

Town of Pine Ridge

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Special Council Meeting April 25, 2019 AGENDA

6:30 P.M. - Town Council Meeting

Call to Order & *Invocation*

Freedom of Information Act Compliance

Old Business

1. Ordinance 2019-24 Zoning & Land Development Moratorium for a 90-day period on approvals relating to the pending revision of the Zoning and Land Development Ordinance – 2nd reading

Citizen's Comment Time

ADJOURN

APPROVED 5/14/2019

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TOWN COUNCIL MEETING – 6:30 P.M.

CALL TO ORDER

Mayor Wells called the Town Council meeting to order at 6:30 P.M. with Mayor Pro-tem Davis, Councilman Dinkins, Councilman Simms and Councilwoman Sturkie present.

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

INVOCATION

Mayor Pro-tem Davis 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.

NEW BUSINESS

1. Ordinance 2019-24 Zoning/Land Development Moratorium for a 90-day period on approvals relating to the pending revision of the Zoning and Land Development Ordinance – 1st reading

Mayor Wells stated the Special Meeting was announced during the April 9th regular Town Council meeting. In addition, the Agenda and notice was emailed to residents and posted on the Town's website and Facebook.

Mayor Wells read aloud the title of Ordinance 2019-24, which states: An Ordinance to impose within the territorial limits of the Town of Pine Ridge, South Carolina, a temporary moratorium for ninety days (unless sooner terminated) on the issuance of zoning permits and other approvals, including but not limited to any approval from the Town Council, Planning Commission and Zoning Board of Appeals from processing, hearing, rehearing, approving or signing new zoning permits or preliminary or final site plan, preliminary or final subdivision, special exception, variance or other land use application or permit which relates directly or indirectly to the Town of Pine Ridge Zoning and Land Development Ordinance.

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Mayor Wells asked Mrs. Miller, who also serves as the Zoning Administrator to come to the podium to address Council.

Mrs. Miller stated the following:

Since I have previously presented Council my reasoning on submitting the moratorium on April 9th and April 16th, I have asked our Attorney Danny Crowe, to attend tonight's meeting to talk to Council an answer any questions you may have on the moratorium.

Mr. Danny Crowe stated the following:

I suggested the moratorium to Viki several months ago when I learned the town was going to undertake a comprehensive revision of the Zoning and Land Development Ordinance, through the organization of local governments. I have reviewed the moratorium ordinance when it was drafted, before it was submitted to Council. A moratorium is a well-recognized, lawful, valid and practical mechanism whenever zoning changes are contemplated. It serves as an official timeout in zoning proceedings while changes to the law are being made. It provides an orderly way to address changes and avoids situations like an Oklahoma land rush, where there is a race for applications and hearings before the final zoning changes can be made. Moratorium is well recognized, it's widely used in South Carolina and its recognized as a practical and fair way to deal with changes, particularly wide spread and comprehensive changes in the zoning law. I am here to answer any questions Council may have on the moratorium in general and here in the town.

No members of Council had any questions for Mr. Danny Crowe.

Mayor Wells stated that this is the second reading of Ordinance 2019-24.

Councilman Simms made a motion to approve Ordinance 2019-24, as submitted.

Councilman Dinkins seconded the motion.

Mayor Wells called for a roll call vote.

All voted in favor of the second reading of Ordinance 2019-24, with exception of Councilwoman Sturkie who voted against it.

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Citizen's Comment Time

Mr. Rock Lucas of 222 Clubhouse Road stated the following:

