

TOWN OF PINE RIDGE

COMPREHENSIVE PLAN



DRAFT

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Overview

The Comprehensive Plan serves as the foundational planning document for the Town of Pine Ridge, guiding all aspects of growth and development management within the Town’s jurisdiction. The Plan provides guidance on long-range strategic direction to elected and appointed officials and administrative staff as they develop and implement projects, programs, and policies that affect the future of Town. State law requires that the Plan be fully updated every ten years, with an interim mandated review during the 5th year following adoption. The required reviews and updates help to ensure the relevancy of the information and direction that the Plan provides, ensuring the Plan’s ongoing applicability to the community.

The Plan is considered a “living” document that establishes a set of guidelines and procedures for implementing the goals and strategies in order to achieve the vision for the community. Specifically, the Comprehensive Plan is intended for use by government agencies, residents, private developers, property owners, and private organizations concerned with planning the Town’s future growth, development, and preservation. The Comprehensive Plan’s strategies are built around an inventory and analysis of the following ten elements as required by state law:

- | | |
|--|---|
|  Population |  Land Use |
|  Economic Development |  Housing |
|  Natural Resources |  Transportation |
|  Cultural Resources |  Resiliency |
|  Community Facilities |  Priority Investment |

Legal Authority

In 1994, the South Carolina Legislature passed the South Carolina Government Comprehensive Planning Enabling Act that granted authority to prepare and maintain comprehensive plans to local governments as set forth in South Carolina Code of Laws Title 6, Chapter 29. This Act consolidated formerly separate state legislative acts regarding local authority to create comprehensive plans.

While the Plan is not a legally binding “ordinance” in the degree of authority conferred by the adopted plan, it does inform land use and development ordinances and regulations, particularly as the Planning Commission and the Town Council carry out their duties in guiding and facilitating the growth of the Town. The Comprehensive Planning Enabling Act requires a Comprehensive Plan to be updated every ten years. This Act also requires a review of the Comprehensive Plan at least once every five years to determine if there are any changes needed. However, the Comprehensive Plan may be updated as often as necessary.



How To Use This Plan

The Comprehensive Plan should be used as a guide for public sector and private sector decision-making concerning the future growth and land use development in Pine Ridge. Specifically, the Town's elected and appointed officials should use the Plan to provide consistency in the evaluation of development proposals or policy changes to achieve the vision of the Plan. The Plan should also be used to guide capital improvements, development regulations, and coordination efforts with other government agencies and partners on issues of mutual interest. For the private sector, the Plan provides guidance to landowners and developers on the Town's expectations for future growth.

The Planning Process

This ten-year update to the Comprehensive Plan was carried out in eight specific tasks. The first task, which was completed in October of 2022, was a comprehensive plan workshop with Town staff and the Comprehensive Plan Committee. The Committee consisted of the Town's Planning Commission, the Town's Mayor, and other residents concerned with development. During this meeting, the overall objectives of the Plan were established, as was a plan for public engagement and background information collection.

The second task included conducting an online community survey and gathering background information necessary to prepare the Plan's ten elements. This included collecting and analyzing data, developing a community assessment, identifying the key planning themes, and collecting initial public input. This second task focused on preparing the background elements for the Comprehensive Plan.

The third task, which occurred in February of 2023, consisted of a second Comprehensive Plan Workshop with Town staff and the Comprehensive Plan Committee. The results of the community survey and a high level review of the background information was presented to the Committee. Key themes and development scenarios were also discussed with the Committee, to help guide the direction of the Plan.

Task four included a follow up meeting with Town staff and the Comprehensive Plan Committee to review the draft Comprehensive Plan.

In May of 2023, task five was a public drop-in meeting in which attendees were presented with the draft Plan and related information. Residents were notified about the meeting and encouraged to attend to learn more about the Comprehensive Plan and provide input on the draft.

Task six was a meeting with Town staff and the Comprehensive Plan Committee to review findings from the public drop-in meeting and subsequent changes to the draft Plan. Following this review, the Plan was nearing completion.

Task seven was the adoption process. The Planning Commission recommended the Plan to Town Council for their consideration of adoption at a meeting held on June 27, 2023. The Town Council held a public hearing and the first reading of the Comprehensive Plan on August 8, with a second reading and adoption of the Plan at their meeting on September 12, 2023.

