

# *Town of Pine Ridge*

2757 Fish Hatchery Road  
West Columbia, SC 29172  
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## **June 11, 2019 TOWN COUNCIL MEETING AGENDA**

### **Town Council Work Session**

6:30 P.M. – 6:45 P.M. Public Hearing: Ordinance 2019-25 Zoning/Land Development

6:45 P.M. – 7:00 P.M. Public Hearing: Ordinance 2019-26 2019/2020 Budget

7:00 P.M. – 7:05 P.M. Review of Administrative Department Report

7:05 P.M. – 7:10 P.M. Review of Police Department Administrative Report

7:10 P.M. – 7:15 P.M. Informational Council Discussion

### **7:15 P.M. - Town Council Meeting**

#### **Call to Order & Invocation**

#### **Freedom of Information Act Compliance**

#### **Approval of Minutes**

1. May 14, 2019 Regular Scheduled Council Meeting

#### **Old Business**

1. Estates at Indigo Bond Estimate to repair infrastructure
2. Indigo Place Bond Estimate to repair infrastructure
3. Courtyards at Rockford Place Bond Estimate to repair infrastructure
4. Town Hall/PD upfit:
  - a) Council/Court Chamber Furniture
5. Ordinance 2019-26 2019/2020 Budget \*2nd Reading
6. RFP19-02 Financial Audit Services-Finance Committee Recommendation & Council vote
7. Lexington County FY19 "C" Fund

#### **New Business**

1. Planning Commission Recommendation: Ordinance 2019-25 Zoning/Land Development
2. Ordinance 2019-25 Zoning/Land Development \*1st Reading
3. Employee Cost of Living Adjustment

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

#### **ADJOURN**

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Council present: Mayor Wells, Mayor Pro-tem Davis, Councilman Dinkins,  
Councilman Simms and Councilwoman Sturkie

Staff present: Town Administrator, Mrs. Miller and Chief Neeley

**6:30 P.M. – 6:37 P.M. Public Hearing: Ordinance 2019-25 Zoning/Land Development**

Mayor Wells read aloud the notice that was published, emailed and posted on the website, bulletin board and Facebook:

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Council of Pine Ridge, South Carolina, on June 11, 2019, at 6:30pm at the Town Hall, 2757 Fish Hatchery Road, West Columbia, SC 29172. The Pine Ridge Planning Commission will formally recommend updates of the Zoning & Land Development Ordinance, which will be presented to Town Council under Ordinance 2019-25 as “Exhibit A”. Written comments may be submitted. Copies of the proposed revision of the Pine Ridge Zoning & Land Development Ordinance can be located online.

Mayor Wells stated that the public will be called up to the podium per the following Ordinance:

§ 1-305 Appearance of citizens.

- (b) At public hearings on zoning matters, proponents shall speak first for a maximum of five minutes per person and thirty minutes for all speakers. No person may speak more than once without permission of the presiding officer. Upon conclusion of proponents’ presentation, opponents may speak under the same conditions. Thereafter, written comments from proponents, then from opponents, received prior to the hearing will be read in full or in summary by the presiding officer. Then, proponents will have two minutes for rebuttal, followed by two minutes for response by opponents.

Mayor Wells called for Proponents, since no one responded, Mayor Wells went down the list of speakers who signed up on the list.

Mr. Greg Googler of Coastal Development Partners of Spartanburg, SC is handing the Dollar General project. He is support of the revised ordinances but stated they have been ready since the end of March and would appreciate anything Council would do to help end the moratorium. The Dollar General that is planned to be submitted is like the one that is currently located in Springdale, SC.

Mrs. Debra Arvay of Clubhouse Drive chose not to speak at this time.

Mr. Rock Lucas of Clubhouse Drive chose not to speak at this time.

Mr. Richard Wood of Scotts Court chose not to speak at this time.

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Mayor Wells called for Opponents:

Mr. Rock Lucas of Clubhouse Drive who attended all but one Planning Commission meeting where they went line by line and spent about two hours reviewing the document. Believes document was written for a County and will fundamentally change the town, devalues property, increases workload on staff and Planning Commission, urged Council to rethink document.

