

Town of Pine Ridge
Comprehensive Plan
2014



Prepared by the Town of Pine Ridge Planning Commission with the Assistance of
Central Midlands Council of Governments

Revision/Update:

Resolution 2010-10

Ordinance 2010-11

Ordinance 2012-04

Resolution 2014-17

Ordinance 2014-18

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
TOWN OF PINE RIDGE)

RESOLUTION 2010-10

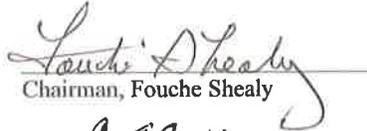
**RESOLUTION OF TOWN OF PINE RIDGE PLANNING COMMISSION
RECOMMENDATION OF ADOPTION OF THE COMPREHENSIVE PLAN**

WHEREAS, Pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the Town of Pine Ridge Planning Commission has revised the Comprehensive Plan for the Town of Pine Ridge which contain all elements required by the Act; and

WHEREAS, the Planning Commission, pursuant to S.C. Code Sections 6-29-520(B), desires to recommend to the Pine Ridge Town Council the adoption by ordinance the plan.

NOW, THEREFORE BE IT RESOLVED by the Town of Pine Ridge Planning Commission that the Comprehensive Plan, 2010, including the text and maps, are recommended to the Pine Ridge Town Council for adoption by ordinance, after public hearing, in accordance with S.C. Code Section 6-29-530

Adopted by a majority vote of the entire membership of the Planning Commission this 28th day of September, 2010


Chairman, Fouche Shealy

9-28-10

ATTEST: 
Town Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
TOWN OF PINE RIDGE)

ORDINANCE 2010-11

ADOPTING THE 2011
COMPREHENSIVE PLAN

ORDINANCE ADOPTING A COMPREHENSIVE PLAN FOR THE TOWN OF PINE RIDGE, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994.

BE IT ORDAINED BY MAYOR AND COUNCIL OF THE TOWN OF PINE RIDGE, SOUTH CAROLINA:

Section 1. Authority and Adoption: The following Comprehensive Plan, including the accompanying maps, are adopted, upon the recommendation of the town of Pine Ridge Planning Commission, after public hearing pursuant to the authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code Sections 6-29-310, et seq. (1994 Supp.) and incorporated by reference in the Code of Ordinances of the Town of Pine Ridge.

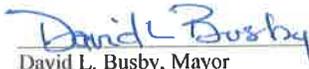
Section 2. Purposes: The purposes of the Comprehensive Plan are to guide the Town of Pine Ridge in each of the elements of the plan for development in accordance with existing and future needs, and promoting the public health, safety, morals, convenience, order, appearances, prosperity, and general welfare of the community and for all those purpose set forth in the S.C. Code 6-29-31, et seq.

Section 3. Title: This ordinance may be cited as "Town of Pine Ridge Comprehensive Plan, 2011".

Section 4. Jurisdiction: The provisions of this ordinance shall apply to all land and improvements within the corporate limits of the Town of Pine Ridge, South Carolina.

Section 5. Effective Date: The provision of this ordinance shall be effective on January 11, 2011, and any comprehensive plans and amendments adopted prior to that date are hereby repealed as of the effective date hereof.

Planning Recommendation: September 28, 2010
Public Notice Published: October 7, 2010
Public Hearing: November 16, 2010
First Reading: December 14, 2010
Second Reading: January 11, 2011



David L. Busby, Mayor

Attest: 

Viki M. Moak, Town Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
TOWN OF PINE RIDGE)

ORDINANCE 2012-04
AMENDING THE 2011
COMPREHENSIVE PLAN

ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE TOWN OF PINE RIDGE, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994.

BE IT ORDAINED BY MAYOR AND COUNCIL OF THE TOWN OF PINE RIDGE, SOUTH CAROLINA:

WHEREAS, the Property & Recreation Committee met with a representative from Central Midlands Council of Governments in a public meeting on February 6, 2012 to discuss a Pedestrian Plan.

WHEREAS, the Property & Recreation Committee submitted a recommendation to Town Council during the February 14, 2012, Council meeting.

WHEREAS, the recommendation by the Property & Recreation Committee is to amend the Comprehensive Plan to include Central Midlands Council of Government proposed Pedestrian Plan.

NOW Therefore, be it ordained by the Town Council of Pine Ridge, South Carolina, at its regular meeting duly assembled and by the authority thereof, the Comprehensive Plan is amended as follows:

Make the following addition to Chapter 9 – Transportation/Bike/Ped

The Town of Pine Ridge has adopted a recommended Pedestrian Plan proposed by Central Midlands Council of Governments. (Ordinance 2012-04) Map included on next page.

All other sections of the Comprehensive Plan Ordinance of the Town of Pine Ridge, South Carolina, shall remain as previously adopted.

ADOPTED by Town Council, this 10th Day of April, 2012 to take effect immediately.

Public Hearing: March 13, 2012
First Reading: March 13, 2012
Second Reading: April 10, 2012


David L. Busby, Mayor

Attest: 
Viki M. Moak, Town Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON) RESOLUTION 2014-17
)
TOWN OF PINE RIDGE)

**RESOLUTION OF TOWN OF PINE RIDGE PLANNING COMMISSION
RECOMMENDATION OF ADOPTION OF THE COMPREHENSIVE PLAN**

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WHEREAS, the Planning Commission, pursuant to S.C. Code Sections 6-29-520(B), desires to recommend to the Pine Ridge Town Council the adoption by ordinance the plan.

NOW, THEREFORE BE IT RESOLVED by the Town of Pine Ridge Planning Commission that the Comprehensive Plan, 2014, including the text and maps, are recommended to the Pine Ridge Town Council for adoption by ordinance, after public hearing, in accordance with S.C. Code Section 6-29-530

Adopted by a majority vote of the entire membership of the Planning Commission this 28th day of October, 2014.



Vice-Chairman, Sam Jowers
10-28-2014

ATTEST: 
Town Administrator

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
TOWN OF PINE RIDGE)

ORDINANCE 2014-18

ADOPTING THE 2014
COMPREHENSIVE PLAN

ORDINANCE ADOPTING A COMPREHENSIVE PLAN FOR THE TOWN OF PINE RIDGE, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994.

BE IT ORDAINED BY MAYOR AND COUNCIL OF THE TOWN OF PINE RIDGE, SOUTH CAROLINA:

Section 1. Authority and Adoption: The following Comprehensive Plan, including the accompanying maps, are adopted, upon the recommendation of the town of Pine Ridge Planning Commission, after public hearing pursuant to the authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code Sections 6-29-310, et seq. (1994 Supp.) and incorporated by reference in the Code of Ordinances of the Town of Pine Ridge.

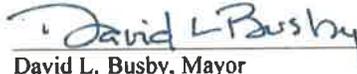
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Section 3. Title: This ordinance may be cited as "Town of Pine Ridge Comprehensive Plan, 2014".

Section 4. Jurisdiction: The provisions of this ordinance shall apply to all land and improvements within the corporate limits of the Town of Pine Ridge, South Carolina.

Section 5. Effective Date: The provision of this ordinance shall be effective on January 13, 2015, and any comprehensive plans and amendments adopted prior to that date are hereby repealed as of the effective date hereof.

Planning Recommendation: October 28, 2014
Public Notice Published: November 20, 2014
Public Hearing: December 9, 2014
First Reading: December 9, 2014
Second Reading: January 13, 2015


David L. Busby, Mayor

Attest:

Viki M. Miller, Town Administrator

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INTRODUCTION

In the summer of 1974, the Pine Ridge Planning Commission adopted a General Development Plan for Pine Ridge, South Carolina. With the help of staff from Central Midlands Regional Planning Council, the Planning Commission prepared during the spring of that year a foldable one-sheet plan for the town that subsequently became the basis for the municipal zoning ordinance adopted in 1981. Since 1974 the town has changed somewhat, particularly regarding residential development with the addition of people and homes. For example, in 1970, there were only 175 housing units in the Town of Pine Ridge, but by 2000, this figure has increased to 626 housing units, an increase of about 350 percent.

The last update to the town's comprehensive plan was completed in 1999. Since then, the town has seen limited housing growth and has even seen a slight decline in population. While estimates show an increase in population during the first decade of the 2000's, the census numbers from the 2010 census will not be available for another few months.

