

TOWN OF PINE RIDGE
Planning Commission Minutes
Regular Scheduled Meeting
September 27, 2022

Planning Commission Meeting – 6:30 P.M.

Call to Order

Chairman Merchant called the September 27, 2022 Planning Commission Meeting to order at 6:30 P.M. with Vice-Chairman Shealy and Commission Members Jowers, Kerr and Jackson in attendance.

Roll Call and Determination of Quorum

Chairman Merchant stated that all members were present, therefore they had a quorum.

Invocation

Chairman Merchant led those in attendance in prayer.

Pledge of Allegiance

Chairman Merchant led those in attendance in the Pledge of Allegiance.

Freedom of Information Act Compliance

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

Approval of Minutes

1. February 22, 2022

Vice-Chairman Shealy made a motion to approve the minutes, as submitted for the February 22, 2022 Planning Commission meeting. Commission Member Kerr seconded the motion, which was unanimously approved.

TOWN OF PINE RIDGE
Planning Commission Minutes
Regular Scheduled Meeting
September 27, 2022

2. March 22, 2022 – Meeting canceled
3. April 26, 2022 – Meeting canceled
4. May 24, 2022 – Meeting canceled
5. June 28, 2022 – Meeting canceled
6. July 26, 2022 – Meeting canceled
7. August 23, 2022 – Meeting canceled

A motion was made by Commission Member Kerr to approve the Planning Commission Meeting minutes for March, 2022 through August, 2022. Vice-Chairperson Shealy seconded the motion which was unanimously approved.

At the October 25, 2022 Planning meeting a motion was made by Vice-Chairperson Shealy to correct the September 27, 2022 minutes. Commission Member Kerr seconded the motion, which was unanimously approved.

Old Business

None

TOWN OF PINE RIDGE
Planning Commission Minutes
Regular Scheduled Meeting
September 27, 2022

New Business

1. Elect New Chairperson

Vice-Chairman Shealy made a motion to elect Chairman Merchant to remain in the position as Chairman. Commission Member Jowers seconded the motion, which was unanimously approved.

2. Elect New Vice-Chairperson

Vice-Chairman Shealy made a motion to elect Commission Member Jowers as the new Vice-Chairman. Commission Member Jackson seconded the motion, which was unanimously approved.

3. Three, Four or Five Lot Minor Subdivision request: Sturkie-Jones, LLC, on behalf of Erick Gardner, a portion of TMS#007833-08-011 (320 Pine Ridge Drive)

Chairman Merchant stated to Commission Members that they had received a minor subdivision proposal from Sturkie-Jones, LLC, on behalf of Erick Gardner, to purchase property for the purpose of building (R-1) residential homes. He asked if everyone on the Commission had taken time to review the proposal and if anyone had any questions regarding the proposal. Hearing none, Chairman Merchant asked Mr. Tim Jones of Sturkie-Jones, if he had questions or comments. Mr. Jones said that they did intend to divide the parcel into lots and build single family dwellings.

<p>At the October 25, 2022 Planning meeting a motion was made by Vice-Chairperson Shealy to correct the September 27, 2022 minutes. Commission Member Kerr seconded the motion, which was unanimously approved.</p>

TOWN OF PINE RIDGE
Planning Commission Minutes
Regular Scheduled Meeting
September 27, 2022

Chairman Merchant asked about the square footage of the homes and Mr. Jones responded that they would be between 1500 – 2000, possibly 2500 square feet.

Commission Member Kerr made a motion to accept the proposal with the inclusion by the Planning Official, Mrs. Miller, to approve the plat once submitted. The motion was seconded by Commission Member Jowers, which was unanimously approved.

4. Three, Four or Five Lot Minor Subdivision request: Baxter Land Surveying Co. Inc., on behalf of S2K Congaree LLC, a portion of TMS#006898-01-005 (No# Autumn Knoll Drive)

Chairman Merchant asked if there was anyone that wished to speak on behalf of Baxter Land Surveying.

Claire & Walter Baxter with Baxter Land Surveying came forward and Mrs. Baxter stated that the intent was to subdivide 6 acres out of TMS#006898-01-005 to be conveyed to John Mullen, subdivide 2 acres out of TMS#006898-01-005 to be combined with TMS#006826-01-023, and subdivide 0.02 acre out of TMS# 006826-01-023 for road frontage.

Commission Members asked questions regarding access and flood plains and they also asked about building on the property.

At the October 25, 2022 Planning meeting a motion was made by Vice-Chairperson Shealy to correct the September 27, 2022 minutes. Commission Member Kerr seconded the motion, which was unanimously approved.

TOWN OF PINE RIDGE
Planning Commission Minutes
Regular Scheduled Meeting
September 27, 2022

The Baxter's said there were no plans for construction at this time.

Chairman Merchant asked the Commission Members if there were any questions. There were none. He also asked if there were any questions from anyone in attendance and there were none.

Commission Member Kerr made a motion to approve the submitted Three, Four or Five Lot Minor Subdivision request for Baxter Land Surveying Co. Inc., on behalf of S2K Congaree LLC, a portion of TMS#006898-01-005 (No# Autumn Knoll Drive). Commission Member Shealy seconded the motion, which was unanimously approved.

At the October 25, 2022 Planning meeting a motion was made by Vice-Chairperson Shealy to correct the September 27, 2022 minutes. Commission Member Kerr seconded the motion, which was unanimously approved.

Next scheduled meeting

October 25, 2022 at 6:30 PM: Town Hall Council Chambers –
Comprehensive Plan.

TOWN OF PINE RIDGE
Planning Commission Minutes
Regular Scheduled Meeting
September 27, 2022

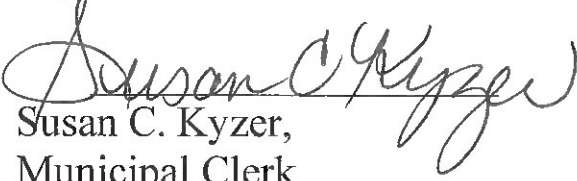
Citizen's Comment Time

No one in attendance had any further comments. The Municipal Clerk, Mrs. Kyzer stated there were no emailed comments.

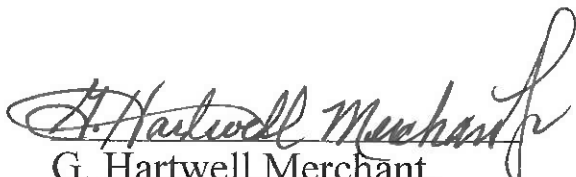
ADJOURN

With no further business to discuss, Commission Member Jowers made a motion to adjourn, which was seconded by Commission Member Kerr. With the committee's unanimous approval, Chairman Merchant adjourned the meeting at 6:59 P.M.

Respectfully submitted,


Susan C. Kyzer,
Municipal Clerk

APPROVED:


G. Hartwell Merchant,
Chairman

Date: Nov. 15, 2022