

Town of Pine Ridge

2757 Fish Hatchery Road
West Columbia, SC 29172
Telephone (803) 755-2500
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OCTOBER 22, 2019 REGULAR SCHEDULED PLANNING COMMISSION MEETING AGENDA

6:30 P.M. - Call to Order

Freedom of Information Act Compliance

Approval of Minutes

1. September 3, 2019 – Rescheduled meeting
2. September 24, 2019 – Meeting cancelled

Old Business

No Old Business

New Business

1. Review & Recommendation to Town Council:
Text Amendment for a new Zoning District designated for property currently zoned PD-Planned Development District
 - (a) Amend Section 300 – Establishment of Districts
 - (b) Amend Section 301 – District Purposes
 - (c) Amend Section 301.1 – PD Planned Development District retired
 - (d) Add Section 511 – LPD Legacy Planned Development District
 - (e) Add Section 512 – LPD Legacy Planned Development District Regulations
2. Review & Recommendation to Town Council:
Map Amendment#20191008 for Courtyard at Rockford Place subdivision from PD to LPD

ADJOURN

TOWN OF PINE RIDGE
Planning Commission Minutes
Rescheduled Meeting
September 3, 2019



PLANNING COMMISSION MEETING – 6:31 P.M.

CALL TO ORDER

Chairman Kerr called the Planning Commission meeting to order at 6:31 P.M. with Commission Members Jowers and Shealy present.

Staff present: Planning Official, Viki Miller

Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act.

Approval of Minutes

1. July 23, 2019 – Regular scheduled meeting
2. July 25, 2019 – Special called meeting
3. August 27, 2019 – Regular scheduled meeting*rescheduled due to non-quorum

Commission Member Shealy made a motion to approve the July 23, July 25 and August 27, 2019, minutes as submitted. Commission Member Jowers seconded the motion, which was unanimously approved.

Old Business

No Old Business

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New Business

1. Plat review – TMS#007996-01-011 portion of Pine Ridge Drive, Parcel 5 & Pt 4

Chairman Kerr stated that based upon the Planning Commission's recommendation to Council at the 7/23/19 meeting, this would now be considered under the proposed revision of Section 1010.2 "Two Lot Minor Subdivision". The proposed new regulations will not come into effect until Council holds a public hearing on the proposed changes and the revision receives two Council approved readings. Until then, the Planning Commission is required to approve these simple lot splits. However, this plat review would still come to the Planning Commission as it contains an easement.

Commission Member Shealy asked the applicant, Mr. Areheart, if a road had already been cut to this property. Mr. Areheart replied there was a small access point that a four-wheeler can access the property but Commission Member Shealy was probably talking about the driveway across from the sandpit, which is owned by Columbia Aggregates. Planning Commission Members and Mr. Areheart continued to discuss the property, layout, distance from road, access easement, width of driveway and the following:

All calculations handwritten are based on Lexington County GIS:

Section 502:R1 District Regulations

Minimum Lot Area = 20,000 square feet

Lot 1: Total 37.16 acres less 1.17 acres = 35.99 acres
complies with minimum lot area

Lot 2: 1.17 acres=50,965.2 square feet
complies with minimum lot area

Minimum side yard = Principal structure 12.5 feet

There is no principal structure on lot 1 or 2

Minimum side yard = Accessory structure 5 feet

Lot 2 property line to accessory structure on Lot 1=@607.2 feet
complies with minimum side yard

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Section 1004: Creation of Lots #3 Dimensions & Street frontage

Minimum street frontage = 50 feet

Lot 1: Total 167.46 feet less 20 feet = 147.46 feet
complies with minimum street frontage

Section 1004.1 Flag Lots & Lots Accessed by Easements

Per Section B, plat must note the following: Land so divided may not be further transferred by sale or gift to any party other than a member of the same immediate family for a period of eighteen (18) months from the date the plat is approved for recording.

Since the requirement of an easement deed was something new in the revision of the regulations, the Town did not have the document available when the plat was submitted. However, as soon as we received the document, Mr. Areheart was contacted, given and explained the document.

Since Mr. Areheart did not have enough time to complete the document, the Commission can approve the plat with the condition that the document be completed and turned in to the Planning Official, who can then approve on the Planning Commission's behalf or the Planning Commission can table the item and revisit at the next meeting after the document has been turned in.

