

# Town of Pine Ridge

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



## FEBRUARY 28, 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. November 15, 2022 – Regular scheduled meeting

### **New Business**

1. Elect new Chairperson
2. Elect new Vice-Chairperson
3. Comprehensive Plan Workshop – Pine Ridge Comprehensive Plan Survey

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

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

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

Written comments may be emailed to [prclerkofcourt@sc.rr.com](mailto:prclerkofcourt@sc.rr.com) by 5pm on 2/27/2023.

### **ADJOURN**

**TOWN OF PINE RIDGE**  
**Planning Commission Minutes**  
**Regular Scheduled Meeting**  
**November 15, 2022**

---

Planning Commission Meeting – 6:30 P.M.

**Call to Order**

Chairman Merchant called the November 15, 2022 Planning Commission meeting to order at 6:30 P.M. with Commission members Shealy, Kerr and Jackson in attendance.

Absent: Vice-Chairperson Jowers.

Staff Present: Planning Official, Mrs. Miller & Municipal Clerk, Mrs. Kyzer

**Roll Call and Determination of Quorum**

Chairman Merchant stated that there were four members present, which made a quorum.

**Invocation**

Chairman Merchant led those assembled in prayer.

**Pledge of Allegiance**

Chairman Merchant led those assembled in the Pledge of Allegiance.

**Freedom of Information Act Compliance**

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

**TOWN OF PINE RIDGE**  
**Planning Commission Minutes**  
**Regular Scheduled Meeting**  
**November 15, 2022**

---

Chairman Merchant welcomed and introduced Ms. Courtney Wickstrom with the Pine Ridge Pharmacy, along with Mr. John Valdario. Chairman Merchant explained that both Ms. Wickstrom and Mr. Valdario were invited to participate in the Comprehensive Plan workshop by Mayor Davis, but they would not be voting on Planning Commission items.

**Approval of Minutes**

1. October 25, 2022 – Regular scheduled meeting

Chairman Merchant asked the Commission members to take a moment to review the minutes.

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

**New Business**

1. Comprehensive Plan Workshop – Pine Ridge Comprehensive Plan Survey

The Commission members and panel guest's (Wickstrom & Valdario) went through the survey line by line.

## Pine Ridge Comprehensive Plan Survey

The Town of Pine Ridge is updating its Comprehensive Plan. In order to understand the current conditions and provide a path forward for the Town over the next 10 years, the plan will establish a shared vision and set of goals for the community. To begin this effort, we want to know your ideas about the Town's future. Your participation in this survey, as well as upcoming public outreach events, will help the Planning Commission and Town Council develop a plan that is a reflection of the Town's needs. The survey will close on January 31, 2023.

1. "Quality of Life" is defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the overall quality of life you experience in the Town of Pine Ridge?

- Excellent
- Average
- Below Average

2. How do you perceive the following quality of life factors within the Town of Pine Ridge?

	Excellent	Average	Below Average
Housing Affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of Housing Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost of Living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Character/ Appearance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of Retail Goods/ Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health Care Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and Recreational Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment/ Dining Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to Larger Cities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Tell us the three things that you like most about Pine Ridge.

1.

2.

3.

4. Tell us the three things that you dislike most about Pine Ridge.

1.

2.

3.

5. What issues are of concern to you today? (choose top three)

	#1 Choice	#2 Choice	#3 Choice
Housing Affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of Housing Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost of Living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Character/ Appearance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of Retail Goods/ Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health Care Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and Recreational Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment/ Dining Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to Larger Cities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of Public Services and Utilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. How do you feel about the Town of Pine Ridge growing in the future?

- I would like to see some additional growth and development
- I don't want to see any changes

Please share any specific thoughts about growth in the Town

7. If the Town does grow what types of development would you like to see in the Town of Pine Ridge?  
(please check all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Single Family Residential        | <input type="checkbox"/> Commercial Development      |
| <input type="checkbox"/> Multi-Family Residential         | <input type="checkbox"/> New Industry/ Manufacturing |
| <input type="checkbox"/> Parks/ Community Gathering Space | <input type="checkbox"/> None                        |
| <input type="checkbox"/> Other (please specify)           |  |

8. Are there any types of development that you do NOT want to see in Pine Ridge?

9. How do you perceive the transportation and traffic in the Town?

- I have no problems getting around Pine Ridge
- I think traffic will be an issue if the Town grows
- There are not enough transportation options in the Town

10. Would you like better access to any of the following types of transportation (check all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Sidewalks              | <input type="checkbox"/> Greenways                   |
| <input type="checkbox"/> Bike Lanes             | <input type="checkbox"/> Improved/ Expanded Roadways |
| <input type="checkbox"/> Public Transportation  | <input type="checkbox"/> None of the above           |
| <input type="checkbox"/> Other (please specify) |  |

11. What is your perception of the Town's aesthetic appearance (curb appeal)?

- Looks Great
- Just Okay
- Needs a Lot of Improvement

Are there any specific improvements that you would like to see?

