

Town of Pine Ridge
Notice of Public Hearing
On Proposed Zoning Map Amendment

Notice is hereby given that the Pine Ridge Town Council will hold a Public Hearing at 6:30 p.m., on November 19th, 2019, on Ordinance 2019-36, at the Town Hall on the following proposed amendment to the Zoning Map:

Map amendment request No. 20191008, initiated by the Pine Ridge Planning Official, in accordance with the Zoning & Land Development Ordinance, Section 1400(a), to change the zoning district designation for the Courtyards at Rockford Place subdivision, located on Long Iron Court, consisting of +/- 12 acres from Planned Development District (PD) to Legacy Planned Development District.

301 District Purpose

The zoning districts established in this ordinance are for the purposes of guiding development in accordance with existing and future needs and promoting public health, safety, morals, convenience, order, appearance, prosperity, and general welfare, and all of the purposes set forth in S.C. Code § 6-29-710. The following statement of intent shall be used in interpretation and application of the district regulations.

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.

Documents related to the amendment are available for public inspection at Town Hall, 2757 Fish Hatchery Road, West Columbia, SC, during normal business hours. The public is invited to submit any written comments to the Pine Ridge Town Council at 2757 Fish Hatchery Road, West Columbia, SC 29172, which will be presented to Council during the Public Hearing on 11/19/2019 at 6:30pm.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
TOWN OF PINE RIDGE)
)
ORDINANCE 2019-36
AMENDING THE ZONING
ORDINANCE MAP

Less and except: All that certain piece, parcel, lot or tract of land, with improvements thereon, situate, lying and being in the County of Lexington State of South Carolina, being more fully shown and delineated as 3.68 acres, more or less, on a plat prepared for Robert M. Wells, Jr. by Carolina Surveying Services, Inc., recorded in the Office of the Register of Deeds for Lexington County in Book 15204 at Page 156.

Also, less and except: Lot 32-A, containing 0.017 Acre, more or less, on a plat prepared for David L. Lucas, Sr. by Carolina Surveying Services, Inc., dated October 19, 2006 recorded in the Office of the Register of Deeds for Lexington County in Plat Book 12041 at Page 287.

Also, less and except: Parcel A, containing 0.01 Acre (224 Sq./Ft.) as shown on a plat prepared for Joann Moye and Jack Moye by Robert E. Collingwood, Sr., dated December 11, 2009 recorded in the Office of the Register of Deeds for Lexington County in Plat Book 14110 at Page 285.

This being a portion of the property conveyed to Pineridge Development, LLC by deed of David L. Lucas, Sr., Trustee under the Last Will and Testament of Lester C. Lucas, Sr., and Lester C. Lucas Construction Co., Inc. recorded in the Office of the Register of Deeds for Lexington County on December 21, 2004 in Book 9790 at Page 110.

This ordinance shall be effective on the date of final reading.

DULY ADOPTED THIS 10th day of December, 2019 under the corporate seal of the Town of Pine Ridge.

Public hearing: November 19, 2019
First reading: November 19, 2019
Second reading: December 10, 2019

Robert M. Wells, Jr.
Mayor

Attest:

Viki M. Miller
Town Administrator

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: 10/22/2019 Approved/Rejected
Council 1st reading/Public Hearing: 11/19/2019 Approved/Rejected
Council 2nd reading/Public Hearing: 12/10/2019 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.

