

Town of Pine Ridge

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



DECEMBER 17, 2024 Zoning Board of Appeals Agenda

6:30 P.M. - Call to Order

Freedom of Information Act Compliance

Approval of Minutes

1. September 17, 2024

Old Business

No Old Business

New Business

1. Public Hearing ZBA 2024-02: Consider a variance request for relief in the minimum block length requirements TMS#006898-02-020, 006898-02-023 & 006898-02-024, located behind the Arborgate subdivision. Zoned R-1 Single Family Residential
2. ZBA 2024-02: Consider a variance request for relief in the minimum block length requirements TMS#006898-02-020, 006898-02-023 & 006898-02-024, located behind the Arborgate subdivision. Zoned R-1 Single Family Residential

ADJOURN

ZBA APPEAL # 2024-02
(Application fee: \$250.00)

TOWN OF PINE RIDGE, S.C.

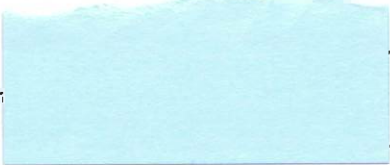
FILED 11/1/2024

VARIANCE APPEAL

Location: Behind Arborgate subdivision

Tax Map No: 006898-02-020, 006898-02-023 & 006898-02-024 Zoning District: R-1

Owner: DAVIS FAMILY REAL ESTATE II LLC Telephone) 

If you are representing a property owner, a Letter of Agency must accompany this for
Agent for Property Owner: Paul Mishoe, Jr. Telephone) 

I (we) have applied for a variance to: To remove maximum block length from roadway requirement.
This requiment creates a grid like road network that would interfere with and cause great
harm to the existing wetlands on the property.

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;

Branching wetlands across the property will be adversely effected by block maximum
requirements. Relief from this requirement will keep existing wetlands from being disturbed.

2. These conditions do not generally apply to other property in the vicinity;
It's not specific to this site only but it is uncommon.

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;

The maximum block length requirement prohibits and restricts utilization of the property unreasonably.

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;

There is no detriment to the adjacent properties, public good, or character of the district.

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;

Confirmed.

OWNERS SIGNATURE:  DATE: 9-19-24

AGENTS SIGNATURE: _____ DATE: _____

For office use only

Date Application Received: 10/28/2024 pending payments ^{rcvd 11/1/2024}

Date of Hearing: _____

Date Property Posted: _____

Date of Public Notice: _____

**TOWN OF PINE RIDGE
LETTER OF AGENCY**

DATE: 10-4-2024

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): Arbogate Dr, West Columbia, SC 29172

Also known by TAX MAP NUMBER(S): 006898-02-023, 006898-02-024 & 006898-02-020

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: [Signature] DATE 10/4/24
PRINT name of Property Owner: EMILYN DAVIS
Street Address of Property Owner: 1029 GARDEN VALLEY LANE
City, State, ZIP of Property Owner: COLUMBIA, SC 29210
Telephone Number of Property Owner: [Redacted]

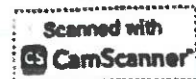
SIGNATURE OF WITNESS: [Signature] DATE 10/4/24
PRINT name of Witness to Signature of Property Owner: George McCutchen