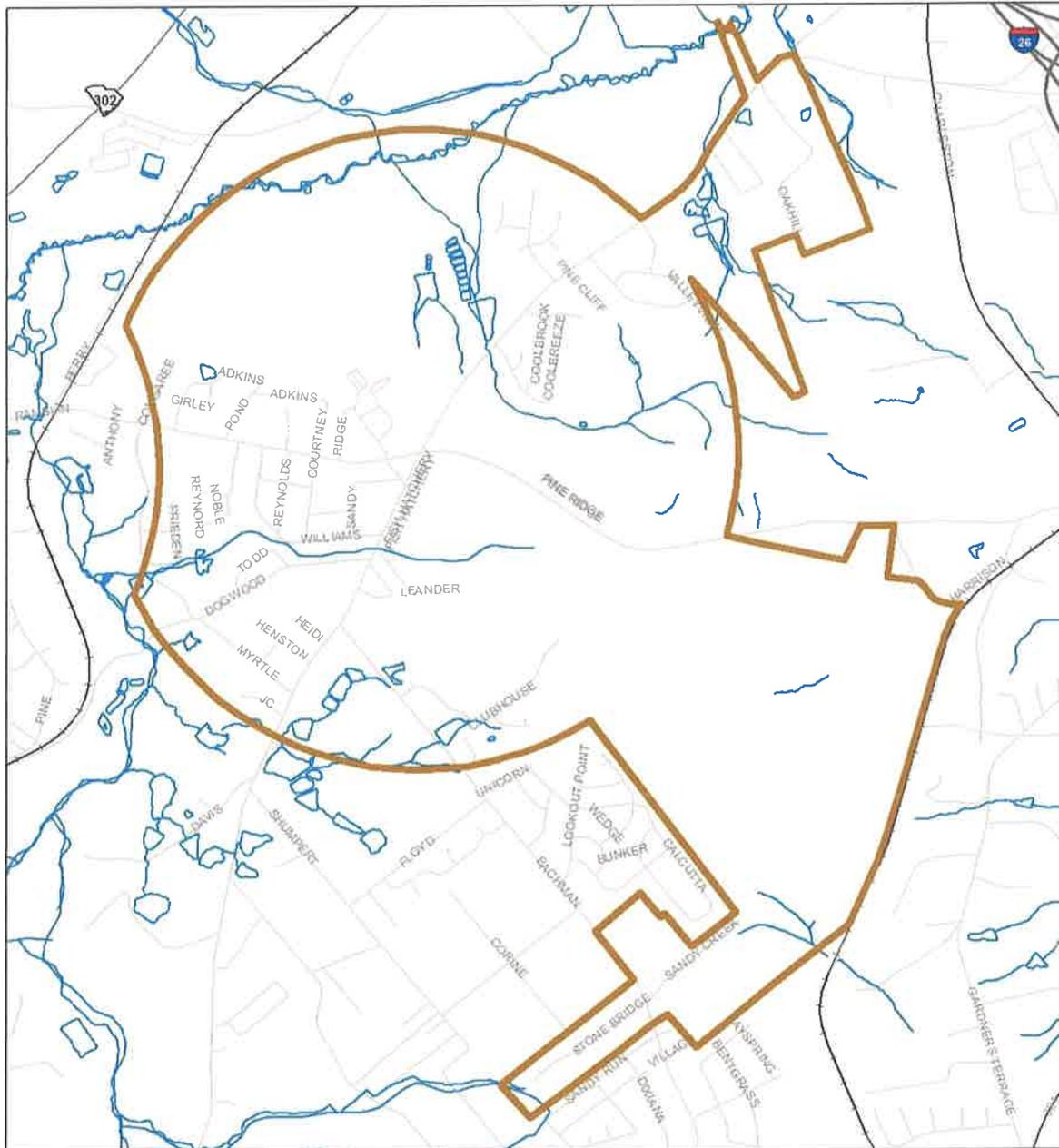
The comprehensive plan update for Pine Ridge, South Carolina is designed to serve as a general policy guide to decision-makers and citizens concerning the future physical development of the town. This policy document will relate actual existing land use within Pine Ridge to the goals and objectives of its citizens in order to plan for the best possible living environment over the next 10 years. This comprehensive plan describes the framework for the arrangement of land use, public services, and transportation that will contribute toward making the Town a distinct and desirable community in the region. Through knowledge of basic policy formation, existing services and prospective needs as well as fundamental location standards for various land uses, the Planning Commission and Town Council will work toward creating a better ordered and better arranged community. Concern for the environment has prompted the Town Council to enter into an agreement with Lexington County to give advice and opinions for enforcement of the County Sediment Control and Storm Drainage Ordinance in Pine Ridge. Pine Ridge also participates in the National Flood Insurance Program because of the acreage within the town limits line within the 100-year flood plain of the Congaree Creek drainage basin. This participation has enabled homeowners and businesses in low-lying areas to buy flood insurance at federally subsidized rates.

It is the intent of this plan is to explain elements of the inter-relationship that exist between physical development and social, economic, and demographic expansion. Heightened public understanding will serve to assist town residents in providing useful input into the direction of the future development.

Without the use of suggested implementation tools, future growth in Pine Ridge will proceed with less order and harmony thus diluting the best intent and purpose of the general development plan. It is suggested that local officials of Pine Ridge carefully consider these tools for ensuring orderly growth of the town.

Location

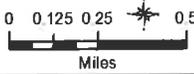
The Town of Pine Ridge is located in southeastern Lexington County at the junction of S32-73 (Fish Hatchery Road) and S32-103 (Pine Ridge Drive)



Legend

- Pine Ridge
- Interstates
- US Highways
- SC Highways
- Railroad
- Water

Pine Ridge, SC
Exhibit Number i.1



Prepared by:
 Central Midlands Council of Governments
 216 5th Floor Drive
 Columbia, SC 29210
 Phone: (803) 716-1300

Central Midlands Council of Governments disclaims responsibility for damage or liability associated with the use of this information. All information efforts have been made to ensure accuracy.

CHAPTER 1 NATURAL RESOURCES

Topography

Pine Ridge covers just less than 4.5 square miles of rolling terrain. Elevations range from 150 feet above sea level along Congaree Creek at the northern portion of town to 350 feet in the high Sand Hills in the eastern portion of town along Pine Ridge Drive.

Geology

The Tuscaloosa Formation which dominates the southeastern section of Lexington County contains marine sediments of sand, clay, and white kaolin. In fact, sand and clay are so prevalent in Pine Ridge that the Columbia Silica Sand Company mines sand in the extreme eastern portion of town, south of Pine Ridge Drive.

Soils

The major soil association in the town is the Lakeland-Blaney, nearly level to strongly sloping with excessively drained and well drained soils of the upper Coastal Plain (the Sand Hills). Soil series in Pine Ridge are shown on Exhibit 1.1. Based on soil survey information from the Natural Resource Conservation Service, much of the town falls under the rating of "very limited" when considering soils for septic tank absorption fields. (See Appendix A) Examples of soils with percolation problems are Vaucluse, Pelion, Johnston, Rains, and various Paleaquults. These last two soils are a common type of alluvial soil found in flood plain areas along Congaree Creek and other streams in Pine Ridge.

Climate

The temperature climate provides hot and usually humid summers due to warm, moist air from the Atlantic Ocean. The winters are moderately cold but short, moderated by the Appalachian Mountains to the northwest which impede cold air movement from the north. The average January temperature is 45 degrees, and the average July temperature is 81 degrees. The mean annual precipitation of 49 inches is evenly distributed among the seasons. Prevailing winds are from the southwest, with an average wind speed of nine miles per hour.

Wetlands and 100 Year Flood Plain

Acreage within the 100 year flood plain is shown also on Exhibit 1.2. There are about 280 acres of floodable land in Pine Ridge or about 15 percent of the incorporated area. Land with development limitations outside the 100 year floodplain may be built on with more facility than floodable land because strict federal regulations apply to building construction in the 100 year frequency of flood.

Through the town's participation in the Lexington County's Sediment Control and Storm Drainage Ordinance, problems arising from the 280 acres in the 100-year floodplain have been limited. The town also participates in the regular phase of the Nation Flood Insurance Program while at the same time requiring grading permits and flood control plans for development.