Thank you for your time and service to the community. Not sure what kind of service this is for the town. I didn't know there was a rush to get into Pine Ridge. I didn't know we had a wish to pull permits. I could go through the rolls, monthly, quarterly, yearly and doubt very seriously that Pine Ridge has that many permits being pulled a month. I understand the purposed of what is trying to be done, updating the manual and coordinating with Lexington County. As we found from the Planning Commission meeting the other night, we are far from being in coordination with Lexington County. There's a lot of work that has to be done to this document. I strongly urged the Planning Commission the other night. I think its fifty-six on outside the door. We've done pretty good for over sixty years, without any of this. We've worked under the same documents for thirty years. I understand they need to be updated. It was I who came to the Town Administrator and said we need to get in line with Lexington County. This is too much work on the Town Administrator, its too much work on Council, its too much work on the Planning Commission to some simple business, normal everyday business. A moratorium for a rush, I don't think there are that many people lined up knocking the door down trying to get in here in the amount of time it takes to finish this and do it properly. I can't imagine doing this without stakeholders' meetings. This town is not Corley Mill Road, its not downtown Lexington, it's not River Bluff school districts. I love these schools and went to these schools; my kids went to these schools but they are not knocking the door down to get out here. I don't understand. The Chairman of the Planning Commission said the other night that they are in a hurry as Council had to have this. They've got to get this through. I urged him, pump the brakes as Chairman of the Planning Commission, you have the full authority to inform Council that you do not have time to do your job diligently. Do your homework. Pump the brakes. Have a stakeholders meeting. Invite the Hoefers, invite land owners around the town, invite single family land owners who are looking to build a home. Invite other people and ask them, do some mock walk throughs and say, hey, what are some unintended consequences, unforeseen circumstances. We are combing three documents, COGS off the shelf, like your buying QuickBooks, your combining the Lexington County Manual and the wishes of Pine Ridge. You are creating a hybrid document. It's not like we are grabbing (inaudible) document. So, if you are going to do it, do it right. Take your time. Stop, do it right. Have meetings, have input from outside parties. Don't be in a rush to do this, even if you are going to put the blanker, as far as I know, I am the only one looking to do a development. I've been in town my whole life. My son has land in this town and wants to build his own personal residence. Him and his Fiancé, are the ideal demographics we are looking for in this town. The ideal people that we want to continue to build and grow the town. He cannot build his own home today. He bought his land. We just got his building plans this week. He already has his financing lined up and call the town today and says what steps do I need to take?

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What do I need to do? Because I have not built a house in town in fifteen to twenty years, so call them and ask them what you do because I don't know the exact steps. I know you have to get a permit from the town, there's going to be some documentation you got to fill out and then he needs to go to the County. He just got caught up in this moratorium. No private drive, no easements. Two hundred feet of state road frontage on land that he already owns and he can't build a house. What is wrong with our town? What's wrong with this documents that we can't build a house? If you want to come after me as a developer or you want to come after some big bad development that might buy that fifty-three acres, which they can't close on that fifty-three acres in ninety days. They can't do due diligence, do all their homework, coordinate with Cayce in sewer, water and all this, close on the property and go do engineering to pull a permit. It's physically impossible to do that. I don't see what the rush is, everybody going to run down here and storm the town hall to pull permits but yet we are going to punish people who been in this town for twenty-five years and say no, you can't build a house. It's a shame. It's a crying shame. And I'm embarrassed for the town. If you want to come after me, that is fine, but you don't go after someone building a single-family home in the town. You got other people that is getting swept up in this. Planning Commission realized what's in the document. You got somebody that has nothing to do with this town. I can tell you some history about the person you hired. I hope you did your background but apparently you didn't. Their putting stuff in there, that this document, that hopefully the Planning Commission is going to correct. I am just telling you what you are doing wrong. I don't see how you look yourself in the mirror at night. You take parts of it, if you think this is the rush, but don't take innocent people and sweep them up in your net. I can't even believe y'all won't have discussions over what you are doing. I can't believe it. The town has done pretty good. I mean, we want people to build homes in the town. Especially on two-acre tracts, I don't get it. I don't see it. I don't understand it. I don't understand how somebody hasn't asked the question why can't we let somebody build a house on their own land. I understand we are going to try and fix this. I about died the other night, when they were giving examples of why you can't have flag lots. The Mayor's home under this document, where his home was behind his house, in the compound he lives in. Everybody on social media brags on his compound, on his house is a first-class place. You can't build that in this document. You can't build (inaudible). You can't build where Tim Jones lives in this document. You'll spend more money on a driveway than you will on your land and home combined. And I spend twelve years as the Lexington County Planning Commission Chairman. We spend a ton of time on private drives, private road maintenance agreements, sub-dividing property and all that. His argument was there's all these people, saying who's going to take care of this driveway if the land is subdivided. People can get access to their property. How many times that happen in Pine Ridge? Go to Valdario's property, go to all the property across the street from the Mayor's house. All those could not be done today under this manual. They are beautiful places, but yet we are going to let somebody from the outside come in this town and say you can't do this, you have to build a county maintained