Mayor Wells asked if there was anyone else in attendance that would like to speak or provide a rebuttal. Since no one else in attendance chose to speak, Mayor Wells closed the public hearing for Ordinance 2019-25.

**6:37 P.M. – 6:39 P.M. Public Hearing: Ordinance 2019-26 2019/2020 Budget**

Mayor Wells read aloud the public notice and the title to Ordinance 2019-26. Mayor Wells read aloud the Public Hearing notice that was published and posted as required.

**PUBLIC NOTICE**

Pursuant to Section 6-1-80 of the SC Code of Laws, public notice is hereby given that the Town of Pine Ridge Town Council will hold a Public Hearing on the municipal budget for the 2019-2020 fiscal year:

**Date: June 11, 2019**

**Time: 6:30 p.m.**

Location: Pine Ridge Town Hall  
 2757 Fish Hatchery Road  
 West Columbia, SC 29172

<u>Current Fiscal Year Revenues</u>	<u>Projected Revenue FY 2019-20</u>	<u>Percentage Change in Revenue</u>	<u>Current Fiscal Year Millage</u>
\$917,869	\$823,283	-10.3%	0
<u>Current Fiscal Year Expenses</u>	<u>Projected Expenses FY 2019-20</u>	<u>Percentage Change in Expenses</u>	<u>Estimated Millage for 2019-20</u>
\$912,813	\$822,762	-9.59%	0

Mayor Wells asked for anyone in support to speak: none did. Mayor Wells asked for anyone in opposition to speak: none did.

Since no one in attendance chose to speak, Mayor Wells closed the public hearing for Ordinance 2019-26.

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**6:39 P.M. – 6:41 P.M. Review of Administrative Department Report**

Written Administrative Department reports were included in the Council packets. Mayor Wells asked Mrs. Miller about the letter that was received from District 89, House of Representative Micah Caskey. Mrs. Miller replied that the letter was in response to her contacting the Town's House and Senate Representatives regarding a proposed Business License bill that would hurt the town. In addition, Mrs. Miller had written letters of support for Lexington County and Central Midlands Council of Governments for grants they were submitting.

**6:41 P.M. – 6:45 P.M. Review of Police Department Administrative Report**

Chief Neeley updated Council on the monthly statistics:

42 calls for service	4 arrests (3 drug related)	2 Business License citations
25 reports written	19 community contacts	
57 uniform traffic tickets	50 property checks	
0 warning tickets	17 assists to other law enforcement agencies	

Chief Neeley stated that currently he is accepting applications for the part-time Business License Inspector/Code Enforcement Officer position and a full-time Police Officer. Councilwoman Sturkie asked if the full-time Police Officer would be for the evenings. Chief Neeley replied that the position would be on rotation with our current full-time Police Officers.

**6:45 P.M. - 6:47 P.M. Informational Council Discussion**

- Springdale Summerfest – Mayor Wells invited those in attendance to the Springdale Summerfest that will be held in the Town of Springdale on Saturday, June 29<sup>th</sup> at 6pm.
- SC House of Representative Mac Toole update – Councilman Simms stated that he had spoke to his wife who said he was at home and progressing well with therapy. Representative Toole wanted to thank everyone for their well wishes.

With nothing more to discuss, Mayor Wells closed the work session.

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TOWN COUNCIL MEETING – 6:47 P.M.

**CALL TO ORDER**

Mayor Wells called the Town Council meeting to order at 6:47 P.M. with Mayor Pro-tem Davis, Councilman Dinkins, Councilman Simms and Councilwoman Sturkie present.

Staff present: Town Administrator, Mrs. Miller and Chief Neeley

**INVOCATION**

Councilman Dinkins led those assembled in prayer.

**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. May 14, 2019 Regular Scheduled Meeting

Councilman Dinkins made a motion to approve the minutes of May 14, 2019, as submitted. Councilman Simms seconded the motion, which was unanimously approved.

**OLD BUSINESS**

1. Estates at Indigo Bond Estimate to repair infrastructure

Mayor Wells stated that Lexington County has received the bids and will award the contract soon.

2. Indigo Place Bond Estimate to repair infrastructure

Mayor Wells stated that the County has stated that nothing can be done until the Oakhill Road project is completed.

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3. Courtyards at Rockford Place Bond Estimate to repair infrastructure

Mayor Wells stated that this item is currently in litigation.