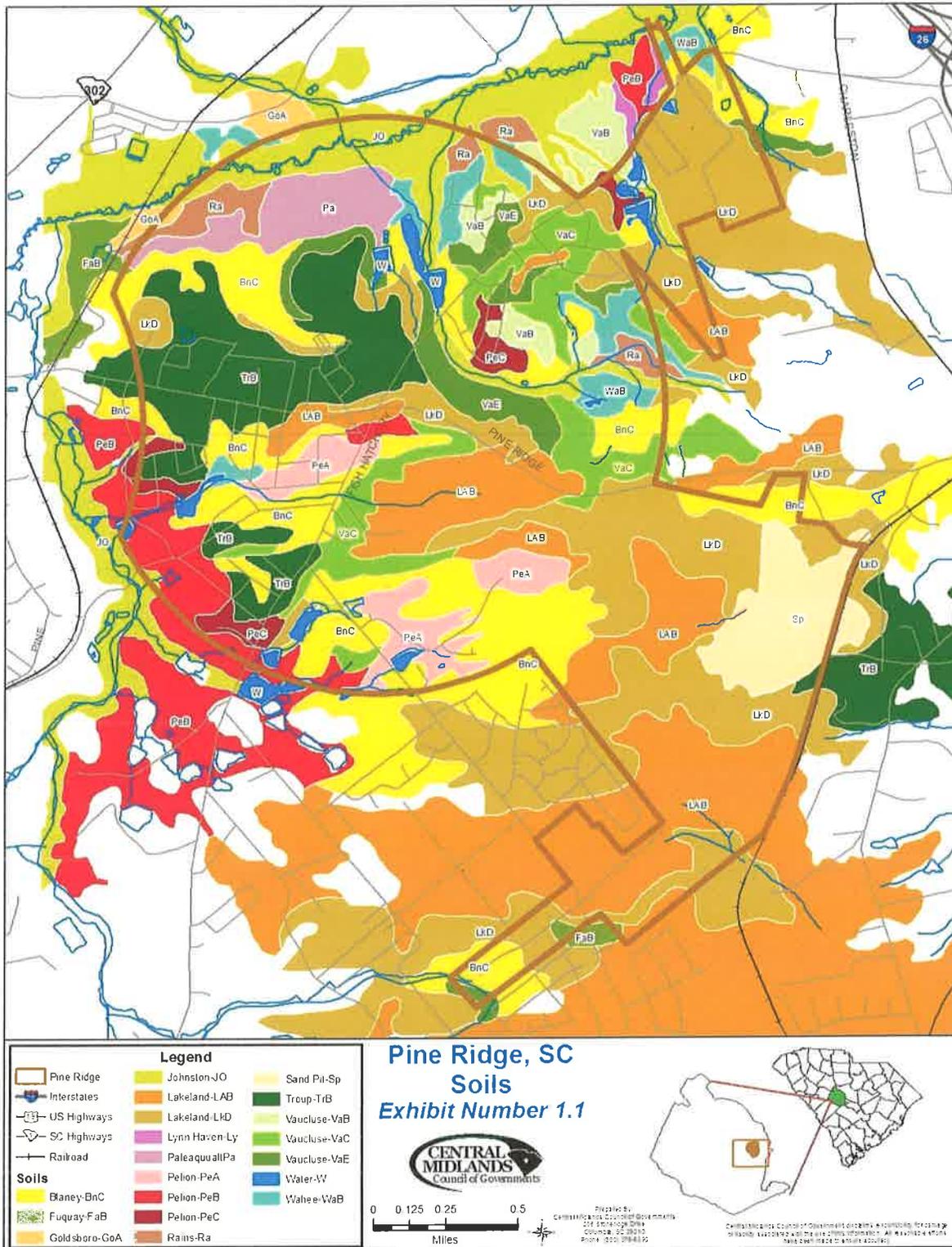
Needs:

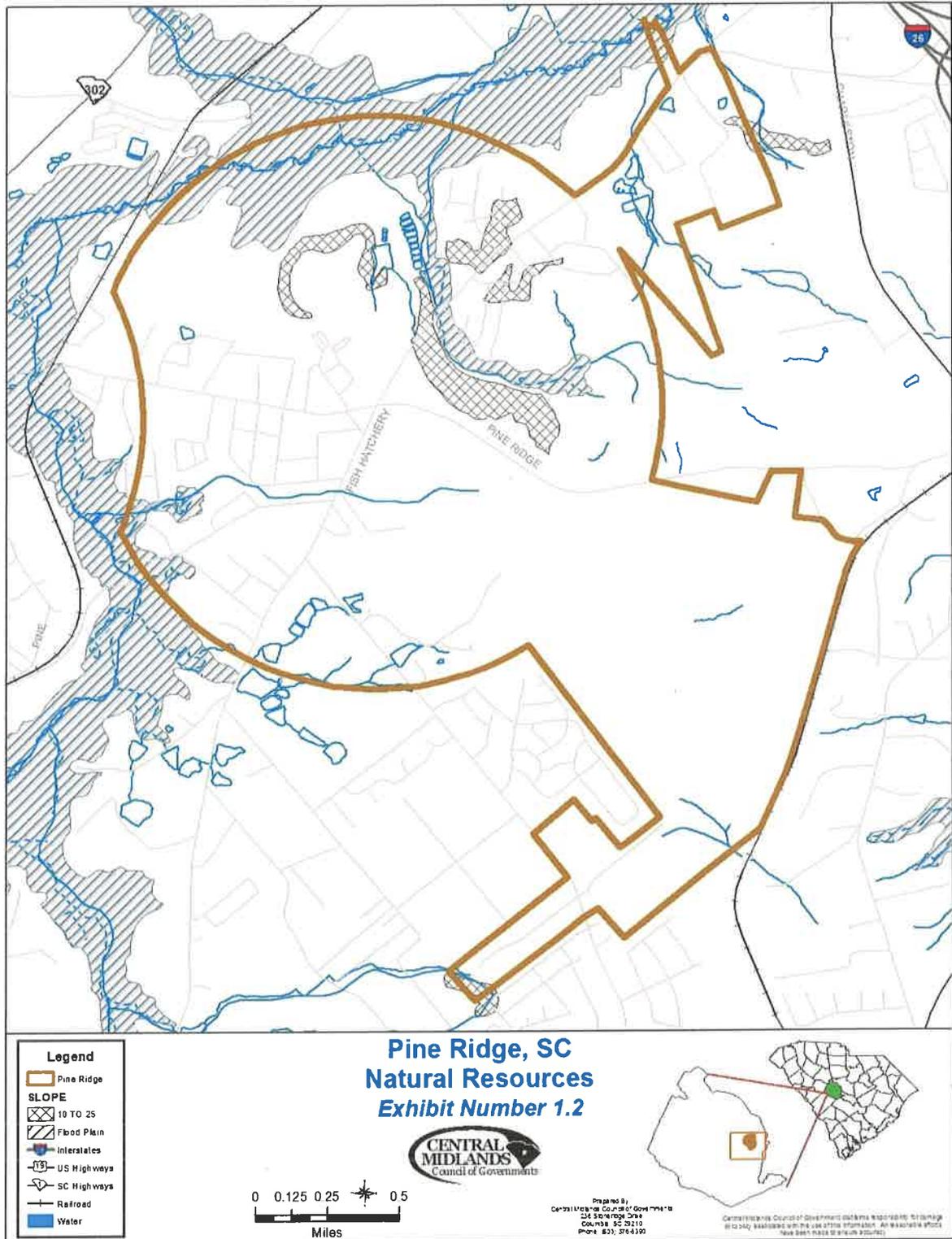
The town should take steps to encourage that future development respects the natural resources in the town. Activities such as building in flood hazard areas, filling wetlands and clear-cutting parcels should be prohibited.

Actions as of 2014:

Ordinance 2014-06 was adopted by Council on May 13, 2014, which strictly regulates building in flood hazard areas and the filling of wetlands. The Floodplain Ordinance is based on the SC State Model as per Federal, State and SC Department of Natural Resources guidelines.

The Town attempted to address infrastructure needs with a proposed fire hydrant system, which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Council included these projects in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election. Both projects would have helped to protect our natural resources as the Town's policy requires all new residential or commercial development to use municipal water and sewer, if it is available.





CHAPTER 2 CULTURAL RESOURCES

Historical Background

The colorful history of the Town of Pine Ridge began long before the municipality was incorporated in the eastern section of Lexington County in the summer of 1958. Prior to incorporation, the community formed around large portions of land denoted as Camp Styx by the United States Army. This military encampment served as a training area for troops during World War I to supplement other facilities in Richland County known as Camp Jackson. The camp fell into disuse during the 1920's, but came to life again during the depression years of the 1930's when the Roosevelt administration reactivated the facility as a Civilian Conservation Corps camp.

With the advent of World War II, the Columbia Air Base, later renamed the Columbia Metropolitan Airport functioned as a U.S. military reservation and Camp Styx was transformed into an overnight camp for the U.S. Army Air Corps. Following World War II, Camp Styx as a U.S. Army facility was deactivated.

Also during the mid-1930's, Camp Styx became the location of the Styx Fish Hatchery from which Fish Hatchery Road derived its name. This facility is one of the few fish hatcheries currently owned and operated in the state by the S.C. Wildlife and Marine Resources Department.

In the late 1950's as Cayce began to annex territory westward from its old city center, citizens in the vicinity of Camp Styx became worried that they would soon be annexed into the City of Cayce. The previous year the Town of South Congaree had been created to avoid Cayce annexation. So those land owners within the one mile radius of the intersection of S.C. 103 and 73 drew up a legal incorporation petition and established the Town of Pine Ridge.

Need: The town should consider activities that emphasize community spirit such as town sponsored clean-up days, evening activities at the town park, or even a local farmer's market that put focus on small local providers and craftsmen.

Action as of 2014:

The Town of Pine Ridge has sponsored clean-up days in the past prior to the Pine Ridge Neighborhood Festival. In addition, the town has no ownership of these facilities in town – Midlands Baseball Field(County); Camp Moore/Styx Historical Park(State) and with the State Farmer's Market in such close proximity it has been discussed that this may deter participation in a local farmer's market.

In April of 2012, The Town submitted a grant application to the Recreational and Trails Program for the purchase of land known as Camp Moore/Styx Historical Park. This would have created a natural 1.2 mile walking trail with restroom facilities. The grant was denied, but Council resubmitted it under the Penny for Progress which was rejected by County voters in the November 2014 election.

CHAPTER 3 POPULATION

Figures provided by Central Midlands Council of Governments indicate that the Town of Pine Ridge had an estimated population of 2,031 by 2010. This is a 8.3 percent (159) increase in population from 2000. The growth during the 1990's was at 11.8 percent (283). With the availability of the 2010 Census data in 2011, the town will have a better picture of growth over the past ten years.

The age distribution for residents in 2010 was 6.0 percent for young children ages 0-4 years, 12.3 percent were children ages 5 to 14 years, 68.5 percent were adults ages 15 to 64 and 13.2 percent were older adults 65 years and older. The gender of the population as reflected in the 2010 Census was for the most part evenly distributed with 48.2 percent males and 51.7 percent females.