PROJECT TIMELINE



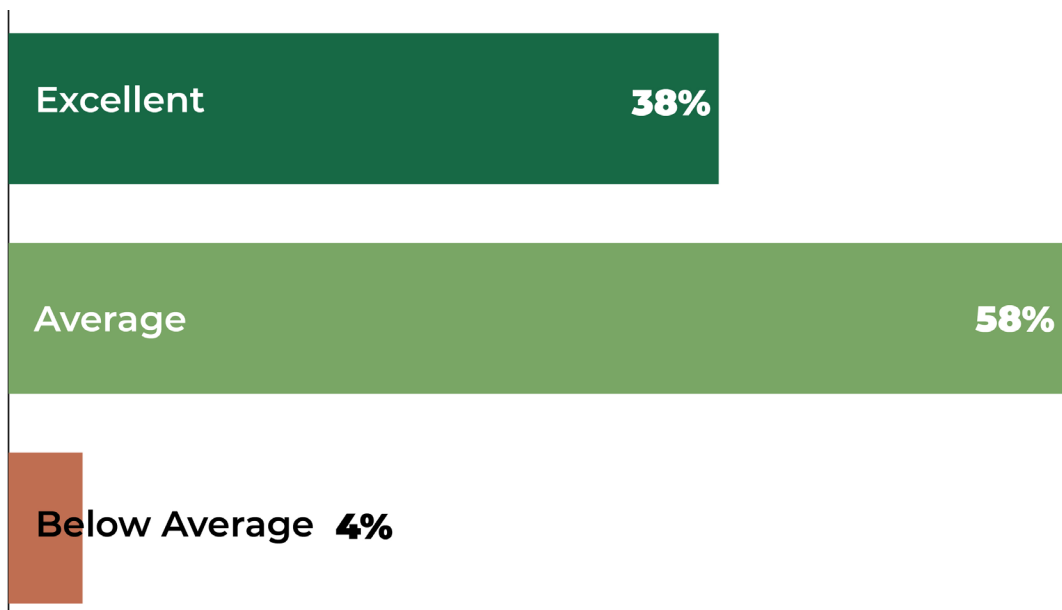
Community Survey Results

As mentioned previously, an online community survey was conducted at the onset of the project to gain information about residents' interests and concerns about the future of Pine Ridge. The community survey was advertised to residents and postcards notifying the opportunity to participate were mailed to all property owners. The survey was open for one and a half months. The Town also provided print versions of the survey for those who could not take it online. In total, 127 people participated in the community survey. The information gathered greatly influenced the development of the Comprehensive Plan and the results are presented on the following pages.

The first question on the community survey asked residents to rate the overall quality of life they experience in the Town. Almost 60% of respondents indicated that they have an average quality of life, while almost 40% indicated having an excellent quality of life. Very few respondents felt that they have a quality of life below average. A follow up question asked respondents to rate a series of quality of life factors on a scale from "below average" to "excellent." When combining all of the responses the top-rated quality of life factors included proximity to larger cities, public safety, housing affordability, and cost of living. Quality of life factors which generally received an average rating included community character / appearance, quality of housing options, schools, and parks and recreation opportunities. At least half of respondents did identify four quality of life factors as "below average." These low scoring attribute (in order from highest to lowest score) included employment opportunities, availability of retail goods / services, health care options, and entertainment / dining options.

The graphic on the top of the next page is a word cloud of responses received on residents' favorite things about Pine Ridge. The words which were repeated by the most respondents are shown in larger font, with smaller words representing those that were repeated less frequently. The things people like the most about the Town include the small town feel, quietness, its proximity / close location, safety, friendly people, and rural feel. The graphic on the bottom of the next page is similar, but with those things people dislike most about the Town. The greatest dislikes include traffic, appearance, lack of business / retail, run down homes, no dining options, road conditions, crime, noise, and growth.

► **Question: How would you rate the overall quality of life you experience in Pine Ridge?**



► Question: Tell us three things you like most about Pine Ridge.



► Question: Tell us three things that you dislike most about Pine Ridge



A list of 17 potential concerns were provided to respondents and they were asked to select and rank their top three. Based on the results received, residents are most concerned about public safety, employment opportunities, the cost of living, traffic, and schools. Additional concerns listed (in order of ranking) included road maintenance, quality of housing, community appearance, entertainment / dining, growth, public services / utilities, parks and recreation, the environment, retail goods / services, health care options, proximity to larger cities, and housing affordability.