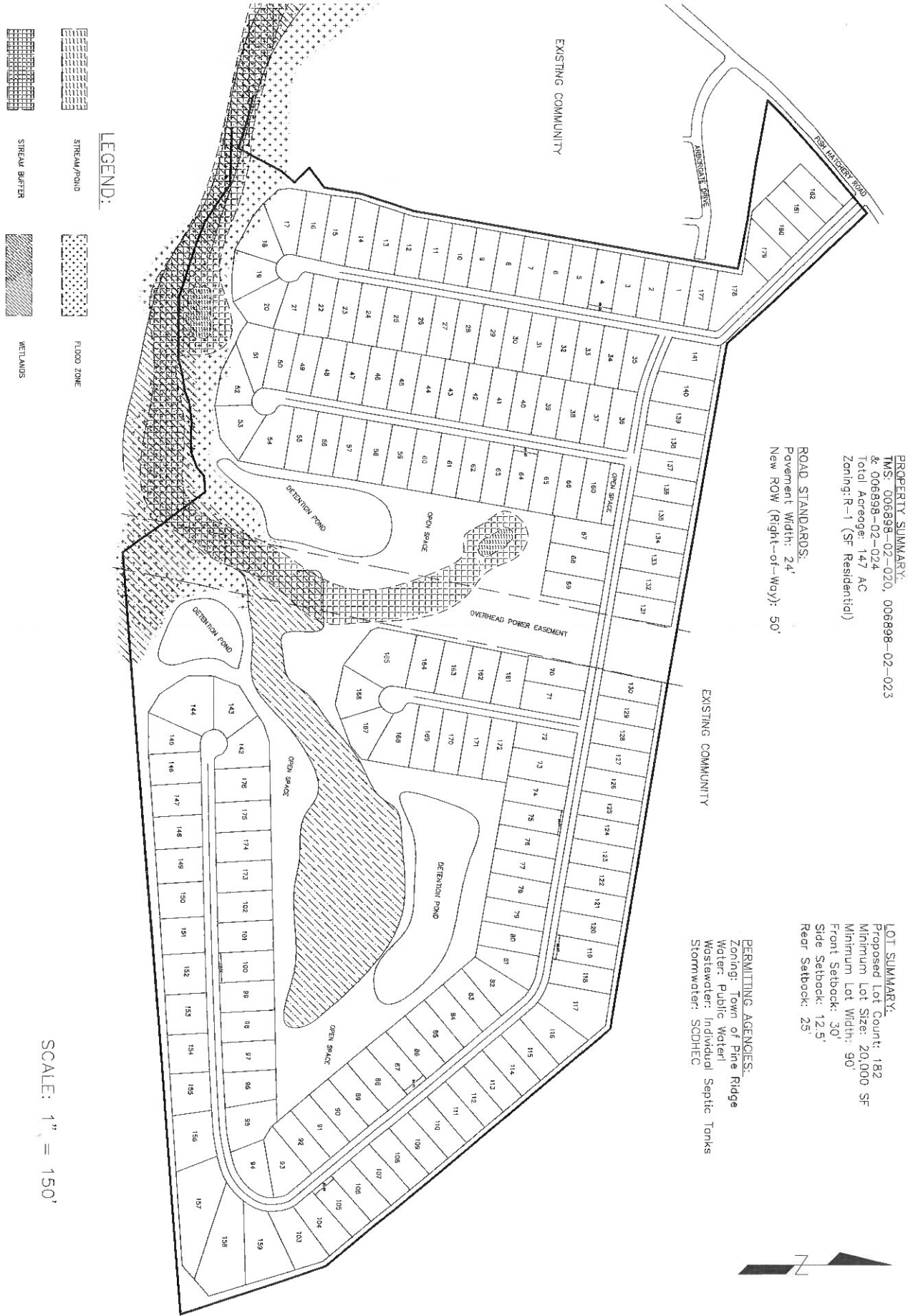
SIGNATURE OF AUTHORIZED AGENT: [Signature] DATE 10/3/24
PRINT name of Authorized Agent: Paul Mishoe, Jr.
Company/Firm of Authorized Agent: Cross Engineering Services, LLC
Street Address of Authorized Agent: 190 Knox Ashby Ave, SC
City, State, ZIP of Authorized Agent: Camee, SC 29033
Telephone Number of Authorized Agent: [Redacted]

RECEIVED

Office Use Only: Date Received OCT 28 2024 by _____

Town of Pine Ridge



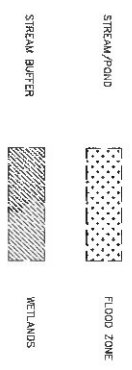


PROPERTY SUMMARY:
 TMS: 006898-02-020, 006898-02-023
 & 006898-02-024
 Total Acreage: 14.7 AC
 Zoning: R-1 (SF Residential)

ROAD STANDARDS:
 Pavement Width: 24'
 New ROW (Right-of-Way): 50'

LOT SUMMARY:
 Proposed Lot Count: 182
 Minimum Lot Size: 20,000 SF
 Minimum Lot Width: 90'
 Front Setback: 30'
 Side Setback: 12.5'
 Rear Setback: 25'

PERMITTING AGENCIES:
 Zoning: Town of Pine Ridge
 Water: Public Water
 Wastewater: Individual Septic Tanks
 Stormwater: SCDHEC



SCALE: 1" = 150'

