

Town of Pine Ridge

2757 Fish Hatchery Road
West Columbia, SC 29172
Telephone (803) 755-2500
Facsimile (803) 955-0605



SEPTEMBER 17, 2024 Zoning Board of Appeals Agenda

6:30 P.M. - Call to Order

Freedom of Information Act Compliance

Approval of Minutes

1. September 23, 2013
2. December 8, 2016
3. December 14, 2017
4. December 18, 2018

Old Business

No Old Business

New Business

1. Elect new Chairperson
2. Elect new Vice-Chairperson
3. Public Hearing ZBA 2024-01: Consider a variance request for relief in the minimum setback requirements from second street frontage on property located at 915 Brookfield Drive (TMS#006818-02-020). Zoned R-1 Single Family Residential
4. ZBA 2024-01: Consider a variance request for relief in the minimum setback requirements from second street frontage on property located at 915 Brookfield Drive (TMS#006818-02-020). Zoned R-1 Single Family Residential

ADJOURN

TOWN OF PINE RIDGE
Zoning Board of Appeals Minutes
September 23, 2013

ZONING BOARD OF APPEALS MEETING - 6:30 P.M.

Public notice placed in the September 5, 2013 edition of the Chronicle.

CALL TO ORDER

Outgoing Chairman Simmons called the meeting to order at 6:30 P.M.

Board members present: Busby, Way, O'Neal, Simmons and Jones, with Kliewer attending but unable to vote since he hasn't completed training.

Visitors: Please see sign-in sheet

Staff present: Zoning Administrator, Viki Moak

NEW BUSINESS

1. Variance Appeal - TMS#006818-02-021
request to adjust side yard setbacks at 109 Brookfield Circle

Chairperson Simmons recognized the applicant's, Mr. & Mrs. Moss to present their case to the board. The applicants stated that Mr. Moss's mother is disabled and would like to take her in. They have a 3 bed/2 bath home that is handicapped accessible due to a previous owner but just not large enough. They would like the BZA approval so that they can add an addition onto the house for the mother so she can live comfortably in her own room that would be large enough to get around in a wheel chair. The applicants presented the board with a notarized statement from their neighbor stating that they approve of the addition with the change in setbacks.

Board members discussed the current setback lines, proposed lines and original subdivision regulation setback.

Vice-Chairperson Busby made a motion to approve the variance as submitted. Committee member O'Neal seconded the motion.

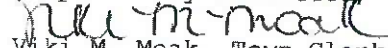
The Zoning Board of Appeals took a vote with a unanimous vote in favor of all five board members that were present.

Zoning Board of Appeals for the Town of Pine Ridge completed an Order On Variance Application.

ADJOURN

With no further business to discuss, Chairperson Simmons moved to adjourn the meeting at 6:37 P.M.

Respectfully submitted,


Viki M. Moak, Town Clerk

Zoning Board of Appeals Chair

Date: _____

DRAFT

TOWN OF PINE RIDGE
Zoning Board of Appeals Minutes
December 8, 2016

ZONING BOARD OF APPEALS MEETING - 6:30 P.M.

CALL TO ORDER

Chairman Simmons called the meeting to order at 6:30 P.M.

FREEDOM OF INFORMATION ACT COMPLIANCE

Chairman Simmons announced that public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act.

Board members present: Susan Busby, Patricia Way, Pam O'Neal, Charlotte Holbrook and Clifton Simmons

Note: ZBA has two open positions.

Staff present: Zoning Administrator, Viki Miller

APPROVAL OF MINUTES

1. December 3, 2008
2. October 27, 2009
3. January 5, 2010
4. August 8, 2011
5. January 12, 2012
6. September 25, 2012
7. January 3, 2013
8. January 17, 2013
9. January 30, 2013
10. March 14, 2013
11. May 9, 2013
12. October 21, 2014

Out-going Vice-Chairwoman Busby made a motion to approve the minutes of December 3, 2008, October 27, 2009, January 5, 2010, August 8, 2011, January 12, 2012, September 25, 2012, January 3, 2013, January 17, 2013, January 30, 2013, March 14, 2013, May 9, 2013, and October 21, 2014. Board Member Way seconded the motion, which was unanimously approved.