12. What is your opinion of the parks and recreational amenities that are available in the Town of Pine Ridge?

- They Are Excellent
- They Are Adequate to Meet My Needs
- More Options and Amenities are Needed

13. Are there any particular types of recreational facilities, parks, or open spaces that you would like to see in the Town?

14. How satisfied are you with the quality of the following types of services available to individuals in the Town?

	Satisfied	Unsatisfied	No Opinion
Sanitation Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
EMS/ Fire (Lexington County)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Hall Customer Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street and Sidewalk Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cultural/ Recreational Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Building and Zoning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater Management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

15. Are there any new or improved services that you would like the Town to consider providing?

16. Would you be interested in public water service?

- Yes
- No
- I am not sure/ It depends

Additional Comments



16. Would you be interested in public wastewater collection service (public sewer)?

- Yes
- No
- I am not sure/ It depends

Additional Comments

18. Looking forward, into the next 10-20 years, please describe your vision for the Town of Pine Ridge? What should change? What should stay the same?

19. Please share any additional thoughts that you have about the Town of Pine Ridge.

### Demographic Questions

20. Which of the following best describes you? Please select all that apply.

- |   |   |
|---|---|
| <input type="checkbox"/> I live in Pine Ridge.  | <input type="checkbox"/> I own property in Pine Ridge   |
| <input type="checkbox"/> I work in Pine Ridge   | <input type="checkbox"/> I own a business in Pine Ridge |
| <input type="checkbox"/> Other (please specify) |   |

21. If you live in Pine Ridge, how long have you lived there?

- Less than 5 years
- 5-10 years
- 11-20 years
- More than 20 years
- I do not live in Pine Ridge

22. Please indicate your age

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65 +

**TOWN OF PINE RIDGE**  
**Planning Commission Minutes**  
**Regular Scheduled Meeting**  
**November 15, 2022**

---

The following was discussed by the panel guest's and the Commission members:

- Answer options consistent throughout survey.
- High/average/low vs excellent/average/below average.
- Consistent options to answer between question two and four.
- Separate cost of living from housing affordability.
- Adding three things that you dislike question after number three.
- Levels of concern.
- Clarification of "transportation system". Either add definition or provide examples.
- Add the word road in front of transportation system.
- Transportation system versus transportation structure.
- Change trash pick-up to sanitation services or garbage pick-up.
- Add town hall customer service.
- Correct spelling of consider.
- Residents completing the survey online.
- Mailing of a postcard to residents and property owners.

The Planning Official, Mrs. Miller stated that the decision to pay for a postcard to be mailed to residents, would be made by the Town Council at the December Council meeting.

**TOWN OF PINE RIDGE**  
**Planning Commission Minutes**  
**Regular Scheduled Meeting**  
**November 15, 2022**

---

Commission member Kerr made the motion to accept the survey with the amendments to question 1, 2, 4, 8, 13, 14 and adding the question after number 3. Commission member Shealy seconded the motion, which was unanimously approved.

**ADJOURN**

With no further business to discuss, Commission member Shealy made a motion to adjourn, which was seconded by Commission member Kerr. With the Planning Commission's unanimous approval, Chairman Merchant adjourned the meeting at 8:06 P.M.

Respectfully Submitted,

---

Susan C. Kyzer  
Municipal Clerk

APPROVED:

---

Planning Commission Chairperson

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

## Suggested Revisions to the Schedule

### **TASK ONE - COMPREHENSIVE PLAN WORKSHOP #1** (~~September / October 2022~~ *Nov 15, 2022*)

Meet with Town staff and Steering Committee (and Planning Commission/Town Council if desired).

Review and finalize project schedule, public participation plan, and overall objectives.

Discuss survey content and background information to be collected.

### **TASK TWO - CONDUCT SURVEY AND BACKGROUND RESEARCH** (Sept '22 – Jan '23 – **Extended through February 10**)

Prepare and analyze a digital community survey to be posted on Town's website (open for 30 days).

Conduct background research for all required elements of the Plan.

### **TASK THREE - COMPREHENSIVE PLAN WORKSHOP #2** (~~January~~ **February 28, 2023**)

Review the survey and background research with the Town staff and Steering Committee.

Discuss key issues/themes, concepts, and development scenarios to be included in the draft Plan.

### **TASK FIVE FOUR - COMPREHENSIVE PLAN WORKSHOP #3** (March 28, 2023)

Develop a working draft of the Plan and review with the Steering Committee.

This workshop can be a joint workshop with Town Council if desired.

### **TASK FOUR FIVE - PUBLIC DROP-IN MEETING** (~~February~~ **Move to April 11<sup>th</sup> or 18<sup>th</sup> 2023**)

Facilitate a public drop-in meeting to receive input on the Plan's elements and key issues / major themes to be included in the Plan.