The 2010 Census enumerated 1,546 family households. Married couples with 1 or more persons under 18 represented 23.5 percent of the total and households with a single mother represented 10.7 percent of the total. When looking at the ethnic diversity of the town, 86.6 percent of the population was white and 9.7 percent was black. 1.8 percent was Hispanic and 1.3 percent was Asian.

Of the 1,514 educated adults aged 25 and older, 18 percent had less than a high school diploma, 33 percent had only high school diploma, 22 percent had some college but no degree, and those with college degrees amounted to 27 percent. These educational statistics suggest a diverse but blue collar, working class population. These statistics will help explain other trends described throughout this document.

Exhibit 3.1 Town of Pine Ridge Population

1970	1980	1990	2000	2010
N/A	1,287	1,731	1,905	2,064

**Exhibit 3.2
Town of Pine Ridge
Demographic Summary**

	1980	1990	2000	2010	% Change
Total Population	1,287	1,731	1,905	2064	8%
Race					
White	1,278	1,692	1,478	1,787	21%
% White		97.6	92.8	86.6	
Black	0	35	82	201	145%
% Black		1.7	5.1	9.7	
Other	9	4	33	114	245%
% Other		0.6	2.1	5.6	
Gender					
Male	656	861	776	995	28%
% Male		49.7	48.7	48.2	
Female	631	870	817	1069	31%
% Female		50.3	51.3	52	
Age					
Under 5	113	133	95	124	31%
% Under 5	8.8	7.7	6	6	
5-14	292	274	251	254	1%
% 5-14	22.7	16.2	15.7	12.3	
15-55	804	1156	1054	1123	7%
% 15-55	62.5	68.6	66.1	54.4	
55-64	28	41	72	291	304%
% 55-64	2.2	2.4	4.5	14.1	
Over 64	50	127	121	272	125%
% Over 64	3.9	7.3	7.6	13.2	

Needs: The town's housing stock is at a 93% occupancy rate, so any growth in population will have to come either from development of land currently within the town limits, or by the town annexing development. In either case, the town should take into account the ability of services to accommodate additional growth. The town should establish policies for adequate infrastructure as part of the approval process for new development.

As part of an annexation program, the town should conduct an analysis to determine if the town has adequate service capacity to meet the needs of the additional population.

Actions as of 2014:

The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both projects were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election.

The Town of Pine Ridge has a policy currently in place that requires all new development(residential/commercial) to use Municipal Water and Sewer services, if available.

CHAPTER 4 ECONOMIC TRENDS

Pine Ridge is a moderate to middle-income community with employment centering on service retail and manufacturing industries. The median income of families in 2012 was \$44,893. This is an increase of 18% from the 2000 medium family income of \$54,514. Reflecting the decline in population, the Employed Civilian Population 16+ declined to 826 from 896 in 1990. The top four industries employing residents are Education, Health, and Social Services (18.8%), Retail Trade (13%), Manufacturing (12.8%), and Construction (10.3%). By Occupation, the top four sectors were Managerial/Professional (31.2%), Sales/Office (29.7%), Production/Transportation (15.1%), and Construction (13.9%). This was consistent from the previous decade. 23.3% reported a travel time to work of 20-24 minutes, with another 16.3% reporting a travel time to work of 30-34 minutes.

Exhibit 4.1
2012 Per Capita and Median Income

Municipality	Per Capita Income	Median Household Income
Lexington County	26,393	64,630
Batesburg-Leesville*	16,078	40,040
Cayce*	17,745	43,560
Chapin	24,248	47,381
Gaston	17,183	37,188
Gilbert	20,637	53,075
Irmo*	22,312	62,005
Lexington	29,983	58,820
Pelion	21,527	55,625
Pine Ridge	24,841	55,804
South Congaree	20,532	44,625
Springdale	26,084	50,500
Summit	20,870	55,000
Swansea	18,294	32,500
West Columbia	18,135	43,970

* Data presented represents 1999 data.

Need: An increase in retail trade employment opportunities in the town would do well to raise the quality of life for residents of Pine Ridge. Currently, there are few opportunities of this nature within the town. This would greatly affect those residents that do not have transportation to jobs located in areas such as Harbison, and Lexington. Not only will this provide jobs, but it will also provide essential services and goods not currently near the town. In fact, it would also provide these things to residents of neighboring South Congaree, Gaston, and Pelion that pass through Pine Ridge on their way to work in Columbia and Lexington.

Types of trades and services needed in town include financial institutions, medical and dental offices, attorneys, restaurants, and daycare. In addition, a variety of neighborhood commercial establishments is needed to not only provide jobs, but to supply daily needs of residents.

Actions as of 2014:

The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both projects were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election. If these projects had been approved and completed, this could have attracted new residential and commercial development that would have made essential goods and services more accessible to residents.

CHAPTER 5 HOUSING

The 2010 Census revealed 849 total housing units in Pine Ridge. Of the total housing units, 648 were owner occupied with 145 occupied by renters. There was an average of 2.74 persons per household. This housing stock is almost entirely in the form of single-family detached units, and there are no apartments or apartment complexes in town. Building permit data collected by Central Midlands COG show that approximately 168 single family residential permits were issued in the down from 2001-2014. Other general statistics regarding the housing are:

- There were 2.74 persons per household
- 59% of the structures were built between 1970 and 1989
- 26.3% of the owner-occupied units were valued between \$50,000 and \$99,999.
- 36% of the renter-occupied units had a gross rent between \$300 and \$499, with another 28% with a rent between \$500 and \$749.
- The town's housing stock had an occupancy rate of 93%

Affordable Housing

For the purpose of this document, "affordable housing" is defined as:

Residential housing that, so long as the same is occupied by lower or very low income households, requires payment of monthly housing costs of no more than thirty percent of one-twelfth adjusted annual income.

The exhibits below depict two alternative ways to determine affordable housing thresholds for the Town of Pine Ridge. Exhibit 5.1 is based on the median household income reported in the 2010 Census (2009 income figures). Exhibit 5.2 is based on the 2008 Census estimates for the Columbia Metropolitan Statistical Area (MSA). The mortgage amounts shown in both exhibits are based on the assumption of a 30-year mortgage at 7% interest. It should be noted that this does not include taxes or insurance.

According to the 2010 Census, of the 486 housing units with mortgages, 35 units had housing costs greater than 30% of their income.

Exhibit 5.1 Town of Pine Ridge Income Thresholds

Town of Pine Ridge 2012	Income	30% housing cost per month	Mortgage amount
Average Family income	\$52,616	\$1,228	\$251,658
Median	\$44,893	\$1,047	\$214,719
Low 50%	\$24,999	\$583	\$119,570
Very low 30%	\$15,000	\$350	\$71,743

Exhibit 5.2 Columbia Area Income Thresholds

Columbia Area 2012	Income	30% housing cost per month	Mortgage Amount
Average Family Income	\$62,100	\$1,449	\$297,017
Median	\$58,000	\$1,353	\$227,388
Low 50%	\$21,750	\$507	\$103,999
Very low 30%	\$13,050	\$304	\$62,445

Based on the figures above, more than half of the housing units fell within the low-income threshold. This makes the town a very affordable place to live in the region.

Needs: A significant factor regarding housing is the use by residents of private wells and septic tanks. The limited amount of water and sewer service, limits the density of future residential development. If the town wishes to increase the density of future residential development, then it must be able to provide adequate water and sewer service.

Actions as of 2014:

The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both project were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election. If these projects had been approved and completed, this would have provided adequate water and sewer service for future residential development.

CHAPTER 6 COMMUNITY FACILITIES

Water and Sewer

The City of Cayce purchased the Arborgate Subdivision package treatment system from Midlands Utilities and directed all waste water into the Cayce waste water system by the installation of a pump station at the lowest elevation of Arborgate, with a feeder line to the Mallard Trace Subdivision. While most wastewater is disposed of on-site through septic tanks, their filter fields, and this method of wastewater disposal will continue in Pine Ridge until such time as an expanded public sewer service becomes available from the City of Cayce's sewer system or some other waste water service provider. As of 1999, a force main had been extended within the corporate limits and its currently serving some customers in the Town of Pine Ridge. See Exhibit 6.1 for a location of existing public sewer lines. Obviously, the availability and capacity of the existing public sewer system minimizes the possibility for all future growth while the developmental limitations imposed by poor soil percolation in certain areas raises the potential for creating environmental problems should septic tank permitting become careless.

Water is provided to the Town of Pine Ridge from private wells, public water lines from the City of Cayce's water system and Carolina Water Service which provides water to the Sandy Oaks and Stonebridge Subdivisions off of Bachmann Road. For the past several years with Cayce's expansion of its treatment facility and the expansion of its distribution system into the Town of Pine Ridge, it has provided a more reliable source of water to the town including a greater fire protection potential; however, at this time fire flow capacity does not exist.

It is imperative that public sewer and water be available to Pine Ridge in order to promote growth and provide adequate service for its citizens. Currently, however, the City of Cayce will not extend any more lines in the town until the town can secure a grant to pay for the work.