OLD BUSINESS

No Old Business

NEW BUSINESS

1. Elect new Chairperson

Board Member O'Neal made a motion to re-elect outgoing Chairman Simmons as Chairman. Out-going Vice-Chairwoman Busby seconded the motion, which was unanimously approved.

TOWN OF PINE RIDGE
Zoning Board of Appeals Minutes
December 8, 2016

2. Elect new Vice-Chairperson

Board Member Way made a motion to re-elect outgoing Vice-Chairwoman Busby as Vice-Chairperson. Board Member O'Neal seconded the motion, which was unanimously approved.

3. Special Exception Appeal - TMS#007996-03-011
To allow the continued use of a Golf Course/Country Club in
A R-1 zoned district

The special exception appeal for TMS# 007996-03-011 was presented for the continued use of a golf course/country club in the R-1 zoning district. Rock Lucas represented the appeal and stated the procedural nature of the discussion, noting the property was compliant. The property had been recently rezoned from Basic Industrial (BI) to Single Family Residential (R-1).

Chairman Simmons asked if there were any speakers in favor or against, with no additional questions posed. Deliberations began, resulting in the approval of the special exception.

Board Member O'Neal made the motion to approve the special exception as presented for TMS# 007996-03-011. Board Member Way seconded the motion, which was unanimously approved.

Zoning Board of Appeals for the Town of Pine Ridge completed an Order on Special Exception Application.

TOWN OF PINE RIDGE
Zoning Board of Appeals Minutes
December 8, 2016

4. Adoption of Rules of Procedure

The adoption of the new Rules of Procedure, which are required by law, was discussed.

Board Member Busby made a motion to adopt the Rules of Procedure, as submitted. Board Member Holbrook seconded the motion, which was unanimously approved.

5. Review of approved Town Council Job Description

The board reviewed the job description approved by the Town Council. Additional missing members were noted, filling of which will be addressed in future council meetings. Ms. Miller stated that the job description was created for new members so that they would know what is required.

ADJOURN

With no further business to discuss, Chairman Simmons moved to adjourn the meeting at 6:45 P.M.

Respectfully submitted,

Viki M. Miller
Town Administrator

APPROVED:

Zoning Board of Appeals Chair

Date: _____

TOWN OF PINE RIDGE
Zoning Board of Appeals Minutes
December 14, 2017

This meeting was held in accordance with the Freedom of Information Act.

CALL TO ORDER

Outgoing Chairman Simmons called the meeting to order at 6:30 P.M.

Board members present: Susan Busby, Pam O'Neal, Charlotte Holbrook, Clifton Simmons and Karen Jones

Board members absent: Lynn Lewis and Patricia Way

Staff present: Zoning Administrator, Wiki Miller

NEW BUSINESS

1. Elect new Chairperson

Board Member O'Neal made a motion to re-elect outgoing Chairman Simmons as Chairperson. Board Member Busby seconded the motion, which was unanimously approved.

2. Elect new Vice-Chairperson

Board Member Simmons made a motion to elect Board Member Holbrook as Vice-Chairperson. Board Member Busby seconded the motion. Board Member Holbrook declined the position.

Board Member Holbrook made a motion to elect Board Member Jones. Board Member O'Neal seconded the motion, which was unanimously approved.

3. Public Hearing: Variance Appeal - TMS#006799-05-015
Lexington School District Two requests to install two
electronic signs at Pine Ridge Drive & Fish Hatchery Road

Chairman Simmons asked if there was anyone in attendance that was in favor or against the installation of the two electronic signs for Pine Ridge Middle School and Congaree-Wood Early Childhood Education/Herbert A. Wood Elementary School. No one in attendance chose to speak. Chairman Simmons closed the public hearing.

TOWN OF PINE RIDGE
Zoning Board of Appeals Minutes
December 14, 2017

4. Variance Appeal - TMS#006799-05-015
Lexington School District Two requests to install two electronic signs at Pine Ridge Drive & Fish Hatchery Road

Chairman Simmons recognized the applicant's representative, Ms. Bobbie Stephens of AAA Sign Company. Also in attendance was Don Icenhower of Lexington School District Two and Leanord Frierson of Congaree-Wood Early Childhood Education/Herbert A. Wood Elementary School.