4. Town Hall/PD Upfit

A) Council/Court Chamber Platform

Mayor Wells stated that as soon as time allows, this item will receive more research.

5. Ordinance 2019-26 2019/2020 Budget \*2<sup>nd</sup> reading

Mayor Wells read aloud the title to Ordinance 2019-26 and asked if Mayor Pro-tem Davis had anything to add on behalf of the Finance Committee. Since Mayor Pro-tem Davis had nothing to add.

Councilman Simms made a motion to approve Ordinance 2019-26 for second reading. Councilman Dinkins seconded the motion, which was unanimously approved.

6. RFP19-02 Financial Audit Services-Finance Committee Recommendation & Council vote

Mayor Pro-tem, Finance Committee Chairman stated that the Town's audit firm, Brodie, Summers & Wilkes, will no longer be doing municipal audits. The Town received two proposals from McKinley, Cooper & Co., LLC – Greenville, SC and McGregor & Company, LLP.

As Finance Committee Chairman, Mayor Pro-tem Davis made a motion to approve McGregor & Company, LLP, for a term of up to four years for \$6,300.00 and \$700 for calendar year-end reports. Councilwoman Sturkie seconded the motion, which was unanimously approved.

7. Lexington County FY19 "C" Fund

Mayor Wells stated that in April of last year the Town submitted "C" Fund request to Lexington County to install sidewalks to news sports complex at 900 Pine Ridge Drive. Traffic count and an estimate included for concrete for the sidewalks, crosswalk & paving markings for a total of \$56,400.00. It was noted that the request did not include grading, dirt fill, curb, gutter or easement acquirement. In April of this year, the Lexington County Transportation Committee (CTC) approved \$25k. Mayor Wells stated that he asked County Councilman Todd Cullum for help on this as the town needs to know the total cost of the project before the Town approves.

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**NEW BUSINESS**

1. Planning Commission Recommendation: Ordinance 2019-25 Zoning/Land Development

Councilwoman Sturkie asked to open this item up for discussion. Mayor Wells agreed but asked to read the Planning Commission's recommendation to Council first, which was as follows:

MEMORANDUM TO:	Mayor and Town Council
FROM:	Planning Commission
DATE:	May 28, 2019
SUBJECT:	Review & Recommendation to Town Council of the Zoning & Land Development Ordinance

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The Planning Commission received the draft Zoning and Land Development Ordinance prepared by Pine Ridge and Central Midlands Council of Government staff at the regularly scheduled meeting on March 26, 2019.

The Planning Commission continued to review the draft Zoning and Land Development Ordinance on:

April 23, 2019 – Regular Scheduled Meeting  
April 30, 2019 – Special Called Meeting  
May 7, 2019 - Special Called Meeting  
May 28, 2019 - Regular Scheduled Meeting

During these review meetings, the Planning Commission received and considered comments and suggestions from the public that attended these meetings.

The Planning Commission made revisions and amendments to the draft Zoning and Land Development Ordinance, which have been incorporated into the draft that will be presented to Town Council on June 11, 2019.

On May 28, 2019, having concluded a complete review of the draft Zoning and Land Development Ordinance, the Planning Commission voted unanimously to send the draft Zoning and Land Development Ordinance as amended, to Council as their recommendation for approval.

Signed Kendrick Kerr, Chairman of the Pine Ridge Planning Commission

Mayor Wells stated the item is open for discussion.

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Councilwoman Sturkie stated the following:

- The title alone is very deceptive. Citizens that look at this are not going to think that there is anything in it that has to do with anything except subdivisions and building.
- Article 4 – General Regulations on page 27, restricts the size of a privacy fence that you can have in your yard.
- It has structures, what kind of trees can be planted in different areas
- It talks about yard sales, that you can't have more than three-yard sales a year. Do we have an influx of complaints about yard sales on a regular basis?

Mayor Wells stated that Council has had complaints and has approved an ordinance on yard sales three or four years ago.

Councilman Simms stated that the ordinance on yard sales was pre-existing.