Solid Waste

Solid waste pick-up in Pine Ridge is provided by a private garbage service through a contractual agreement. This agreement does not work exceedingly well because of low density residential development with many homes widely scattered and many not on the collection service. Households use to save the monthly pick-up fee by simply burning their waste material; however the town has adopted the county's Burning Ordinance which prohibits the burning of household trash. The other option for residents is to carry their solid waste to the nearby county landfill or the convenience station located on US Hwy 321.

The town could deal with this unfortunate situation by considering the adoption of a solid waste collection ordinance that would include fee and performance standards for private franchisers, pick-up schedules, and curb-side pick-up in specified containers, enforcement procedures, and policies for the removal of bulk items. Recycling is available, though it is only on a voluntary basis. Recycling by residents should be encouraged and the location of public collection sites for solid waste and recycled items should be made known to the residents and highly publicized. Currently there are recycling centers at each of the convenience stations. Individuals, who do not contract with the Franchise Company, haul their garbage to the County of Lexington's Convenience stations on Highway 321 in Cayce.

As urban development increases in density within the town limits, Pine Ridge and the Fire Department must continue to the enforcement of anti-burning ordinances in the town to control domestic incineration of household waste, leaves, pine needles, etc.

Public Safety

Fire and EMS

Lexington County provides Fire and EMS services from the station on Oak Street, The Fire Department staffs 5 full-time firefighters and 22 volunteers. It has 2 pumper trucks available, one tanker truck with a capacity of approximately 1500 gallons, and two other vehicles. County wide, there are 65 paid and over 400 volunteer firefighters working out of 20 stations. The EMS employs 69 full-time and 10 part-time EMTs with 9 available trucks throughout the County of Lexington. The continued growth of public water lines will bring installation of fire hydrants, enhancing the efficiency of fire service.

Police

Pine Ridge has a small police force and has a contractual agreement with Lexington County Sheriff's Department for law enforcement. The town's current enforcement staff includes two full-time officers and 5 part-time officers who retain their certification and 1 from the Lexington County Sheriff's Department.

As growth continues, the need for increased staffing and equipment will arise. Every effort should be made, in cooperation with the governments of Lexington County, South Carolina and the United States, to seek additional funding, equipment, personnel, and training to maximize the efficiency and response of all emergency services.

Schools

Pine Ridge is located in Lexington School District 2. There are 3 schools in the town: Congaree-Wood Early Childhood Center (K-1), Herbert A. Wood Elementary (2-5), and Pine Ridge Middle (6-8).

There are numerous opportunities for advanced education including technical schools, colleges, and universities. These include but are not limited to Midlands Technical College, the University of South Carolina, and the Will Lou Gray Opportunity School. These institutions provide valuable education and training to those wishing to pursue professional and technical careers.

Libraries

The town is served by the South Congaree/Pine Ridge Branch Library located at 200 Sunset Drive. The 4,000 square foot facility has a schedule allowing it to be open 33 hours per week.

Parks and Recreation

Recreational facilities in Pine Ridge are provided to the general public by three principal facilities. In 1997 Lexington County Aging and Recreation made a decision to relocate the South Congaree Senior Citizens Building to Pine Ridge. The Pine Ridge Senior Citizens Building now occupies space in the same building as the Pine Ridge Town Hall; and second, baseball fields for the Midlands Dixie Youth. Additional recreational faculties are planned for Pine Ridge around the town hall; and third the Charwood Golf Course. The town would greatly benefit from increased green spaces and preservation of

wetlands. Plans should be developed to secure private land for these projects. It is highly desirable to be able to connect any proposed parks via walking and biking trails and sidewalks, to other recreational facilities, as well as the schools. These “greenways” will provide safe, family oriented, free outdoor entertainment and fitness opportunities. They will also promote fitness and well being by providing jogging and walking paths that are off the highways in addition to sidewalks. In lieu of, or in addition to, the town being solely responsible for the development of these parks, and land development regulations and zoning ordinance should require developers to set aside and improve land specifically for public green spaces, nature trails, and parks.

Needs: The town needs to be in a position to address increase demand for services as the town grows while maintaining or exceeding the level of services currently provided to the existing residents.

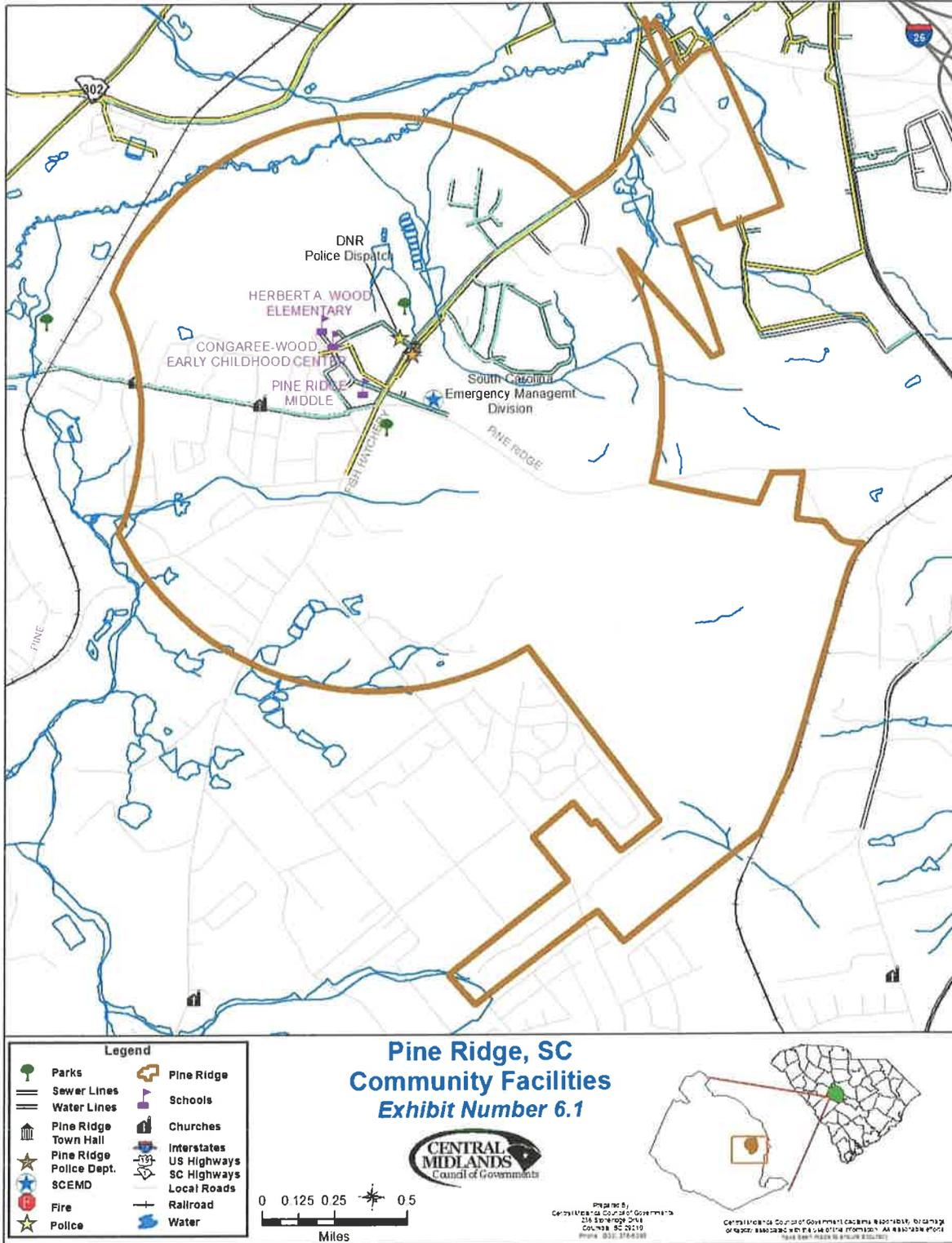
Actions as of 2014:

In April of 2012, The Town submitted a grant application to the Recreational and Trails Program for the purchase of land known as the Camp Moore/Styx Historical Park. This would have created a natural 1.2 mile walking trail with restroom facilities. The grant was denied, but Council resubmitted it under the Penny for Progress which was rejected by County voters in the November 2014 election.

In October 2013, the Town of Pine Ridge contracted with a private vendor to provide solid waste services for the town. Details including performance standards for the private franchisers, pick-up schedules, curb-side pick-up in specific containers, enforcement procedures and policies for the removal of bulk items were addressed through the bidding process

The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both projects were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election. If these projects had been approved and completed, this could have attracted new residential and commercial development that would have made essential goods and services more accessible to residents.

During the budget year of 2013/2014, the Pine Ridge Police Department was awarded a grant that provided a fully equipped 2014 Chevrolet Tahoe and bullet proof vests. In addition, during the budget year of 2014/2015, the Pine Ridge Police Department was awarded two grants that provided for a fully equipped 2015 Chevrolet Impala, Tasers and Hand Held Radios to update our aging and out of date equipment.