The applicants spoke about the following:

- Current sign requires the use of a ladder to change the sign
- Unable to change the sign often enough to keep up with information that needs to reach parents
- School board wishes to get information out to parents sooner
- Congaree-Wood Early Childhood Education and Herbert A. Wood Elementary School will be on the same sign
- Will meet all requirements with exception to school colors
- Weather event years ago at dismissal time, no way to communicate with parents outside to minimize safety issues
- Current sign difficult to see
- Lexington District Two School board has funded electronic signs at all schools

Board Members discussed the following among themselves and with applicants:

- Height of the bottom edge of the sign from the ground
- Setback requirements
- 911 addressing
- Double faced signage
- Information transition times
- Topography of property
- Conditions of approval on digital message board

TOWN OF PINE RIDGE
Zoning Board of Appeals Minutes
December 14, 2017

Board member O'Neal made a motion to approve the two electronic signs with the following conditions: Level 1- Static Display which means that the message changes without any transition. Operational limitations: Such displays shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity. Minimum Display Time: Each message on the sign must be displayed for a minimum of ten seconds. Message Change Sequence: The change of messages must be accomplished immediately. Message Time Frame: Messages cannot be run during the time of 10pm to 5am. These additional conditions cannot be more stringent than any future sign ordinance updates specifically addressing electronic message and signage displays.

Board Member Jones seconded the motion, which was unanimously approved.

Zoning Board of Appeals for the Town of Pine Ridge completed an Order On Variance Application.

ADJOURN

With no further business to discuss, Chairman Simmons moved to adjourn the meeting at 7:01 P.M.

Respectfully submitted,

Viki M. Miller
Town Administrator

APPROVED:

Zoning Board of Appeals Chair

Date: _____

TOWN OF PINE RIDGE
Zoning Board of Appeals Minutes
December 18, 2018

CALL TO ORDER

Outgoing Chairman Simmons called the meeting to order.

Board members present: Busby, Lewis, Simmons, Cumalander and Jones

Board members absent: Holbrook and O'Neal

Staff present: Zoning Administrator, Viki Miller

FREEDOM OF INFORMATION COMPLIANCE

Outgoing Chairman Clifton Simmons ensured the meeting was in compliance with the Freedom of Information Act (FOIA). The meeting notice was published, posted, and mailed on multiple dates in November and December 2018. Additionally, the notice reached 258 people on Facebook and 82 residents with abutting parcels. The notice included details about a special exception request from DSIG LLC, Vella Family LLC, and Kyle/Casey Lucas for specific parcels. Copies of the proposed exception were made available at the town hall.

NEW BUSINESS

1. Elect new Chairperson

Outgoing Chairman Clifton Simmons called for nominations to elect a new chairperson. Clifton Simmons was nominated and accepted the nomination.

"Motion to elect Clifton Simmons as the new Chairperson."

Moved by: Owen Cumalander

Seconded by: Lynn Lewis

Result: Passed unanimously

2. Elect new Vice-Chairperson

Nominations were opened for the position of Vice-Chairperson. Karen Jones was nominated and accepted the nomination.

TOWN OF PINE RIDGE
Zoning Board of Appeals Minutes
December 18, 2018

"Motion to elect Karen Jones as the new Vice-Chairperson."

Moved by: Owen Cumalander

Seconded by: Linnie Lewis

Result: Passed unanimously

3. Public Hearing: Special Exception – TMS#007996-03-011, TMS#007996-03-010, TMS#007897-04-001, TMS#007996-03-067 Mr. Rock Lucas, Agent of the following property owners: DSIG, LLC, Vella Family, LLC and Kyle/Casey Lucas requests to allow a Cluster Development in a R-1 Zoning District

Chairman Clifton Simmons opened a public hearing to consider the special exception request for a cluster single-family development in an R-1 zone.

Numerous residents expressed concerns about infrastructure, traffic, water, sewer, and property values. Several opponents highlighted problems with previous developments and questioned the adequacy of the submitted plans.

