

# Town of Pine Ridge

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## JUNE 27, 2023 REGULAR SCHEDULED PLANNING COMMISSION MEETING AGENDA

### **6:30 P.M. Meeting**

1. Call to Order
2. Roll Call and Determination of Quorum
3. Invocation
4. Pledge of Allegiance
5. Freedom of Information Act Compliance

### **Approval of Minutes**

1. April 25, 2023 – Regular scheduled meeting
2. May 23, 2023 – Comprehensive Plan Public Drop-In

### **New Business**

1. Comprehensive Plan review and discuss Future Land Use Map
2. Consideration of Resolution 2023-09: Recommendation of Adoption of the Comprehensive Plan

### **Next Regular Scheduled Planning Meeting**

July 25, 2023 at 6:30PM: Town Hall Council Chambers

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

Written comments may be emailed to [vmiller@townofpineridgesc.com](mailto:vmiller@townofpineridgesc.com) by 5pm on 6/26/2023.

### **ADJOURN**

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**Call to Order**

Vice-Chairman Shealy called the meeting to order at 6:32 P.M. with Commission members Merchant, Jowers and Jackson in attendance.

Comprehensive Plan workshop members: Valdario

Members absent: Chairman Kerr and Workshop member Wickstrom

Benchmark Planning: Mr. Jason Epley, Bridget Callea

Staff Present: Town Administrator, Viki Miller

**Roll Call and Determination of Quorum**

Vice-Chairman Shealy stated that a quorum was present.

**Invocation**

Vice-Chairman Shealy led those assembled in prayer.

**Pledge of Allegiance**

Vice-Chairman Shealy led those assembled in the Pledge of Allegiance.

**Freedom of Information Act Compliance**

Chairman Merchant stated that the Freedom of Information Act Compliance had been met.

**Approval of Minutes**

1. April 25, 2023 – Regular scheduled meeting

Commission member Merchant made a motion to approve the minutes, as submitted. Commission member Jackson seconded the motion, which was unanimously approved.

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2. May 23, 2023 – Comprehensive Plan Public Drop-In

Commission member Jackson made a motion to approve the minutes, as submitted. Commission member Merchant seconded the motion, which was unanimously approved.

**New Business**

1. Comprehensive Plan review and discuss Future Land Use Map

Vice-Chairman Shealy asked Ms. Bridget Callea of Benchmark Planning to begin the presentation.

Project updates include:

- Draft plan presented to workshop members on April 25, 2023.
- Presented to the public on May 23, 2023.
- 10-15 people attended plus Planning Commission members, staff and the Mayor.
- Town center expanded to include existing commercial development
- Slight modifications to future land use map
- Added S.C. National Guard to Government facilities
- Cleaned up zip code language
- Minor text edits

Members discussed additional details of the Future Land Use map.

Comprehensive Plan Workshop member John Valdario made a motion to recommend the Comprehensive Plan be approved with the following additional changes:

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- 1) Changing the parcel (007897-03-038) from split commercial / residential to entirely commercial
- 2) Switching additional parcels associated with and adjacent to Charwood Golf Club from residential to recreation
- 3) Adding the water/stream layer on the map.

Planning Commission member Merchant seconded the motion, which was unanimously approved.

2. Consideration of Resolution 2023-09: Recommendation of Adoption of the Comprehensive Plan

Commission member Merchant made a motion to approve Resolution 2023-09, with the additional changes to the Future Land Use map. Commission Member Jackson seconded the motion, which was unanimously approved.

**Next Regular Scheduled Planning Meeting**

Vice-Chairman Shealy announced the next meeting would take place in the Town Hall Council Chambers on July 25, 2023 at 6:30PM.

**Citizen's Comment Time**

Ms. Deanne Castle of Valley View spoke to the Planning Commission about her concerns with the logging going on behind her property and the damage to the roads.

Mrs. Miller explained that the Planning Commission had been working on the Comprehensive Plan and that nothing had been approved to be built on the property that was being logged. The subject was brought up at the last Council meeting and a work order has been submitted to repair Valley View and Briar Bush. The property owners have an

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approved Forestry Commission Plan in place that they are required to follow.

Commission member Merchant suggested that any complaints be given to Town Council, as they need to be aware of any issues.

**ADJOURN**

With no further business to discuss, Commission member Merchant made a motion to adjourn, which was seconded by Commission member Jackson. With the Planning Commission's unanimous approval, Vice-Chairman Shealy adjourned the meeting at 7:17 P.M.

Respectfully Submitted,



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Viki M. Miller  
Town Administrator

APPROVED:



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Kendrick Kerr, Planning Chair

Date: 9/26/2023