CHAPTER 7 LAND USE

Existing Land Use

The lack of a commercial core or central business district in the town has been a common theme of the town's plans since 1982. The recent addition of Ridge Point near the intersection of Fish Hatchery Road and Pine Ridge Road reinforces the importance of the intersection given that it is also the location of a school, a recreational complex, and the South Carolina National Guard Armory. Other public and semi-public land uses in the town consists primarily of the Styx Fish Hatchery and the Charwood County Club. Other than institutional uses, the residential development in the town is its most notable feature. Low density development predominates with housing off Pine Ridge Road and the subdivisions off Fish Hatchery Road; Arborgate, Grandview, Mallard Trace, Rockford Place, Sawgrass, Sandy Oaks and Westcliff subdivisions

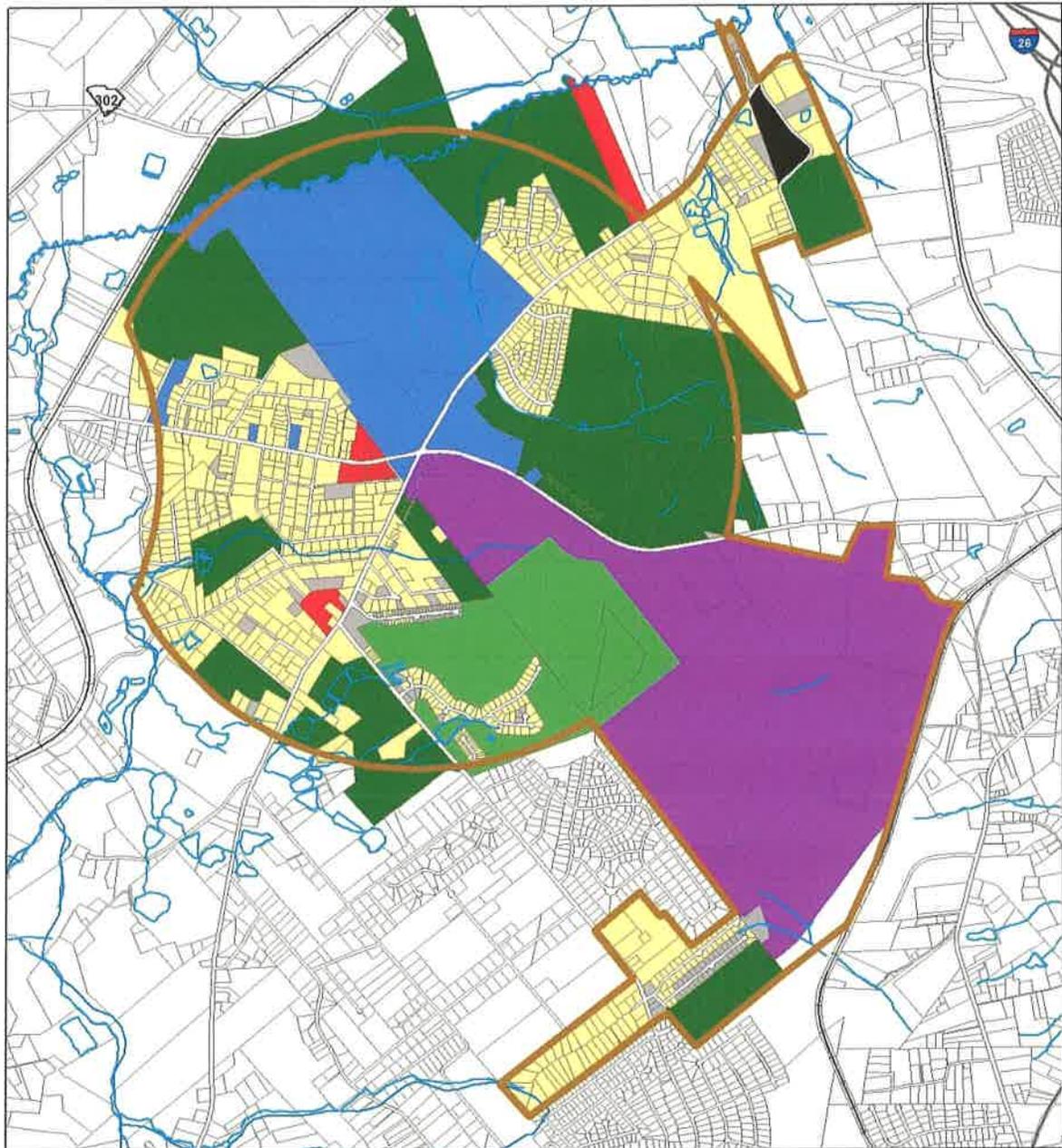
With the expansion of water and sewer lines, it will be possible for the development of apartment complexes and more dense residential areas.

There is roughly 3,900 acres of land within the town limits. The amount of land devoted to commercial development in Pine Ridge, is extremely small (approximately 35 acres). Residential developments accounts for only about 10% (403 acres). Industrial development, principally the mine, accounts for approximately one-third (1,299 acres), while roughly 1,000 acres in the town is still undeveloped. While there are limitations on how the undeveloped property could be developed, mostly through flood plain restrictions, limitations due to soils with poor percolation for septic tank drain files will not remain as a limitation if public sewer becomes more widely available.

Need: Enhance commercial opportunities to provide services and jobs to the town while protecting existing residential areas and the natural resources in the town.

Actions as of 2014:

The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both projects were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election. If these projects had been approved and completed, this could have attracted new commercial development and help protect our natural resources as the Town's policy requires all new development to use municipal water and sewer, if it is available.



**Pine Ridge, SC
Existing Land Use 2010
Exhibit Number 7.1**

Legend

Pine Ridge Land Use Category

- Unknown/Not Checked
- Commercial
- DOT/Corridor
- Industrial
- Public Institutional
- Residential
- Rural
- Undeveloped
- Vacant

- Pine Ridge
- Interstates
- US Highways
- SC Highways
- Railroad
- Water

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Miles

Page No. 8)
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CHAPTER 8 PRIORITY INVESTMENT

Existing Conditions

As was discussed in the community facilities element, many of the town's services are contracted out to other providers. From a financial perspective, this has benefited the town, resulting in Town Council not having to assess a property tax. Most of the town's revenues are comprised of license and permit fees, police fines, and State shared revenue.

Even though the town provides few services beyond the administrative services available at Town Hall and police service, the town understands that there is demand for enhancement of existing services such as 24-hour police service and enhanced fire service with hydrants, but also additional services such as a new recreational facility next to town hall that could support a town festival.

Needs: The town needs to work with all service providers, not only to monitor the demand and capacity of the services, but to also prioritize areas for future investment. This should be based on an efficient and effective plan agreed upon by all parties and includes development of property currently in the town limits, but also identifies areas for future annexation.

Actions as of 2014:

The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both projects were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election.

To encourage annexation, the Town offers an Economic Incentive Plan that is approved by Council.

CHAPTER 9 TRANSPORTATION

Road

There are two minor arterials in the town. Fish Hatchery road is a two-lane corridor running north and south. Fish Hatchery Road gives the town a direct connection to I-77 as well as a connection to US 321 and I-26. Pine Ridge Drive is a two-lane corridor running east and west. Pine Ridge Drive provides a connection to US 302, the Town of South Congaree, and another connection to US 321. The intersection of Fish Hatchery Road and Pine Ridge Road is at the center of town

Bachman Road serves as a collector road. Road conditions in the town's older residential areas are poor. Dirt streets are common but there have been efforts to get the roads paved. Lexington County is in the process of paving Dogwood, Sandy, and Spruce Roads.

Exhibit 9.1 shows the traffic counts of the Pine Ridge Road and Bachman Road. Currently there are no significant road projects identified in the town

Exhibit 9.1 Traffic Counts

In the Town of Pine Ridge

Station Number	Route Number	Route Name	Station Location Description	2004	2005	2006	2007	2008	2010
387	S-73	Meadow-field	S-65 to S-103 Pine Ridge Drive						4800
389	S-73	Pine Ridge Drive	S-103 Pine Ridge Drive to US 21						11500
727	S-103	Pine Ridge Road	US 21 to US-73	1600	1700	1750	1600	1550	1650
729	S-103	Pine Ridge Road	S-73 to SC 302	6300	6200	6300	6500	5900	6100
783	S-1257	Bachman Road	S-73 to S-875	3400	3600	3000	3200	3200	n/a

Rail

There is no passenger rail service in the town. The closest rail passenger station is the Amtrak Station in the City of Columbia

Air

Columbia Metropolitan Airport, approximately 12 miles away, provides passenger air service for the region. In addition to passenger service, the airport provides a connection for freight service. UPS operates its Southeastern Regional Hub at the airport

Bike/Ped

While there are sidewalks along Fish Hatchery Road and Pine Ridge Road, there is limited sidewalk access in the residential areas.

There are no designated bike lanes in the town.

The CCMCOG Regional Pathways Plan identifies a possible greenway along Congaree Creek providing connections to the City of Cayce and the Three Rivers Greenway to the east and the Town of South Congaree and Platt Springs Road to the west.

Transit

There is no transit service in the area. The closest transit stop is at the Columbia Metropolitan Airport.

Need: Continue to address short-term concerns of getting roads paved while working on the long-term goals improving multi-modal access in the town.

Action as of 2014:

The Town of Pine Ridge has no jurisdiction over the paving of state or county roads within its town limits. Local unpaved state and county roads were included in the Lexington County Penny For Progress in the November 2014 election, which was rejected by County voters.