4. Special Exception – TMS#007996-03-011, TMS#007996-03-010, TMS#007897-04-001, TMS#007996-03-067 Mr. Rock Lucas, Agent of the following property owners: DSIG, LLC, Vella Family, LLC and Kyle/Casey Lucas requests to allow a Cluster Development in a R-1 Zoning District

Zoning Administrator Viki Miller informed the board that the Board must consider Section 1202 and Article 12 of the zoning ordinance, which include criteria such as traffic impact, pedestrian safety, impact on adjoining properties, and compatibility with the district. Miller cited concerns about insufficient information for a decision.

Rock Lucas, representing the developer, explained that the proposed cluster development aligns with the comprehensive plan, does not increase density beyond allowed limits of a Cluster Development, and addresses community needs like the golf course's sustainability.

The board members expressed concerns about traffic, particularly at the intersection of Fish Hatchery Road and Bachman Road. They also discussed the need for further detailed plans regarding lot sizes, water, and sewage plans before a decision could be made.

TOWN OF PINE RIDGE
Zoning Board of Appeals Minutes
December 18, 2018

A motion was made to allow the applicant to withdraw the current proposal and resubmit it later, addressing specifically identified concerns.

"Motion to allow the applicant to withdraw the proposal and resubmit at a later date, addressing traffic flow impacts, subdivision layout renderings, and water supply plan."
Result: Passed unanimously Moved by: Karen Jones Seconded by: Owen Cumalander

ADJOURN

A motion was made to adjourn the meeting.

"Motion to adjourn the meeting."

Moved by: Karen Jones

Seconded by: Owen Cumalander

Result: Passed unanimously

APPROVED:

Zoning Board of Appeals Chair

Date: _____

Respectfully submitted,

Viki M. Miller
Town Administrator

The Town of Pine Ridge Zoning Board of Appeals will hold a public hearing at 6:30pm on Tuesday, September 17th, 2024. The hearing will be held in the Town of Pine Ridge Town Hall located at 2757 Fish Hatchery Road in Pine Ridge. The purpose of the hearing will be to receive public input on the following:

- Consider a variance request for relief in the minimum setback requirements from second street frontage on property located at 915 Brookfield Drive (TMS#006818-02-020). Zoned R-1 Single Family Residential

Comments or questions may be directed to:

Town of Pine Ridge (803)755-2500 office
2757 Fish Hatchery Rd. (803)955-0605 fax
West Columbia, SC 29172 vmiller@townofpineridgesc.com

ZBA 24-01

APPEAL # _____
(Application fee: \$250.00)

TOWN OF PINE RIDGE, S.C.

FILED _____
Town of Pine Ridge

VARIANCE APPEAL

Location: 915 BROOKFIELD DR., W.C., S.C, 29172 ARBORGATE SUB.

Tax Map No: 006818-02-020 Zoning District: _____

Owner: HARRIET M. MOORE Telephone) 803-734-1143 TIRED

If you are representing a property owner, a Letter of Agency must accompany this form:

Agent for Property Owner: HARRIET MOORE Telephone) Home: _____ Work: _____

I (we) have applied for a variance to: Add a CARPORT to the side of house FACING BROOKFIELD CIRCLE, AFTER THE 4FT. X 24FT ADDITION TO HOUSE HAS BEEN ADDED. I'M HANDICAPPED AND HAVE TO USE A CANE OR WALKER TO GET AROUND. I need the CARPORT TO DRIVE MY CAR UNDER FOR EVERYDAY CHORES. I have TWO KNEE REPLACEMENTS AND MAY BE IN A WHEELCHAIR IN THE FUTURE. THE DRAFTSMAN DREW THE CARPORT TO BE 16'X24' - THE HOUSE ACCORDING TO THE PINE RIDGE ZONING CODES, THE BOARD OF ZONING ADJUSTMENT MUST MAKE CERTAIN FINDINGS BEFORE APPROVING A VARIANCE. TO ASSIST THE BOARD IN MAKE THESE FINDINGS, PLEASE ANSWER THE FOLLOWING QUESTIONS. YOUR APPLICATION WILL NOT BE ACCEPTED UNLESS COMPLETE.

1. Extraordinary conditions may exist due to topography, street widening, setback lines, or other conditions which will make it difficult or possibly make it economically not feasible to use the property;

ARBORGATE SUB. has been here since 1975. I doubt if any street will be changed. The angle that 915 WAS built doesn't give much room to Brookfield Circle, it was built in 1983.