Councilwoman Sturkie stated she would be interested in seeing the complaints on yard sales and stated the following:

- Child-care states that it can only be done from sun up to sun down. What if you are babysitting for someone who works third shift? According to this ordinance that would not be allowed.
- She has read through it and that we probably need to change the Town's name to the Soviet Republic of Pine Ridge.
- We have people here that have owned land forever and now we are telling them they can only build a wall a certain size or we only want them to plant trees that get to a certain height because...she's not sure why on that.
- Does not understand all the restrictions that are being imposed now.
- Another thing that bothers her is the driveways, the road standards. She has driven through town and looked around at the Jones property, Areheart, Valdario, Spires, Baltzegar, Lucas, Wells, Sloan, Williams, Dinkins and Price. Has the Town received complaints on how their driveways are paved or graveled? Doesn't understand what the problem is with the graveled driveway. Why do things have to be to County road standards? Doesn't understand why the town is making it so hard on people who have been in Pine Ridge for their entire life. And then stay in Pine Ridge and pass this on to their families or sell it to their families.
- Doesn't understand what the Town is trying to do. Trying to run people out of town that have lived here forever?
- Another thing with all the zoning, is the Town going to hire someone to help Mrs. Miller because she already said she is swamped? The people in the town she has talked to would much rather have a full-time police department than to have someone hired to work on this stuff all the time.
- She has gone out and talked to some people. What is the end game? What are we trying to prevent? What are we trying to bring in? What are we trying to accomplish?

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Councilman Simms asked Mrs. Miller if she thought this ordinance will be a help or hinderance?

Mrs. Miller stated that it was a little bit of both and that the restrictions on privacy fences, structures, landscaping and yard sales was already in the ordinance and nothing has changed on those. The changes to Childcare for in-home care has made it easier, where the current one requires an approval through the Board of Zoning Appeals with additional requirements such as a minimum yard measurement. The proposed ordinance has simplified the process with approval by the Zoning Administrator for four requirements per SC Department of Social Services. The driveway issue came up during the Planning Commission's review, which originally stated that they had to be to County Standards. After further review, the Planning Commission changed it to standards within the Lexington County Planning Commission Access Policy.

Mayor Wells asked Councilwoman Sturkie if she had come to a meeting and discussed her concerns with the Planning Commission. Councilwoman Sturkie replied that she had a job that she had to go to and works till about 8 or 8:30pm. She did not realize that all these other regulations were going to be discussed. She doesn't understand and people may think she is being petty and that is fine as they have their own opinion. She doesn't want the people that live here, that have lived here forever to leave because of restrictions and sell to someone who doesn't care about Pine Ridge at all and just come in and not make to what we want it to be. Has anybody met with these builders? What can we do to help you come to a comprise to keep Pine Ridge what we want Pine Ridge to be?

Mayor Pro-tem Davis stated that we have two separate issues and the list Councilwoman Sturkie gave earlier are not items that have been added, they were already a part of the ordinance with the exception of the change in childcare. Sounds like the Planning Commission took a position to make it easier to do business.

Councilwoman Sturkie stated that there is another thing that she has questions on. Are we trying to restrict growth? Are we not wanting to bring growth to the Town and deter people from doing that? Mr. Lucas mentioned bringing down property values. We've got a lot of people that has land that goes back behind their road front property that they can't do anything with it anymore, the land is there and has plenty of trees. What if they wanted to sell it to send their kid to college? Or put their Mom in a nursing home? Or go to the Bahamas for a month?

Mr. John Newman, who was hired by Central Midlands to assist the Planning Commission and town staff, stated that the proposed ordinance allows those things that she is talking about where the current ordinance does not allow flag lots. There is a difference between a driveway and a road. Everything that Councilwoman Sturkie was talking about is considered a driveway based on the Lexington County Planning Commission Access Policy which has standards for flag lots and access easements.

Councilwoman Sturkie asked if she could sell land behind her house with a fifty-foot right-of-way and keep it dirt. Mr. Newman replied that if it complied with any of the several different configurations within the Lexington County Planning Commission Access Policy and as long as the driveway does not provide access to more than two lots. The County does not allow that.

Councilman Dinkins stated that if the driveway provides access to more than two lots, it then becomes a road.

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Mr. Newman stated that the regulations are meant to recognize the fact that Lexington County does the Engineering, Maintenance and Stormwater for the Town. This is what the County does and this is what the Town does.