The Town has adopted Resolution 2012-10 in support of the Hardee Expressway, Ordinance 2012-04 to adopt a Pedestrian Plan and Resolution 2012-07 endorsing Central Midlands Council of Governments Bike and Pedestrian Pathways Plan.

CHAPTER 10 GOALS AND OBJECTIVE

The introductory material just presented sets the stage for discussion of development issues in town that have importance to land development and quality of life in the Pine Ridge community. Through effective use of the town's own resources and through intergovernmental cooperation, the town should be able to alleviate problems in many of the areas discussed below.

Comprehensive Planning Goals and Objectives

Population

Based on percentages, the town has experienced relatively significant growth during the past decade. The growth has come from a combination of new development, mostly of infill and large lot development that can accommodate septic tanks. There are a couple of subdivisions contiguous to the town that could be annexed if the town can provide services without being a detriment to the existing residents.

GOAL: Maintain a pace of growth equal to the town's ability to provide services.

Action as of 2014: The Town strictly adheres to the Zoning Ordinance, which encourages growth with reasonable variations of zoning districts. The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both projects were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election.

Cultural Resources

The town has an opportunity to enhance the historic and cultural resources. The 2009 Planning Survey shows a desire for the town to develop the property around town hall to hold cultural events like a festival. Other options that towns are exploring are small farmers markets that feature local growers and crafts. The other comment was for the town to give attention to the triangle park at the intersection of Fish Hatchery Road and Pine Ridge Road.

GOAL: Identify opportunities to preserve and enhance the historic character in the town.

Action as of 2014: In April of 2012, The Town submitted a grant application to the Recreational and Trails Program for the purchase of land known as the Camp Moore/Styx Historical Park. This would have created a natural 1.2 mile walking trail with restroom facilities. The grant was denied, but Council resubmitted it under the Penny for Progress which was rejected by County voters in the November 2014 election.

Natural Resources

Flooding

As pointed out earlier in this plan, about 288 acres is in the 100 year frequency floodplain, mostly along Congaree Creek. The town has effectively dealt with the issue of development on these unsuitable acres by contracting with Lexington County for the enforcement of the County Sediment and Erosion Control Ordinance. Through this ordinance, the town is able to participate in the regular phase of the National Flood Insurance Program while at the same time requires grading permits and flood control plans for development in the town.

GOAL: Encourage development that preserves the natural resources in the town.

Action as of 2014: Ordinance 2014-06 was adopted by Council on May 13, 2014, which strictly regulates building in flood hazard areas and the filling of wetlands. The Floodplain Ordinance is based on the SC State Model as per Federal, State and SC Department of Natural Resources guidelines. The Town of Pine Ridge has a policy currently in place that requires all new development(residential/commercial) to use Municipal Water and Sewer services, if available to help preserve the natural resources in town.

Housing

Much of the housing stock is single family dwellings, with a few manufactured and mobile homes. As long as there is limited sanitary sewer available, the housing characteristics will not change. However, the current supply of housing appears to be meeting the needs of the residents. The town is at a low vacancy rate, and the cost of housing is within reach of most of the population.

GOAL: Continue to offer housing that is accessible to a wide range of income levels.

Action as of 2014: In 2012, the planning Commission began to update the Zoning Ordinance. Council adopted Ordinance 2013-08, with updated zoning designations to encourage housing growth. In addition, the Town offers an Economic Incentive to encourage annexation for developments.

The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both projects were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election.

Economic

The economy in the town is dominated by the sand mine, with a few services located at the intersection of Pine Ridge and Fish Hatchery Roads. The owners of the mine have plans for reclamation beginning with the property at the intersection.

GOAL: Accommodate development that meets the needs of the residents, but which also provides employment opportunities for the residents of the town.

Action as of 2014: In 2013, a Mixed Use zoning designation was added to the Town of Pine Ridge's Zoning Ordinance(2013-08) that can provide both commercial and residential needs. The Planning Commission has recommended future commercial areas in Exhibit 10.1-Future Land Use Map.

Community Facilities

Solid Waste

Solid waste pick-up in Pine Ridge is provided by private garbage service through a contractual agreement. This arrangement does not work exceedingly well because of low density residential development with many homes widely scattered and may not be on the collection service.

The town could deal with this unfortunate situation by considering the adoption of a solid waste collection ordinance that would include fee and performance standards for the private franchisers, pick-up schedules, and curb-side pick-up in specific containers, enforcement procedures, and policies for the removal of bulk items. There were only a few comments provided in the 2009 Planning Survey, but the comments received, show support for better garbage collection provided by the town.

Action as of 2014: In October 2013, the Town of Pine Ridge contracted with a private vendor to provide solid waste services for the town. Details including performance standards for the private franchisers, pick-up schedules, curb-side pick-up in specific containers, enforcement procedures and policies for the removal of bulk items were addressed through the bidding process.

Water and Sewage

The town cannot achieve its full growth potential without centralized distribution of finished water and public collection and treatment of wastewater. This point was discussed on page 3.

Given the present cost of federal loans and the availability of Cayce water on U.S. 321, the best source of water is from the Cayce system. Although the cost to present and future residents of Pine Ridge was not low, comparable service to similar areas around the state would be similar if not higher. Based on the 2009 Planning Survey, there is support for public water and sewer service, but there is dissatisfaction in the contract and service provided by the City of Cayce.

Public Safety

As with all community facilities, the question of capacity must be addressed. The town has made a decision to augment the town's police staff with part-time officers and sheriff deputies. Additional growth in the town will require the town to decide how to address the additional demand for public safety services. The 2009 Planning Survey conducted by the town already indicates a desire for 24 hour police protection. As the town grows it is expected that the demand for additional police protection will increase as well.

GOAL: Implement a policy of concurrency so that facility service levels are sufficient to meet the needs of new development without overly burdening current residents.

Action as of 2014: The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both projects were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election.

In order to provide 24 hour police protection, alternative funding such as a local property tax or additional grants must be acquired.

Land Use

Pine Ridge is a “bedroom community” with most of the residents traveling to another part of the region for work. That does not mean that the town should not have a commercial base that provides for jobs, but also serves the basic needs of the town. However, the commercial base should not be at the detriment of the existing residential areas. Fortunately, the town has a principle intersection that can serve as the “commercial node” for the town. With the school, ball fields, state offices, and town hall nearby, the intersection of Fish Hatchery Road and Pine Ridge Road is already an important location in the town. Most of the commercial uses in the town are already located at the intersection, but with the prospect of the remediation of the sand mine, there is still one corner of the intersection yet to be developed.

GOAL: Create a mixed use node at the intersection of Fish Hatchery Road and Pine Ridge Drive to serve the needs of the residents of the town while at the same time preserving the residential areas from the encroachment of commercial and industrial uses (See Exhibit 10.1 Future Land Use Map).

Action as of 2014: In 2013, a Mixed Use zoning designation was added to the Town of Pine Ridge’s Zoning Ordinance(2013-08), but as of 2014 no property owner has approached the Town in order to change any zoning designation to a Mixed Use District. The Planning Commission has recommended future commercial areas in Exhibit 10.1-Future Land Use Map.

Priority Investment

As discussed in Chapter 8, the town only provides a limited number of services to its residents. As such, it must coordinate with other service providers to insure that services levels are maintained as the town grows. Coordination meetings with service provides is an important step, not only to identify the providers and the services, but also discuss projects that will need services and resolve any conflicts both in levels of service and availability of services.

GOAL: Establish coordinating meetings with service providers to identify needed services and resolve conflicts as the town continues to grow.