ON AN ANGLE AND THE FRONT WOULD BE CLOSER THAN THE BACK OF THE HOUSE, (TO STREET)

2. These conditions do not generally apply to other property in the vicinity;

NO, since it is a corner lot.

I APPRECIATE YOUR CONSIDERATION SO I CAN HAVE EASY ACCESS TO GET IN & OUT OF MY HOUSE.

I JUST BOUGHT THIS HOUSE MAY 20 TO LIVE CLOSE TO MY SON ON COOLBREEZE DR. I'M ALMOST 80YRS OLD.

3. Because of these conditions, the application of the ordinance to a particular piece of property would effectively prohibit or unreasonably restrict utilization of the property;

No, Not in my opinion or the Builder's opinion

4. The authorization of the variance will not be a substantial detriment to adjacent property or to public good, and the character of the district will not be harmed by the granting of the variance;

One corner of the Carport will be closer to Brookfield Circle than the back corner of the Carport.

5. The effect of the variance would not allow the establishment of a use not otherwise permitted in the zoning district; would not extend physically a nonconforming use of the land; would not change the zoning district boundaries shown on the official zoning map;

It would still be a single family home and would not ~~encroach~~ encroach on any other person's property.

OWNERS SIGNATURE: Harriet M. Moore DATE: August 1, 2024

AGENTS SIGNATURE: Harriet M. Moore DATE: 9/1/24

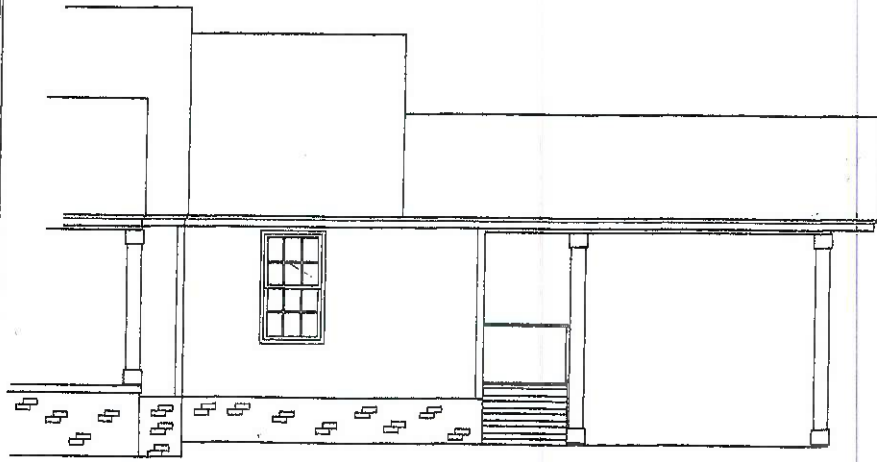
For office use only

Date Application Received: 8-1-2024
Date of Hearing: 9-17-2024
Date Property Posted: 8-23-2024
Date of Public Notice: 8-22-2024