Councilwoman Sturkie asked if the County does those things then why does it say the Town is responsible for those things too? Mr. Newman replied that it does not say that the Town is responsible for the things that the County does.

Mr. Newman added that the family daycare is regulated by the SC Department of Social Services (DSS), which allows childcare in the home. Regular daycare is regulated by DSS but in a different rule. The hours for both family and regular day care are DSS regulations.

Councilman Dinkins read aloud Article 7, Landscape Requirements: This Article does not apply to single-family housing units on individual lots. Based off that, nobody would come into his yard and tell him that he would have to plant a certain type of tree. Councilwoman Sturkie asked if this was only for subdivisions. Councilman Dinkins stated that it is for new subdivisions. Mr. Newman added that it would also be for group, commercial and industrial developments. Mr. Newman asked Mrs. Miller if anything had been changed in the Landscape Requirements. Mrs. Miller stated that a statement was added to Table 3 – Buffer yard Requirements for clarity when more than one Buffer yard type is present. The Planning Commission added the following statement on page 110: When table 3 list two buffer types under existing adjacent land uses, the required ~~bugger~~ buffer type shall be determined by intensity of impact on the adjacent land use. If the adjacent land is zoned for allowing a different use, but is currently undeveloped, the least restrictive buffer shall apply.

At the July 9, 2019 Town Council Meeting:

Councilman Dinkins made a motion to amend the June 11, 2019 minutes to reflect the correction of the word “bugger” to “buffer” under New Business Item#1. Councilman Simms seconded the motion, which was unanimously approved.

Councilman Dinkins asked Mr. Googler if the proposed ordinance would impede on how the Dollar General would normally develop their property. Mr. Googler stated that they have not received a Town review yet but believes their project will be in compliance with the proposed ordinance.

Mayor Wells stated that a motion is required to accept or reject the Pine Ridge Planning Commission recommendation to Council to approve the Pine Ridge Zoning & Land Development Ordinance as amended.

Councilman Dinkins made a motion to approve the Planning Commission’s recommendation to Council. Mayor Pro-tem Davis, seconded the motion. Mayor Wells asked for a roll call vote. Davis – Yes. Sturkie – No. Simms – Yes. Dinkins – Yes. Wells – Yes.

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2. Ordinance 2019-25 Zoning/Land Development \*1<sup>st</sup> Reading

Mayor Wells read aloud the title to Ordinance 2019-25 twice.

Councilman Dinkins made a motion to approve the first reading of Ordinance 2019-25, as submitted. Councilman Simms seconded the motion.

Councilwoman Sturkie asked if this was to approve Ordinance 2019-25 and remove the moratorium. Mayor Wells replied yes; this is for first reading. Mayor Wells asked Mrs. Miller what the date would be to lift the moratorium. Mrs. Miller stated that it will be lift after second reading which is July 9<sup>th</sup>.

Mayor Wells called for a vote. All members of Council voted to approve the first reading of Ordinance 2019-25, with exception to Councilwoman Sturkie who voted against it.

3. Employee Cost of Living Adjustment

Mayor Wells stated this item has been put on hold until next months meeting.

**Citizen's Comment Time**

Mr. Mike McMillan of Pleasant Valley Drive stated that he was going to echo what Mr. Lucas said during the Public Hearing. There is a lot of good stuff in the ordinance and that he has read it but probably not as much as in detail as Mr. Lucas has. There is a lot of stuff in there to digest before we go through it and hopes Council has had time to digest it too. He looked through it and there are some things that will affect him but he doesn't look at things that will just affect him as he still wears his Town Council hat. He urged Council to go through this slowly. His understanding is that everything has stopped as far as permitting. Nothing wrong with backing up and saying let's go back to the old way until we get this thing hammered out and looked into. Once this is said and done, it will probably be a tough road from what he sees in it. He is not against it, just not fully on board with it. He is all for improvement and quality developments.

**ADJOURN**

With no further business to discuss, Councilman Simms moved to adjourn, with a second by Councilman Dinkins. With the Council's unanimous approval, Mayor Wells adjourned the meeting at 7:21 P.M.

Respectfully submitted,

APPROVED:

Viki M. Miller, Town Administrator

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Robert M. Wells, Jr., Mayor

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