

## **PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held by TOWN COUNCIL of PINE RIDGE, SOUTH CAROLINA, on NOVEMBER 19, 2019, at 6:30pm at TOWN HALL, 2757 Fish Hatchery Road, West Columbia, SC 29172. The Pine Ridge Planning Commission will formally recommend a Zoning Ordinance Text Amendment to create a new Zoning District designated for property currently zoned PD-Planned Development District, which will be presented to Town Council as Ordinance 2019-34. Written comments may be submitted. Copies of the proposed are available at Town Hall or online at [www.townofpineridgesc.com](http://www.townofpineridgesc.com).

STATE OF SOUTH CAROLINA            )  
   )  
 COUNTY OF LEXINGTON                )        **ORDINANCE 2019-34**  
   )  
 TOWN OF PINE RIDGE                 )

**AN ORDINANCE TO AMEND THE TOWN OF PINE RIDGE ZONING AND LAND DEVELOPMENT ORDINANCE TO ADD AND DESCRIBE A NEW ZONING DISTRICT FOR PROPERTIES CURRENTLY ZONED AS PLANNED DEVELOPMENT DISTRICT.**

**WHEREAS**, the Town Council desires to provide a new zoning district designation for properties that are zoned as Planned Development District at the time of this amendment that will recognize 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 will provide certain design revisions to facilitate the future build out of subdivision development; and

**WHEREAS**, the Pine Ridge Planning Commission by a unanimous vote, recommended at its meeting held October 22, 2019, that Town Council approve the proposed amendments to the Town of Pine Ridge Zoning and Land Development Ordinance; and

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF PINE RIDGE, SOUTH CAROLINA; AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:**

**Section 1.            Purpose**

The purpose of this Ordinance is to amend the Town of Pine Ridge Zoning and Land Development Ordinance to provide for and describe a new zoning district designation for properties that are zoned as Planned Development District at the time of this amendment by amending Sections 300, 301, and 301.1 thereof, and adding a new Section 511 thereto.

**Section 2.            Zoning Ordinance Amendments**

Sections 300, 301, and 301.1 of the Town of Pine Ridge Zoning and Land Development Ordinance, are amended, and a new Section 511 and a new Section 512 are added in Article 5 (“District regulations”), as follows:

(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.

**STATE OF SOUTH CAROLINA**            )  
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**ORDINANCE 2019-34**

(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