Section 1004.1 #3 Flag Lots & Lots Accessed by Easements

Lot 2: 20 feet complies with Lexington County Access Policy for lot under 2 acres

Commission Members continued to review the plat in accordance with Section 1010.2 Minor Subdivision Submittal Requirement, Items 1-3. Section 1022.1 for Driveway Defined states that Driveway standards for allowable flag lot drives and access easements shall be governed by the Lexington County Planning Commission Access Policy standards.

Commission Member Shealy made a motion to approve the submitted plat on the condition that the Easement deed for Ingress/egress must be submitted to the Planning Official. Commission Member Jowers seconded the motion. Chairman Kerr asked if anyone would like to have any additional discussion. Commission Member Jowers stated that it was pretty straight forward and no additional discussion was needed. Chairman Kerr called for a final vote. All Members in attendance voted unanimously on passing the original motion.

**TOWN OF PINE RIDGE
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ADJOURN

With no further business to discuss, Commission Member Shealy moved to adjourn, which was seconded by Commission Member Jowers. With the committee's unanimous approval, Chairman Kerr adjourned the meeting at 6:39 P.M.

Respectfully submitted,

Viki M. Miller, Planning Official

APPROVED:

Vice-Chairman

Date: October 22, 2019

**TOWN OF PINE RIDGE
Planning Commission Minutes
Regular Scheduled Meeting
September 24, 2019**



The Planning Commission meeting was cancelled due to lack of items on the agenda. The next Planning Commission meeting is scheduled for October 22, 2019.

Respectfully submitted,

Viki M. Miller, Planning Official

APPROVED:

Vice-Chairman

Date: October 22, 2019

New Zoning District designated for property currently zoned PD-Planned Development District

- (a) Amend Section 300 – Establishment of Districts
 - (b) Amend Section 301 – District Purposes
 - (c) Amend Section 301.1 – PD Planned Development District retired
 - (d) Add Section 511 – LPD Legacy Planned Development District
 - (e) Add Section 512 – LPD Legacy Planned Development District Regulations
-

(a) Section 300 (“Establishment of Districts”) is amended to add a new entry to the chart to read:

<u>DISTRICT</u>	<u>USES</u>	<u>MINIMUM LOT</u>
LPD	Legacy Planned Development District	Per initial PDD description

(b) Section 301 (“District Purposes”) is amended to add a new paragraph as its last paragraph, to read:

LPD Legacy Planned Development District: This district is intended to provide a new zoning district designation for properties that were zoned as Planned Development District at the time of the 2019 amendment creating this district. An LPD recognizes certain basic features of the District as approved by the Pine Ridge Town Council at the time of initial zoning as a Planned Development District but also provides certain revisions as to design to facilitate the future build out of the subdivision development.

(c) Section 301.1 (“PD Planned Development District retired”) is amended to add a new last sentence to read:

A zoning district designation of LPD Legacy Planned Development District was added to the Zoning Ordinance in 2019 to provide an alternative district designation for properties zoned PD Planned Development District retired at the time of the adoption of the amendment.

(d) A new Section 511 LPD Legacy Planned Development District entry is added to the charts in Article 5 (“District Regulations”), to read:

<u>PERMITTED USES</u>	<u>PARKING SPACES REQUIRED</u>
a. Single-family residential (excluding mobile homes and manufactured homes)	Two (2) per dwelling unit
b. Employment of workers primarily engaged in household operations (cooks, maids, butlers, nannies, sitters, caretakers, gardeners, etc.)	None additional
c. Accessory uses on same lot with principal use, as follows: (1) private garage with front or side entry for vehicles; (2) private garden in rear of residence; and (3) private swimming pool.	

CONDITIONAL USES

None, except customary home occupation in single-family dwelling with all conditions as in R-1.

SPECIAL EXCEPTIONS

None

(e) A new **Section 512 LPD Legacy Planned Development District** entry is added to the charts in Article 5 ("**District Regulations**"), to read:

LPD Legacy planned development regulations

The following regulations apply to all uses in the LPD districts:

- (a) Those regulations specified in the initial PD zoning and/or plat, including lot sizes, except that
 - (1) the front portion of the house facing the street shall be constructed as at least 25% brick and/or stone or a combination of brick and stone equal to 25%; and
 - (2) when two lots are side by side and the developer determines it to be not practical to put two houses on the two lots due to conditions on site, the owner shall be entitled to combine two adjacent lots to create one lot but can only put one house on the new lot.