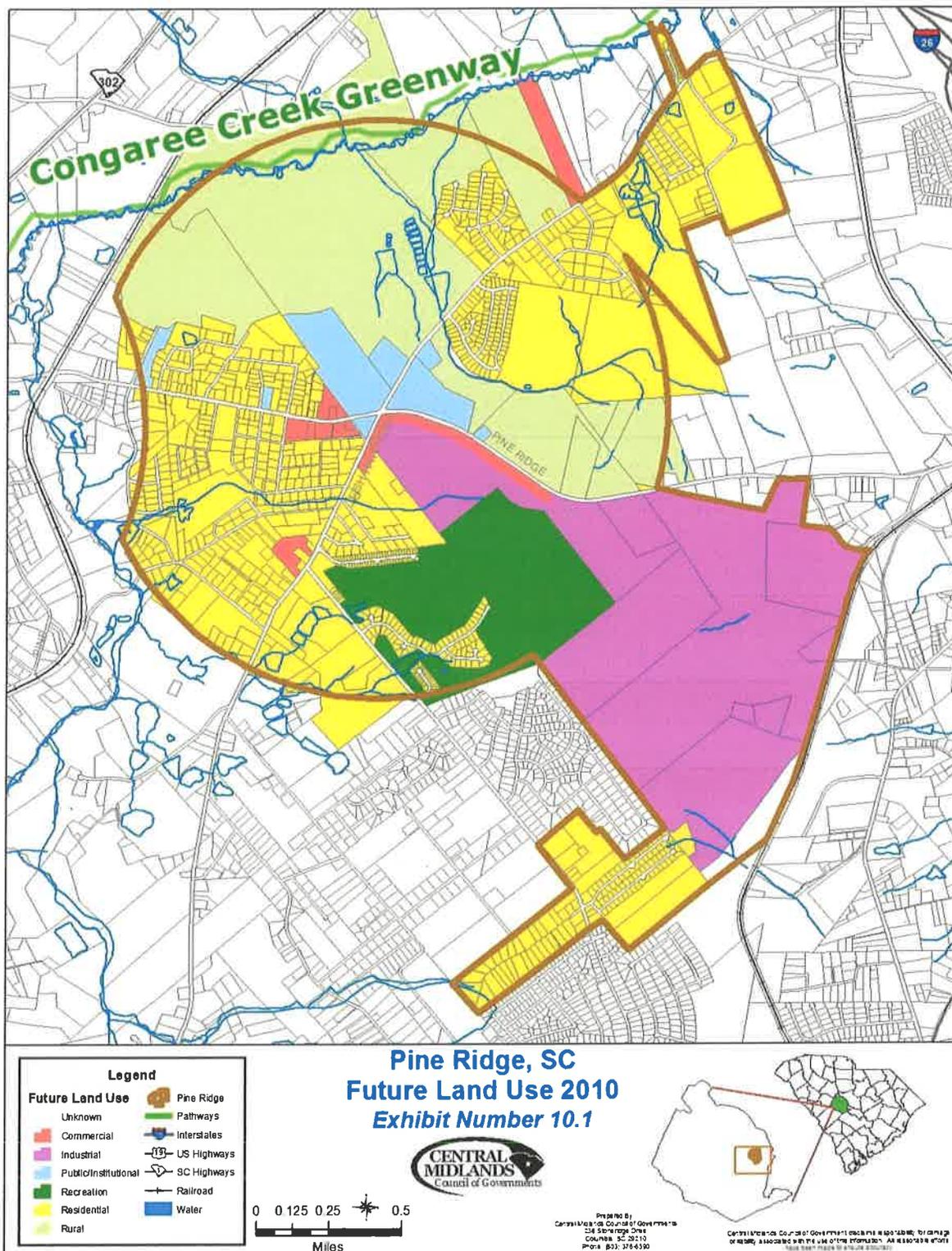
Action as of 2014: The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both projects were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election.

Transportation

The town has good automobile access connecting it to the rest of the region. As a small town, in the general shape of a circle, there are opportunities to be a more “walkable” community that gives everyone a convenient and safe environment to walk or bike to destinations. The major corridors can serve as the “spine” of the network, particularly to the mixed use node at the intersection of Fish Hatchery and Pine Ridge Road, but the residential areas need to connect to the corridors to complete the network. The mixed use node could also be the location of the transit stop once transit is available to the town.

GOAL: Continue to work with developers and County, State, and Regional agencies to develop multiple-modal transportation projects in the town.

Action as of 2014: The Town of Pine Ridge addressed bicycle and pedestrian facilities in its adoption of Ordinance 2012-04 and Resolution 2012-07 which adopted the Central Midlands Council of Governments Sidewalk Plan and Bike & Pedestrian Pathways Plan



CHAPTER 11 IMPLEMENTATION

Project One: Zoning Ordinance

DISCUSSION: One of the most powerful tools for implementing the Comprehensive Plan is the Town's Zoning Ordinance. It is important that the zoning ordinance implement a "long term" view of the plan. As such, the town should update its zoning ordinance to include the following objectives as discussed in Chapter 10:

- Mixed use district
- Bike and pedestrian access
- Multifamily development
- standards Open space standards
- Public space standards

COMPREHENSIVE PLAN ELEMENTS IMPACTED: All

IMPLEMENTATION ACTION: With professional assistance, the Planning Commission should prepare and recommend a new Zoning Ordinance for adoption by the Town Council.

TIMETABLE:

- Planning Commission recommends a zoning ordinance by December 31,
- 2011 Public hearing and adoption by Town Council by March 2012
- Enforcement by the Zoning Board of Appeals and by the appropriate town departments

Actions as of 2014:

The Town of Pine Ridge has addressed concerns regarding a Mixed Use District, bike and pedestrian access, multi-family development standards and open space standards in the 2013 Zoning Ordinance (2013-08) revision.

Project Two: Land Development Regulations

DISCUSSION: The Town's Land Development Regulations provide design standards for residential subdivisions and large group residential and commercial developments. Therefore, these standards will have a significant impact on the development of the town. To implement the objectives in Chapter 10, the town should amend the Land Development Regulations to address the following:

- Design standards that accommodate bike/pedestrian and transit facilities
- Design standards for multi-family development
- Open space standards
- Public space standards
- Roads, bicycle and pedestrian standards

COMPREHENSIVE PLAN ELEMENTS IMPACTED: All

IMPLEMENTATION ACTION:

With professional assistance, the Planning Commission should prepare and recommend new Land Development Regulations for adoption by the Town Council.

TIMETABLE

- Planning Commission recommends land development regulations by June
- 2012 Public hearing and adoption by Town Council by September 2012
- Enforcement by the Planning Commission and by the appropriate town staff

Actions as of 2014:

The Town of Pine Ridge addressed concerns for land development with Ordinance 2007-01, which adopted the Lexington County Land Development Manual. The Town of Pine Ridge has addressed concerns for multi-family development standards and open space standards in the 2013 Zoning Ordinance (2013-08) revision. In addition, the Town of Pine Ridge addressed bicycle and pedestrian facilities in its adoption of Ordinance 2012-04 and Resolution 2012-07 which adopted the Central Midlands Council of Governments Sidewalk Plan and Bike & Pedestrian Pathways Plan.

Project Three: Coordination

DISCUSSION: The town is dependent upon several agencies for services including water, sewer, transportation, and public safety. The town should continue to work with the service providers to ensure that the citizens of the town are receiving the best level of service possible. Additionally, the town should work with the service providers to ensure that the infrastructures they provide are consistent with the policies of the town, for example:

- A future transit stops is located to serve the mixed use node;
- Water and sewer extensions are consistent with the Future Land Use Map;
- Road improvements are sensitive to the rural character of the community and follow “complete streets” principles
- Bicycle and pedestrian facilities provide logical connections.

COMPREHENSIVE PLAN ELEMENTS IMPACTED: community facilities, land use, transportation, natural resources.

IMPLEMENTATION ACTION:

The town should work with service providers to identify the changing needs of the town and coordinate infrastructure changes that comply with town policies.

TIMETABLE:

- Town staff identifies all service providers in the community by January, 2011
- Town staff and Town Council schedule coordination meetings with the service providers by March, 2011
- Town Staff and the Planning Commission review and make comments on plans by the service providers: continuous

Actions as of 2014:

The Town of Pine Ridge addressed bicycle and pedestrian facilities in its adoption of Ordinance 2012-04 and Resolution 2012-07 which adopted the Central Midlands Council of Governments Sidewalk Plan and Bike & Pedestrian Pathways Plan.

The Town attempted to address infrastructure needs with a proposed fire hydrant system which would extend current municipal water lines to accommodate current and future growth. This item was placed on the November 2013 local ballot, but was rejected by residents. Additionally, Council worked with County paid Engineers to draw up a plan to extend current Sewer lines throughout town. Both projects were submitted in the Lexington County Penny for Progress, which was rejected by County voters in the November 2014 election

The majority of the residents in the Town of Pine Ridge use private well water and septic tanks. Some residents rely on the City of Cayce and Carolina Water service.

Project Four: Additional Studies

DISCUSSION: The Comprehensive Plan is the foundation for decision making by the town, but also the foundation for additional planning to be accomplished by the town. Some of the recommendations will require additional analysis that is beyond of the scope of this plan. These additional studies include:

- A master plan to address the reclamation of the sand mine
- An open space plan
- A bicycle and pedestrian plan

COMPREHENSIVE PLAN ELEMENTS IMPACTED: All

IMPLEMENTATION ACTION:

The town should hire a consultant or consultants to develop supporting plans that further the policies of the Comprehensive plan. Once complete, the recommendations in the supporting plans should be implemented by the town through the appropriate mechanisms.

TIMETABLE:

These are “long-term” projects that should be completed to coincide with the next update of the comprehensive plan scheduled for 2015.

Actions as of 2014:

The Town of Pine Ridge addressed the reclamation of the sand mine in the 2012 adoption of its revised Comprehensive Plan which proposes a portion of the area’s zoning designation be changed to Commercial as referenced in Exhibit 10.1-Future Land Use Map.

In 2012, the Town of Pine Ridge addressed an Open Space Plan in its adoption of an updated Zoning Ordinance(2013-08).

The Town addressed a Sidewalk plan with its adoption of the Central Midlands Council of Governments Sidewalk Plan (Ordinance 2012-04).

The Town of Pine Ridge addressed a Bike & Pedestrian Plan in Resolution 2012-07, which adopted the Central Midlands Council of Government Bike & Pedestrian Plan.

Appendix A

Pine Ridge Bicycle and Pedestrian Plan

Pine Ridge Recommended Pedestrian Plan



Legend

- Recommended Sidewalk
- Existing Sidewalk
- Future Regional Pathway (Congaree Creek GW)
- School
- Town Hall
- Town Park
- Protected Land
- Municipal Boundary



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Feb 2012