SCALE: 1" = 150' DATE: 5/30/24 DRAWN: JCN DESIGNED: JCN DRAWING NUMBER: 01 OF 01	ARBOGATE DRIVE PRELIMINARY SKETCH PLAN PREPARED FOR: TOWN OF PINE RIDGE	EXECUTIVE CONSTRUCTION HOMES	161 PONTIAC BUSINESS CENTER DR. STE 1020 ELGIN, SC 29045 TEL (803) 462-0884 FAX (803) 736-1299	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION												
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502 R-1 Single-family residential district regulations

The following regulations apply to all uses in the R-1 districts:

Minimum lot area:	20,000 square feet
Minimum land area per dwelling unit:	20,000 square feet
Maximum dwelling units per net acre:	Two (2) dwelling units
Minimum lot width at front building line:	Ninety (90) feet
Minimum lot depth:	One hundred (100) feet
Minimum front yard depth:	Thirty-five (35) feet, or average of existing setbacks from same street in same block in district, but not less than thirty (30) feet. The setback on public roads and highways classified by Lexington County as Arterial roads shall be forty (40) feet.
Minimum setback from second street frontage:	Side street on corner lot: twenty (20) feet Rear street on double frontage lot: thirty (30) feet
Minimum side yard:	Principal structure: twelve and one-half (12.5) feet from interior side lot line; Accessory structure: five (5) feet;
Minimum rear yard:	Open carport: seven (7) feet from interior side lot line. Principal structure: twenty-five (25) feet from interior rear lot line; Accessory structure: five (5) feet from interior rear lot line
Maximum lot coverage:	Residential units and their accessory structures shall not exceed a total of 30% lot coverage
Maximum structure height:	Other permitted and permissible buildings and their accessory structures shall not exceed a maximum of 35% lot coverage Thirty-five (35) feet to the roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)
Visibility requirements:	Corner lot: no obstruction between heights of 3 and 10 feet above finished street level within 25 feet of intersection of street rights-of-way lines. Private drive: no obstruction over height of 30 inches within 10 feet of street.
Off-street parking area requirements:	See Article 8
Signs:	See Article 9
Supplemental Regular.	See Article 6

safety, and maintenance services. Cul-de-sacs and dead-end streets result in poor connectivity that often restricts the viability of bicycle and pedestrian transportation.

1021.1(1) Planning Commission Review and Approval Required

As of the effective date of this Ordinance, cul-de-sacs and dead-end streets shall require Planning Commission approval on a case-by-case basis utilizing the following considerations:

- 1) Limited use
- 2) Site-specific topographic or geophysical conditions
- 3) Preservation of any natural features on the site
- 4) Minimizing of negative impacts and alteration of natural features
- 5) Avoidance of areas of environmental sensitivity
- 6) Reduction of excessive cut and fill
- 7) Other site-specific design considerations

Dead-end streets may be approved as temporary until connection with an intersecting street is constructed. Temporary dead-end streets must have a turn-around at the terminus.

1021.2 Block Lengths

1021.2(1) Residential

- 1) Block lengths shall be appropriate to topographic conditions and density to be served but shall not exceed 600 feet in length.
- 2) Blocks should be of sufficient width to allow for two tiers or lots of appropriate depth, except where reverse frontage lots are required along a major street, or where prevented by size, topographical conditions, or other inherent conditions of the property.
- 3) When allowed by the Planning Commission, permanent cul-de-sacs and dead-end streets shall not exceed 400 feet in length as measured from the centerline of the perpendicular street to the center of the cul-de-sac or terminus of the dead-end street.

1021.2(2) Commercial and Industrial

Blocks intended for commercial or industrial development may vary from the standards of design detailed above in favor of dimensions more suitable to their prospective use, provided such blocks permit adequate traffic circulation.

1021.3 Reverse Frontage Roads

Where major residential subdivisions are proposed to be located adjacent to arterial streets, such subdivisions shall be denied direct access to the arterial street and shall be separated from such streets by double frontage lots accessing onto reverse frontage roads.

1021.3(1) Residential Lots on Reverse Frontage Roads

Residential reverse frontage lots shall have a minimum rear yard of fifty (50) feet next to the arterial street, measured from the shortest distance of the proposed back building line to the street right-of-way. They shall also, within such rear yard and immediately adjacent to the right-of-way, have a non-access planting screen easement of at least twenty (20) feet in depth planted to the perimeter yard landscaping requirements of this Ordinance. Alternately, the required buffer area may be held in common open space.

1022 Driveway Standards

1022.1 Driveway Defined