Class A industrial buildings. Situated on the eastern boundary of the Town, the Pine Ridge Commerce Center development will increase high paying job opportunities for Town residents while preserving a small-town feel through creative site planning. Through thoughtful site orientation and striving to maintain existing landscaping buffers, the development also minimizes any traffic or noise impact on surrounding properties. Upon review of the updated Comprehensive Plan, we understand one of the top priorities for the Town of Pine Ridge is to grow responsibly. Given the location, benefits to the Town, mitigation of traffic and noise impacts, and similar surrounding uses, we believe a first-class industrial development of this nature will help the Town achieve this goal.

2. Summary of effect on:

- a. The surrounding properties: Development plans call for robust landscape screening along Oak Hill Road, retaining as many existing trees as possible on the perimeter of the property. In addition, the buildings have been oriented in a North/South fashion with a centralized truck court to limit noise. Vehicular access to the site will be through Highway 321/Charleston Highway, eliminating the possibility of any additional traffic flow on Fish Hatchery Road from Oak Hill Road.
- b. The public schools: The exponential increase in property tax income resulting from the completion of this development will contribute significantly to the budget of the local school district. The proposed development will not add any students to the public school system whereas the existing zoning, if developed by right, would have the potential of adding at least 40-50 households to the local school district (based on 70 allowable units in R-1 zoning less 20-30 units for estimated site plan constraints).
- c. The public utilities: All utilities have sufficient capacity and access to allow for the development without adding additional burden to the Town of Pine Ridge.
 - i. Water: City of Cayce Water & Sewer has sufficient capacity.
 - ii. Sewer: Same as above.
 - iii. Flooding and Storm Drainage: Our plan is professionally designed with stormwater detention on site that will sufficiently handle anticipated stormwater and flooding at least to Lexington County's standards. Our plan will be designed by a licensed, professional engineering firm to meet all county and state requirements for on-site stormwater detention/retention.
- d. The roads, highways, and traffic patterns: All vehicular ingress and egress to the site will be through a private road leading to Charleston Highway/Highway 321. There is no vehicular access planned through Oak Hill Road.

- 2
- e. The fire and police protection: Business license revenue generated by the project will benefit the Town of Pine Ridge's budget – hopefully leading to an increase in financial support for local fire and police protection. Considering the location, state-of-the-art construction, and industry standards of security monitoring (cameras, etc.) developments of this nature do not have a significant impact on the time and resources of local public safety departments.
 - f. The refuse collection: There will be no impact on the Town of Pine Ridge. This development will follow industry standards of having all refuse handled by professional, third-party firms.
 - g. The general environment including, but not limited to, water and air quality: Opportunities to be environmentally sensitive will be taken at every reasonable availability and will include efforts to protect natural plant/tree growth on the perimeter of the property along with installation of professionally landscaped interior where possible. This first-class industrial development will meet or exceed industry and municipal standards for landscaping, construction materials, and implementation of green building standards when possible. Water quality will be minimally affected through a professionally designed stormwater detention/retention plan that will meet or exceed local and state standards. Air quality will be preserved at every opportunity through efforts to limit emissions and utilize environmentally friendly, green construction techniques that meet or exceed current industry standards.
3. Explain your reasons for rezoning rather than utilizing land presently zoned to allow for the proposed development: Pine Ridge Commerce Center is centrally located, providing easy accessibility to major throughfare and interstates. There are no properties that are zoned and currently on the market that are of a similar size, provide the same level of accessibility to thoroughfares, are feasible for development (either due to topography or wetlands/stream impacts), or have the overall appeal to the industrial tenant marketplace as this particular property.

TOWN OF PINE RIDGE
LETTER OF AGENCY

DATE: 9/5/2023

TO: ZONING ADMINISTRATOR, TOWN OF PINE RIDGE

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simples interest in the following property:

COMMON STREET ADDRESS(ES): 0 Oak Hill Road

Also known by TAX MAP NUMBER(S): 006898-02-050

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a map amendment from Planning/Council;
- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;

SIGNATURE OF PROPERTY OWNER Bryan L. Jackson DATE 9/1/2023

PRINT name of Property Owner: Bryan L. Jackson

Street Address of Property Owner: 650 Dogwood Rd

City, State, ZIP of Property Owner: West Columbia, SC 29172

Telephone Number of Property Owner

SIGNATURE OF WITNESS:

DATE

PRINT name of Witness to Signature

SIGNATURE OF AUTHORIZED AGENT: Bob McAlister, Jr. DATE 9/1/2023

PRINT name of Authorized Agent: Bob McAlister, Jr.