### **TASK SIX - COMPREHENSIVE PLAN WORKSHOP #4** (April 25, 2023)

Develop a public input draft to review with the Steering Committee.

### **TASK SEVEN - PUBLIC DROP-IN Meeting** (May 2023)

Facilitate a public drop-in meeting to receive input on the draft Plan. This meeting could be part of Planning Commission meeting on May 23 if there is nothing on the agenda.

### **TASK EIGHT - ADOPTION PROCESS** (June / July 2023)

Planning Commission formal recommendation on the Comprehensive Plan (Benchmark to attend).

Town Council public hearings/readings to adopt the Comprehensive Plan (Benchmark to attend).

# Pine Ridge Comprehensive Plan Survey

The Town of Pine Ridge is updating its Comprehensive Plan. In order to understand the current conditions and provide a path forward for the Town over the next 10 years, the plan will establish a shared vision and set of goals for the community. To begin this effort, we want to know your ideas about the Town's future. Your participation in this survey, as well as upcoming public outreach events, will help the Planning Commission and Town Council develop a plan that is a reflection of the Town's needs. The survey will close on January 31, 2023.

1. "Quality of Life" is defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the overall quality of life you experience in the Town of Pine Ridge?

- Excellent
- Average
- Below Average

2. How do you perceive the following quality of life factors within the Town of Pine Ridge?

	Excellent	Average	Below Average
Housing Affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of Housing Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost of Living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Character/ Appearance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of Retail Goods/ Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health Care Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and Recreational Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment/ Dining Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to Larger Cities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Tell us the three things that you like most about Pine Ridge.

1.

2.

3.

4. Tell us the three things that you dislike most about Pine Ridge.

1.

2.

3.

5. What issues are of concern to you today? (choose top three)

	#1 Choice	#2 Choice	#3 Choice
Housing Affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of Housing Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost of Living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Character/ Apperance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of Retail Goods/ Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health Care Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and Recreational Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment/ Dining Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to Larger Cities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of Public Services and Utilites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. How do you feel about the Town of Pine Ridge growing in the future?

- I would like to see some additional growth and development
- I don't want to see any changes

Please share any specific thoughts about growth in the Town

7. If the Town does grow what types of development would you like to see in the Town of Pine Ridge?  
(please check all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Single Family Residential        | <input type="checkbox"/> Commercial Development      |
| <input type="checkbox"/> Multi-Family Residential         | <input type="checkbox"/> New Industry/ Manufacturing |
| <input type="checkbox"/> Parks/ Community Gathering Space | <input type="checkbox"/> None                        |
| <input type="checkbox"/> Other (please specify)           |  |

8. Are there any types of development that you do NOT want to see in Pine Ridge?

9. How do you perceive the transportation and traffic in the Town?

- I have no problems getting around Pine Ridge
- I think traffic will be an issue if the Town grows
- There are not enough transportation options in the Town



10. Would you like better access to any of the following types of transportation (check all that apply)

Sidewalks

Greenways

Bike Lanes

Improved/ Expanded Roadways

Public Transportation

None of the above

Other (please specify)

11. What is your perception of the Town's aesthetic appearance (curb appeal)?

Looks Great

Just Okay

Needs a Lot of Improvement

Are there any specific improvements that you would like to see?

12. What is your opinion of the parks and recreational amenities that are available in the Town of Pine Ridge?

They Are Excellent

They Are Adequate to Meet My Needs

More Options and Amenities are Needed

13. Are there any particular types of recreational facilities, parks, or open spaces that you would like to see in the Town?

14. How satisfied are you with the quality of the following types of services available to individuals in the Town?

	Satisfied	Unsatisfied	No Opinion
Sanitation Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
EMS/ Fire (Lexington County)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Hall Customer Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street and Sidewalk Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cultural/ Recreational Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Building and Zoning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater Management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

15. Are there any new or improved services that you would like the Town to consider providing?

16. Would you be interested in public water service?

- Yes
- No
- I am not sure/ It depends

Additional Comments

16. Would you be interested in public wastewater collection service (public sewer)?

- Yes
- No
- I am not sure/ It depends

Additional Comments

18. Looking forward, into the next 10-20 years, please describe your vision for the Town of Pine Ridge? What should change? What should stay the same?

19. Please share any additional thoughts that you have about the Town of Pine Ridge.

### Demographic Questions

20. Which of the following best describes you? Please select all that apply.

- |   |   |
|---|---|
| <input type="checkbox"/> I live in Pine Ridge.  | <input type="checkbox"/> I own property in Pine Ridge   |
| <input type="checkbox"/> I work in Pine Ridge   | <input type="checkbox"/> I own a business in Pine Ridge |
| <input type="checkbox"/> Other (please specify) |   |

21. If you live in Pine Ridge, how long have you lived there?

- Less than 5 years
  - 5-10 years
  - 11-20 years
  - More than 20 years
  - I do not live in Pine Ridge
- 

22. Please indicate your age

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65 +