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driveway. You can't have an easement to your house, because he said he had a lady call him and said she broke the axle on her car because she couldn't get to her house. I don't work in the town, but I can almost promise you that this phone is not ringing off the hook for private drives that someone can't pass down their driveway, because somebody didn't scrape it. This is Pine Ridge. What do we have, twelve hundred, fifteen hundred, two thousand, people in town? It's not Lexington, we are trying to do stuff that Lexington County don't even do for the entire County and we are talking about one square mile, one-mile radius for the town. I'm going to get off my soapbox but I can't believe that we are throwing a blanket. I can't believe that somebody in this town can't say, hey, let's sit down with some people around the town and let's have a vision for the town and let's talk to people that has been in this town forever. Let's see if we can't come up with a win-win situation. Let's see if we can come up with a hybrid everybody can live with instead of no, no, no and no. With no input from anybody except from somebody who's been all over the southeast and state, who has nothing to do with this town. We haven't asked anybody in this town what do you think? What can we do? How can we do it? Somebody should stand up and say what's wrong with somebody building a house. Why should that be in this moratorium? Nobody even thought about that? I don't understand the problem and nobody can give me an answer to it. I don't get it. I told my son; I was going to say this and he said don't do it. What are they going to do? Get mad at us? (Inaudible) listening to new today, we might as well go to Circle K and tell them quit serving hot dogs and red meat because that's what we are getting too. I'm off my soapbox. Thank you for your service but I hope and I pray that you get back to your roots, get back to who you are and start thinking like the citizens of Pine Ridge.

Mayor Wells asked if anyone else wished to speak.

Mr. Ray Areheart of 1261 Pine Ridge Drive stated he had a question.

Mayor Wells stated this was citizens comment time.

Mr. Mike Areheart of 1201 Pine Ridge Drive asked to define citizen.

Mayor Wells stated a citizen or resident could speak during comment time. It's not a question an answer. It's always been that way, even before I got here. If you ask me a question, you will get my opinion. This is a Council. To answer your questions, we are not prepared to answer five different ways in this meeting. That's the reason it's always been set-up as a comment time. If you want to make a comment, Viki makes notes of every comment that is made. If it is something that gets her ear, she follows up but as far as answering here, you are only going to get my opinion.

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Mr. Ray Areheart of 1261 Pine Ridge Drive asked if you have to be a resident to make a comment.

Mayor Wells stated that rather than fill the room up with developers from all over South Carolina, we ask that you be a resident on whatever issue it might be.

Mr. Ray Areheart of 1261 Pine Ridge Drive stated he owned a strip of land in town.

Mayor Wells stated, Yes, as a landowner in Pine Ridge you have an interest in it. Just like Mike doesn't live in town but he represents a company that is in town. This has been set-up this what since I have been on Council for twelve years. This time is reserved for your comments even if you want to bless us out, have at it.

Mr. Ray Areheart of 1261 Pine Ridge Drive stated the following:

I have lived in that house since 1974. I've owned land in that area for fifty-five years. I own a small strip of land in town. I bought some of the land from my aunts, I inherited some and all together own about fifty-five acres. My intention was not to sell any of the land but rather give it to my grandchildren to build house on. My Grandson, Taylor, has broken off a strip of land that he'd like to build on but he would have to put this road in, that I think it came from the County about putting in this road. The road is required to be paved.

Mayor Wells stated he thought it the document said up to County standards.

Mr. Ray Areheart of 1261 Pine Ridge continued to state the following:

If that is going to be required, then I don't think my Grandson can afford to put that road in and build a house. He couldn't do that. It would be very difficult for him. I am speaking pertaining to that road. We have a road in there already which would be upgraded but the upgrade won't cost nothing like the County is requiring. I'd like for y'all to consider that, I have seven Grandchildren and two Great-Grandchildren. I would like nothing better than to be able to give each of them some land to build a house on. That is my desire and what I'd like to do and I appreciate y'all taking that into consideration.

Mr. Taylor Areheart of 1201 Pine Ridge Drive stated the following:

I've been working on that property back there for six months now. I've been back there with a chain saw, by myself, cutting it up and I'd like to go ahead and get started building. That's just where I am right now. I'm to the point where I can start clearing or putting a foundation in but I can't do that if this thing is put in place. That's just kind of where I am at.

Mayor Wells asked if anyone else wished to speak.

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Councilwoman Beth Sturkie of 110 JC Lane stated the following:

I just think that this is unnecessary. I think this is going to put a burden on the residents of the town. I think that there's people in this room that have owned land In Pine Ridge before Pine Ridge was Pine Ridge. With this thing going on here, with easements and the County standards, it's just going to put more burden on the people in the town that there needs to be. I think it is unnecessary and I think that we need to, maybe, revisit this soon and discuss it and make some decisions that are going to benefit people of the town and think about them.

Mayor Wells asked if anyone else wished to speak, no one in attendance answered.

ADJOURN

With no further business to discuss, Mayor Pro-tem Davis moved to adjourn, with a second by Councilman Simms. With the Council's unanimous approval, Mayor Wells adjourned the meeting at 6:49 P.M.

Respectfully submitted,

APPROVED:

Viki M. Miller, Town Administrator

Robert M. Wells, Jr., Mayor

Date: _____

APPROVED 5/14/2019