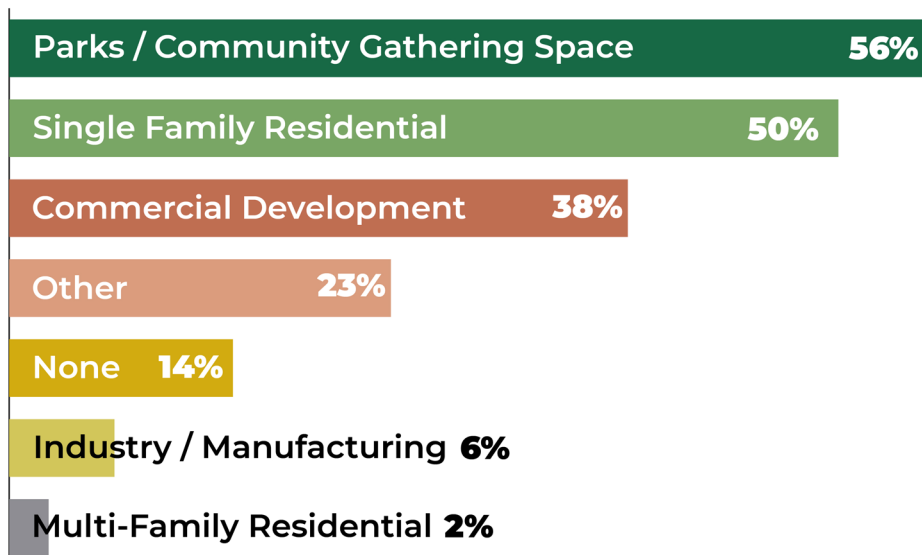
► **Question: What issues are of concern to you today? (choose top three)**

- #1 Public Safety**
- #2 Employment Opportunities**
- #3 Cost of Living**
- #4 Traffic**
- #5 Schools**

When asked how they felt about the Town growing in the future, the majority (73%) of respondents indicated that they would like to see some additional growth and development, while about 27% indicated that they don't want to see any changes. Respondents could write in responses to this question and many of those received indicated an interest in growth occurring only at a certain scale / quality / location.

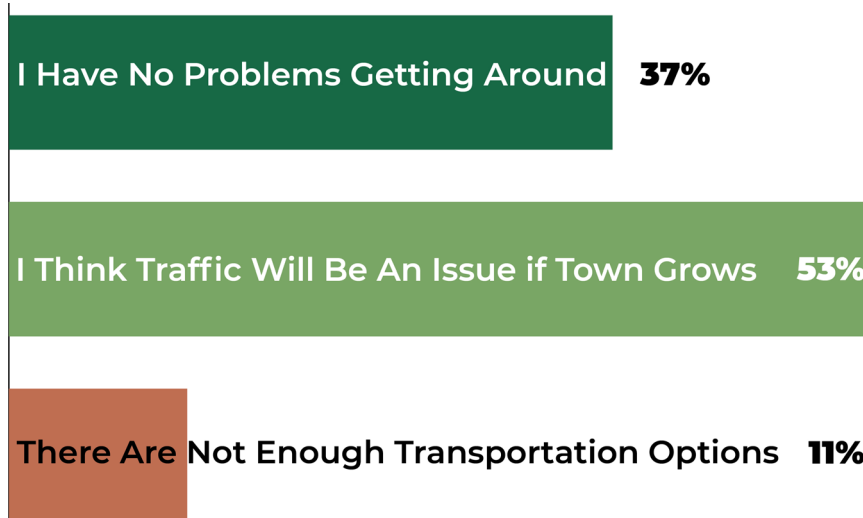
A follow up question asked respondents to identify the types of development residents would like to see in the Town. At least half of respondents are interested in parks / community gathering spaces and single family residential. Almost 40% of respondents are also interested in commercial development and almost one-quarter are interested in "other," which generally provided more detail on the scale and appearance of desired development. When asked to describe development they would not like to see, a number of respondents indicated multi-family / dense housing, industrial / manufacturing, and large retail stores.

► **Question: What types of development would you like to see in the Town?**



When asked about traffic, 53% of respondents indicated that traffic will be an issue if the Town grows while 37% said that they have no problems getting around Town. Very few said that there are not enough transportation options in Pine Ridge. A follow up question asked respondents to indicate if they would like better access to a list of modes. More than half of respondents are interested in more sidewalks and improved / expanded roadways, while almost one-third would like better access to bike lanes and greenways. There was limited interest in public transportation.