RECEIVED

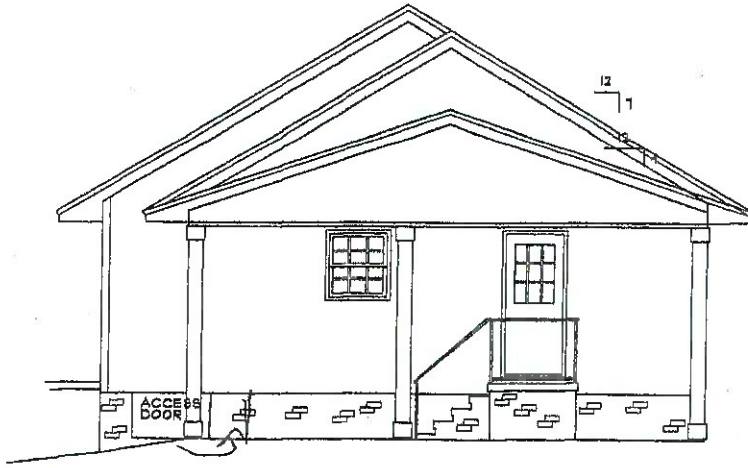
AUG 01 2024

Town of Pine Ridge



FRONT ELEVATION

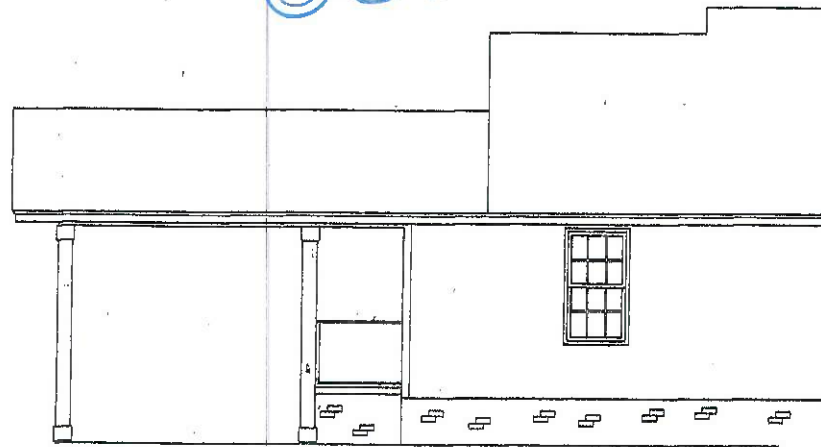
SCALE 1/4"=1'-0"



RIGHT SIDE

SCALE 1/4"=1'-0"

COPY



REAR

SCALE 1/4"=1'-0"

915 Brookfield Dr.
W. Colair, S.C. 29170

www.dennisroofingsc.com

Dennis Home Improvement

view projects page

CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND DETAILS. EVERYTHING HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS. THE USER OF THESE DRAWINGS TAKES SQUARE ONE DESIGN FULLY RESPONSIBLE FOR ERRORS ONCE CONSTRUCTION BEGINS.