- (b) In the absence of specified regulations in the initial PD zoning, and except as above in (a) above, the R-1 district regulations shall apply as appropriate.

Date filed: 10/8/2019 Request No. 20191008

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Planning Official, 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 PD to LPD.

APPLICANT(S)[print]: Viki Miller - Town of Pine Ridge
Address: 2757 Fish Hatchery Road
Telephone: _____ [work] (803) 755-2500 [other]
Interest: Owner(s) _____; Agent of owner(s) _____; Other Planning Official

OWNER(S) [if other than Applicant(s)]: Lot Store LLC
Address: PO Box 1605, Cola, SC 29202
Telephone: _____ [work] _____ [other]

PROPERTY ADDRESS: All lots within subdivision
Lot 1-56 Block _____ Subdivision Courtyards at Rockford
Tax Map No. _____ Plat Book 18229 Page 241
Lot Dimensions: 50x90 (except 6 lots) Acres: +/- 12

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

Date: 10/8/2019 Viki Miller on behalf of the Town of Pine Ridge
Applicant signature(s)

Date: _____ Applicant/Property Owner signature(s)

Date: _____ Applicant/Property Owner signature(s)

Planning Commission Review:	<u>10/22/2019</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.
Existing subdivision approved by Council on 6/11/2002. The Zoning District is PD, which allowed for smaller lot sizes, setbacks and included the unique design standard at that time of all brick homes. In 2010, the SC Supreme Court clarified that all PD's must have a commercial aspect to them. However, since the subdivision had already begun construction the original PD zoning district could be continued as long as no changes occurred. In order to move forward with development in the subdivision, the Pine Ridge Town Council and Lot Store, LLC have agreed to adhere to all the requirements within the new LPD zoning district.
2. Explain in summary, what effect the development will have on:
 - a. The surrounding properties: The existing homes surrounding the undeveloped lots may see an increase in property values as the subdivision is completed. Of course, the economy will be the deciding factor but the vacant lots will be stabilized with homes, grass and neighbors who will care about their investment.
 - b. The public schools: The public school will benefit from the additional tax revenue generated from populating the vacant lots with tax payors. In the event of overcrowded classrooms, the district will have additional funds to create new classroom additions.
 - c. The public utilities: The subdivision has existing infrastructure for electricity/gas, provided by Dominion.
 1. Water: The subdivision has existing infrastructure for water, provided by the City of Cayce.
 2. Sewer: The subdivision has existing infrastructure for sewer, provided by the City of Cayce.
 3. Flooding and Storm Drainage: The subdivision has existing infrastructure for flooding and storm drainage, that had been installed, inspected and approved by South Carolina Department of Health and Environmental Control.
 - d. The roads, highways, and traffic patterns: The subdivision has an existing road, Long Iron Court, that had been installed, inspected and approved by Lexington County.
 - e. The fire and police protection: The Town of Pine Ridge does not have the funding that is required to provide full-time police protection through the Pine Ridge Police Department (PRPD). However, the Town of Pine Ridge has an agreement with the Lexington County Sheriff's Department to provide police protection when the PRPD does not have anyone on duty. The Lexington County Fire Department provides fire services.

f. The refuse collection: The Town of Pine Ridge contracts with a refuse collector that the resident can choose to pay directly for their services.

g. The general environment including, but not limited to, water and air quality: Aesthetically speaking, the environment should improve as it will no longer look like an “eyesore”. A completed subdivision will not taint the water and air quality.

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

The current PD zoning district was “retired” in the recent revision of the Pine Ridge Zoning & Land Development Regulations Ordinance. A Mixed Use (MU) District took its place to incorporate the inclusion of commercial uses. As it stands now, no changes can be made to the current PD – which will restrict the ability to complete the subdivision. The new LPD zoning district will allow the subdivision to be completed.



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

Date Filed: 10/8/2019 Request #: 20191008
TMS# Courtyard at Rockford Place subdivision

The Planning Commission held a regularly scheduled meeting on October 22, 2019 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 goals, standards and objectives of the Comprehensive Plan based on the following findings of fact: _____

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 property affected by the amendment **is** - **is not** suitable for uses under the proposed zoning based on the following findings of fact: _____

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: _____

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 _____ 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: _____

Approved by the Commission by majority vote.

Date issued: _____

Vice-Chairman

Date mailed to parties in interest: _____

Secretary

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.