► **Question: How do you perceive the transportation and traffic in the Town?**



Survey respondents were asked how they felt about the Town’s aesthetic appearance and approximately 60% indicated that the Town looks “just okay.” Almost 20% indicated that they think the Town looks great and just over 20% think it’s appearance could use a lot of improvement. A number of comments were received related to this question and many shared concerns about trash along the roadways, landscaping maintenance, and neglected homes. Street lighting and sidewalk maintenance were also amongst the concerns. When asked about parks and recreation, just over half of respondents indicated that there are more options and amenities needed. About 40% indicated that the parks and recreational amenities are adequate to meet their needs and approximately 10% indicated that they are excellent. When asked about additional parks and recreation facilities that are desired, a number of respondents indicated that they’d like to see more walking / biking trails, picnic areas / shelters, playgrounds, passive parks / green space, a splash pad, a town square, a dog park, and other amenities. The top requests are shown below.

► **Question: Are there any types of recreational facilities, parks, or open spaces you would like?**



The community survey included a question on Town services. More than half of respondents indicated that they are satisfied with the following services (listed in order from most satisfied to least satisfied): EMS / Fire (Lexington County), Police protection, Town Hall - customer service, and sanitation services. Approximately 44% of respondents are satisfied with stormwater management and about 37% are satisfied with building and zoning. Almost half of respondents are dissatisfied with street and sidewalk maintenance and cultural / recreational opportunities. A follow up question asked respondents if there are any new or improved services that the Town should consider providing. The top requests included improved police coverage (24-7 service), recycling pick up, road paving and maintenance, water / sewer, curb appeal / landscaping, and yard waste pick up.

For many years, the Town has contemplated the ability to provide municipal water and sewer services. There have been multiple requests for a tax to do so, and residents have denied these requests. Yet, an interest in these public services does appear to remain. To help determine recommendations, the community survey included questions about these services. The results were mixed, with approximately one-third of respondents indicating that they would be interested in municipal water and sewer, one-third indicating they would not be interested in municipal water and sewer, and about one-third indicating they were not sure. Comments received related to this question largely referenced that people were happy with their existing water / well / sewer / septic service; that it would depend on the cost and details of the provision; and that they understood it would be necessary to get certain types of growth.

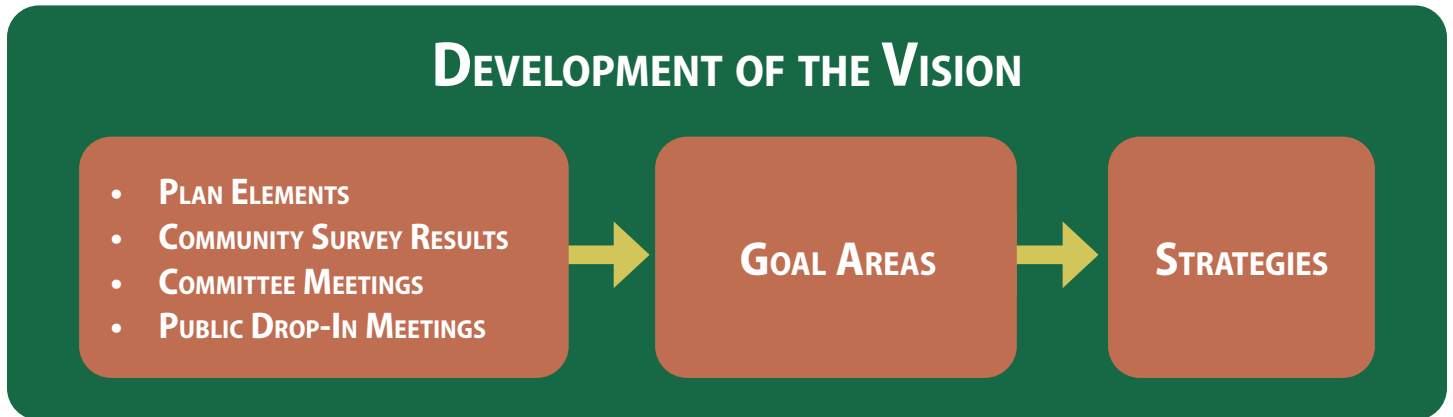
The final question on the community survey regarded the respondents' vision for the future of Pine Ridge. This was a written-in response, and the graphic below illustrates the responses which were stated by multiple residents, with the largest words representing those repeated most frequently. The top responses included maintaining the small town feel, facilitating planned growth, improving appearances, retail and restaurant development, improved roads, safe and quiet environment, a grocery store, more sidewalks, and the same friendly community.