MOORE ADDITION
SQUARE ONE DESIGN SERVICE
GILBERT SC 803 951 0445

DRAWN BY	BOSTIC
DATE	
REV. NO.	DATE

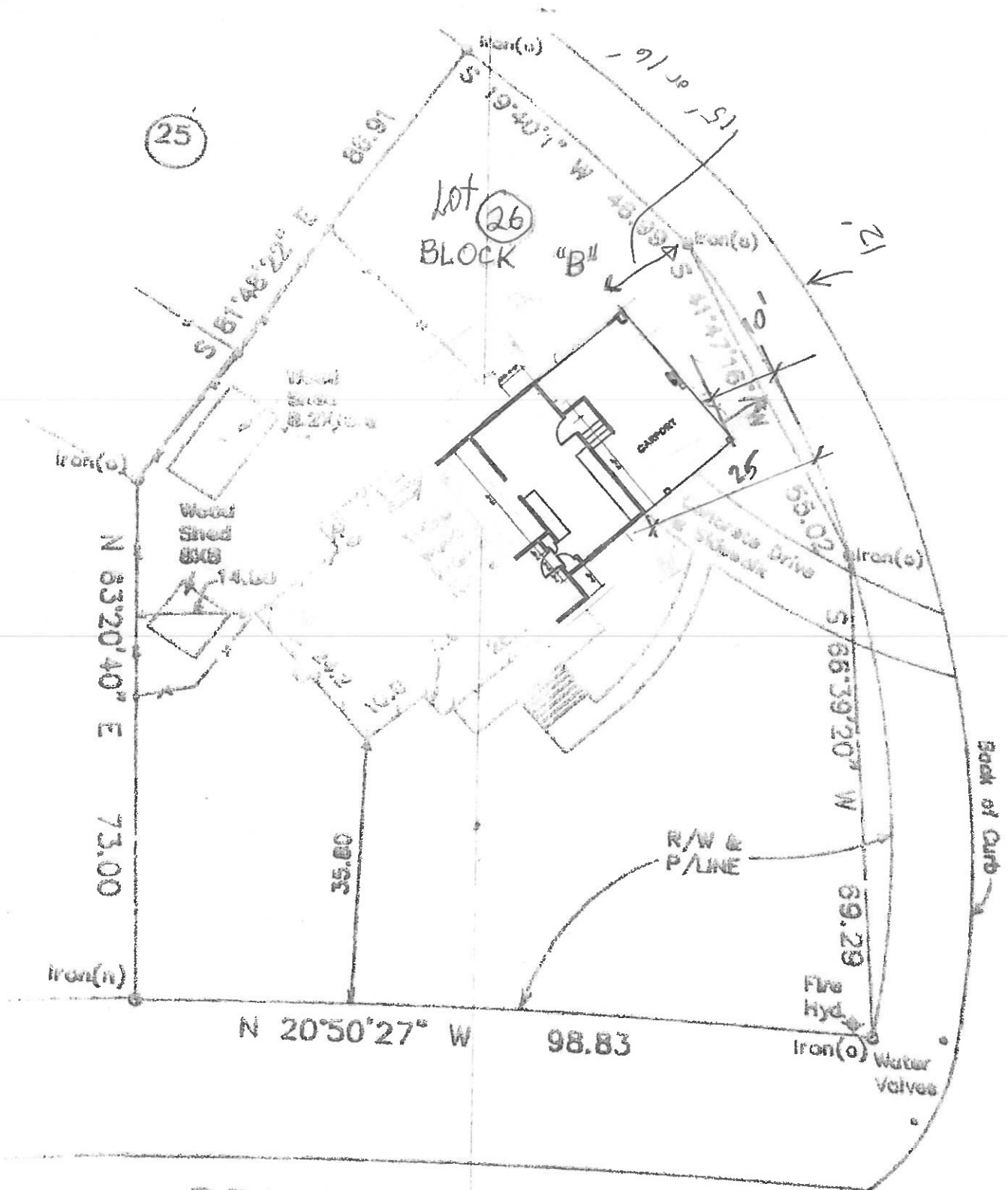


PLAN NAME

PLAN NUMBER

SHEET NUMBER

OF



BROOKFIELD DRIVE
(66' R/W)

ARBORGATE SUBDIVISION
TMS#006818-02-020

*The Porch
AND STEPS
WILL BE
3' X 5' OUT
INTO CARPORT.

EXHIBIT "A"

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of West Columbia, in the County of Lexington, State of South Carolina and being shown and designated as Lot Twenty-Six (26), Block "B" on a plat of Arborgate Subdivision prepared for Trenholm Building Company by Isaac B. Cox and Son, dated July 23, 1975, revised September 19, 1975, and recorded in the Office of the Register of Deeds for Lexington County in Plat Book 139-G at Page 30, This property being more particularly shown on a plat prepared for Tony Paul Wagster and Joyce Glenn Wagster by UDS, Inc., dated July 19, 1990, recorded in Plat Book 239 at Page 401 in the Office of the Register of Deeds for Lexington County. Reference being made to said latter plat for a more complete and accurate description thereof. Be all measurements a little more or less.

This being the same property conveyed to Harriet M. Moore by deed of Tony Paul Wagster and Joyce Glenn Wagster, dated May 20, 2024 and recorded May 23, 2024 in Deed Book 21107 at Page 3955 in the Office of the Register of Deeds for Lexington County.

TMS# 006818-02-020

pd 8/1/2024

TOWN OF PINE RIDGE LETTER OF AGENCY

RECEIVED
AUG 01 2024
Town of Pine Ridge

DATE: August 1, 2024

TO: ZONING ADMINISTRATOR, TOWN OF PINE RIDGE

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simples interest in the following property:

COMMON STREET ADDRESS(ES): 915 Brookfield DR, W.C., S.C. 29172

Also known by TAX MAP NUMBER(S): 006818-02-020

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a map amendment from Planning/Council;
- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;

SIGNATURE OF PROPERTY OWNER: Harriet M. Moore DATE 8/1/24
 PRINT name of Property Owner: HARRIET M. MOORE
 Street Address of Property Owner: 915 Brookfield DR.
 City, State, ZIP of Property Owner: W. Col., S.C., 29172
 Telephone Number of Property Owner: _____

SIGNATURE OF WITNESS: _____ DATE _____
 PRINT name of Witness to Signature of Property Owner: _____

SIGNATURE OF AUTHORIZED AGENT: _____ DATE _____ PRINT name of Authorized Agent: _____ Company/Firm of Authorized Agent: _____ Street Address of Authorized Agent: _____ City, State, ZIP of Authorized Agent: _____ Telephone Number of Authorized Agent: _____

Office Use Only: Date Received 8/1/2024 by _____