

Town of Pine Ridge

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OCTOBER 24, 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. September 26, 2023 – Regular scheduled meeting
2. October 12, 2023 – Special Called Work Session

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)

Next Regular Scheduled Planning Meeting

November 28, 2023 at 6:30PM: Town Hall Council Chambers

Citizen's Comment Time

Written comments may be emailed to vmiller@townofpineridgesc.com by 5pm on 10/23/2023.

ADJOURN

Information is available at
www.townofpineridgesc.com under
"Announcements"

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

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.

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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.

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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.

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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 28th, 2023.

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

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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,



Viki M. Miller
Town Administrator

APPROVED:



Chairperson

6/25/24

Date

Town of Pine Ridge Planning Commission
Map Amendment Recommendation

Date Filed: 09/06/2023
TMS# 006898-02-050

Request #: 20230906
Current Zoning: R-1: Single Family Residential
Proposed Zoning: BI: Basic Industrial

The Planning Commission held a regularly scheduled meeting on September 26, 2023 and October 24, 2023, in addition to a work session on October 12, 2023, to consider the Map Amendment Application for the above referenced property. A Map Amendment is an official change in the zoning district of a property, allowing different land uses and density requirements on that property. After consideration of the evidence and arguments presented, the Planning Commission makes the following findings of fact and conclusions.

The proposal will will not be in harmony with goal areas and strategies of the Comprehensive Plan based on the following findings of fact: The Comprehensive Plan focus is on responsible growth. The proposed development will allow growth that will minimally impact the small town feel by utilizing & enhancing a natural buffer which is larger than the Town's ordinance requires, will not impact in-town traffic, will provide employment opportunities, will not increase the cost of living, will utilize existing water & sewer from Cayce, will not impact schools with additional students but contribute through county property taxes.

The proposed amendment is is not compatible with the present zoning and conforming uses of nearby property(ies) and with the character of the neighborhood based on the following findings of fact: The proposed development will establish a fifty-foot landscape buffer, which will preserve the native pine trees as per the Comprehensive Plan page 15, in addition to the requirements of the landscape ordinance. The proposed development will limit the impacts of noise and traffic and restrict any traffic on Oak Hill Road to protect the residential area. The property is also bordered by an existing industrial land use that is located out of town limits.

The property affected by the amendment is is not suitable for uses under the proposed zoning based on the following findings of fact: Previous use prior to annexation in 1995 was industrial (sand mining). Planning Commission members in 2001 unanimously agreed that the property was not residential in nature and recommended it be zoned industrial. As stated on page 92 of the Comprehensive Plan, "The Town's proximity to the airport and railway make it attractive to industrial and commercial business". "Desirable industrial uses for the Town include lighter uses, such as warehouses or manufacturing, which can provide job opportunities for residents but not cause a nuisance to existing neighbors" as per page 76 of the Comprehensive Plan.

There are are not available public facilities, services and infrastructure suitable and adequate for the uses allowed under the proposed amendment based on the following findings of fact: While most of the town has limited access to water & sewer services, these services are available through the City of Cayce. The proposed development would not increase traffic in town limits. Any additional business license revenues could be used to add police department personnel, which will increase police protection and address the number one concern of residents in a community survey on page 6 of the Comprehensive Plan.

**Town of Pine Ridge Planning Commission
Map Amendment Recommendation**

Date Filed: 09/06/2023
TMS# 006898-02-050

Request #: 20230906
Current Zoning: R-1: Single Family Residential
Proposed Zoning: BI: Basic Industrial

The Commission concludes that the effect of the proposed map amendment would would not be to allow the establishment of a use not otherwise permitted in the zoning district, based on Section 517 of the ordinance; would would not extend physically a nonconforming use of the land; and would would not change the zoning district boundaries shown on the official zoning map.

THE COMMISSION, THEREFORE, RECOMMENDS that the map amendment is DENIED GRANTED, subject to the following conditions: (1) the Town of Pine Ridge will not be held liable for the condition of the property proposed to be annexed as the entrance to the development. (2) There will be no access to the proposed development from Oak Hill Road. (3) There will be a fifty-foot buffer between the proposed development and any abutting residential property to include all portions abutting Oak Hill Road. The buffer will remain in its' natural vegetative state, to include existing pine trees and additional requirements to fill in per the Town of Pine Ridge Landscaping Ordinance.

Approved by the Planning Commission by majority vote.

Date issued: 10/24/2023



Kendrick Kerr, Chairman

Date mailed to parties in interest: 11/9/2023



Town Administrator

This recommendation shall be on the next Town Council Agenda that will allow for posting in a generally circulated newspaper and signage posted 15 days prior to the scheduled public hearing.