Company/Firm of Authorized Agent: Milvaac Development, LLC

Street Address of Authorized Agent: 840 Meeting Street, Suite B2

City, State, ZIP of Authorized Agent: West Columbia, SC 29169

Telephone Number of Authorized Agent

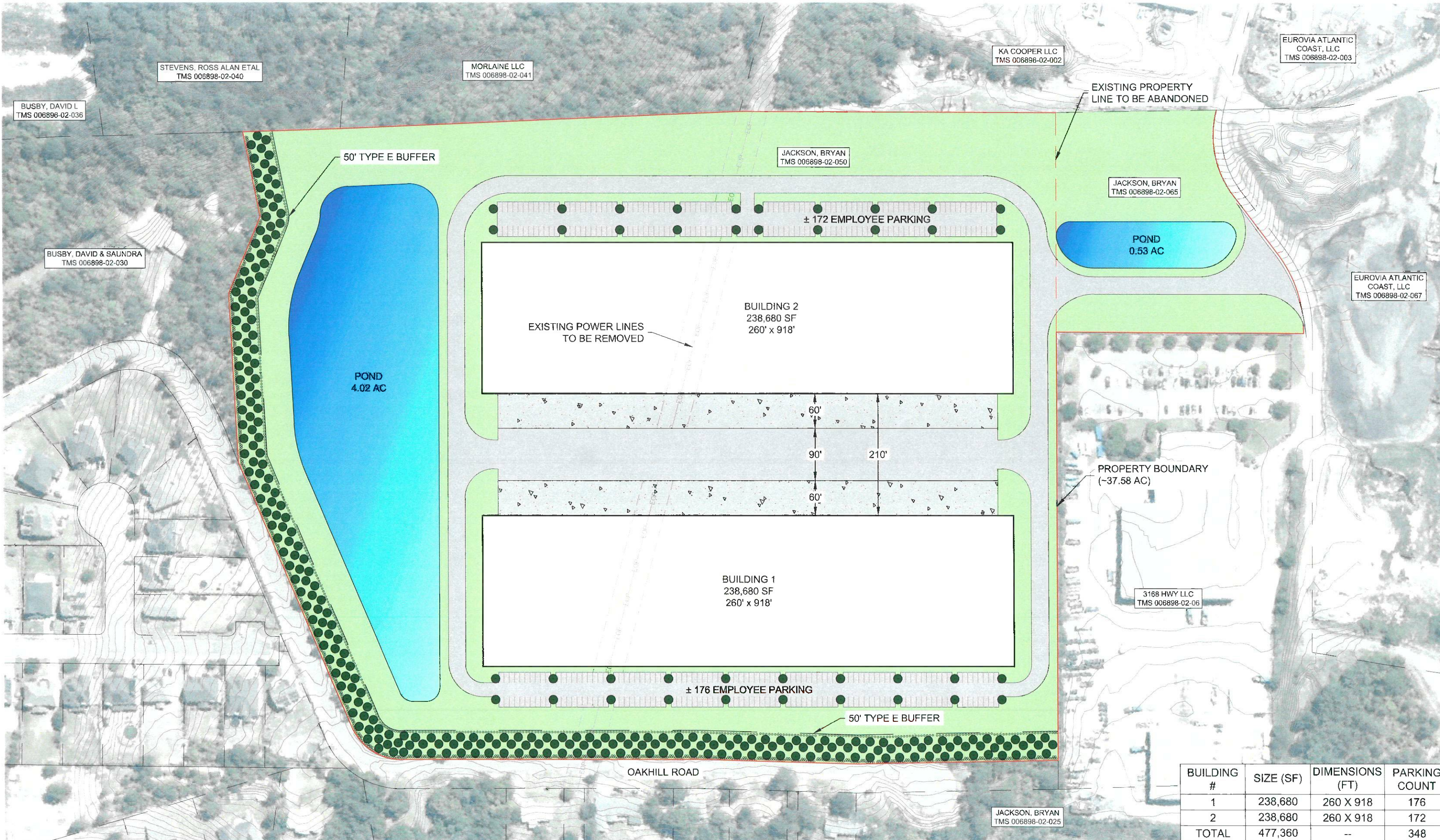
Office Use Only: Date Received

9/12/2023

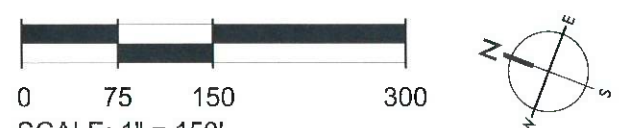
9/6/2023

by

gm



BUILDING #	SIZE (SF)	DIMENSIONS (FT)	PARKING COUNT
1	238,680	260 X 918	176
2	238,680	260 X 918	172
TOTAL	477,360	--	348



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



CONCEPTUAL SITE PLAN
PINE RIDGE INDUSTRIAL PARK
TOWN OF PINE RIDGE, SC
9/5/2023