► **Question: What is your vision for the future of Pine Ridge?**



Vision Framework

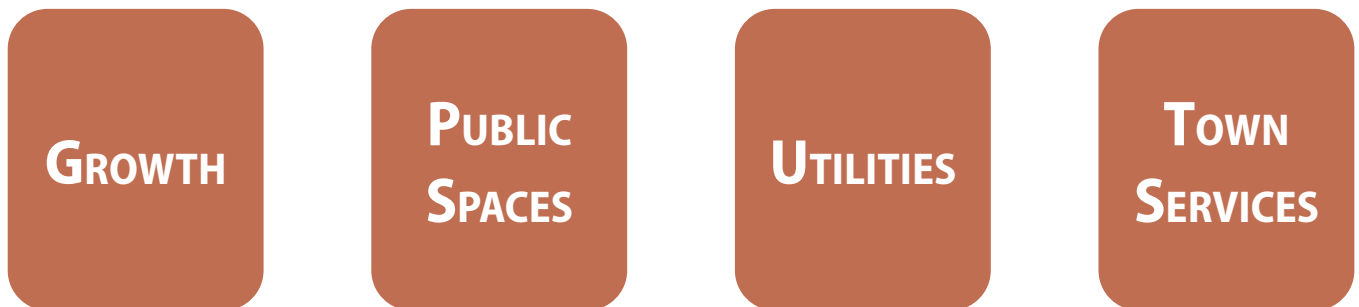
In general, the Comprehensive Plan’s vision is the combination of the Plan’s elements, public input, and direction provided by the Comprehensive Plan Committee. The Comprehensive Plan Committee met several times to review and discuss background information contained in the Plan’s elements, which also included a review of the community survey results. Their meetings resulted in the development of key issues and goals for the Comprehensive Plan. The goals and public input were then used to develop implementation strategies which will provide direction for the Town over the next 20 years. The goals and implementation strategies are described on the following pages.



Goal Areas

Following the background analysis and initial public input (community survey analysis and Comprehensive Plan Committee meetings), a series of goals were identified and refined with the Committee. These goals form the backbone of the Comprehensive Plan, leading to the eventual development of strategies which will help the town achieve its vision for the next 20 years. The public had an opportunity to review and comment on the information contained in the Plan’s elements, as well as the recommendations contained in this section, during the subsequent public drop-in meeting and the public hearing. The description of each goal area is on the following page.

GOAL AREAS



GOAL AREAS

GROWTH

The Town of Pine Ridge values its small town feel with proximity to local goods and services. Based on feedback from both the Comprehensive Plan Committee and the community survey, as well as information related to the environmental and infrastructural aspects of the Town, growth was designated as one of the key themes and goal areas of the Comprehensive Plan. Throughout the Town, there is generally an interest in allowing growth that is well-thought out and contributing to the small town feel of Pine Ridge. However, there are inter-related concerns about allowing too much growth, particularly of the wrong type and in the wrong place. Many of these decisions will be guided based on limitations such as developable land, infrastructure capacity, and environmental constraints. The Town will develop a range of tools and incentives to help facilitate well-planned growth in its boundaries.

PUBLIC SPACES

The Town of Pine Ridge is home to ample parks and recreational amenities, particularly considering its size and limited budget. The community survey identified an interest in further expanding public spaces in the future, both through parks / recreation and community gathering spaces. The Town already has a committee that plans for additional parks and recreation, as well as maintenance and upkeep of existing Town-owned facilities. This group has been working on the provision of additional public spaces, and this goal area is intended to support these efforts. Additionally, an increase in recreational facilities and amenities will help to expand residents' quality of life in the coming years.

UTILITIES

As mentioned previously, the provision of public water and wastewater has been a contentious discussion in the Town for many years. The water and sewer infrastructure that is currently within the Town is limited; restricting the development of dense housing and commercial uses. There are also some concerns about the long term viability of septic systems and environmental impacts to wells. As the Town continues to experience growth, development, and change, the eventual provision of public utilities will need to be considered. In addition to providing new utilities, the Town will also need to ensure that supporting infrastructure, such as roads and sidewalks, are properly maintained through coordination with SCDOT and regional partners as well as by pursuing grant opportunities. In order to ensure the protection of the health, safety, and welfare of residents, utilities provision is a goal of this Plan.

TOWN SERVICES

The quality and effectiveness of Town services is an important consideration as a goal area for Pine Ridge. As identified in the community survey, residents of Pine Ridge are generally satisfied with the services that the Town provides. Given the lack of a tax base, additional service provision is severely limited. However, residents are interested in the expansion and improvement of a few specific services, such as a 24-7 police force and enhanced waste collection. While service provision is already examined by the Town on a regular basis, this Plan encourages the continued evaluation of opportunities to expand and enhance Town services in the future.

Strategies

Together, the goals and strategies within this Plan are statements about what the Town aims to achieve; providing a clear direction for the community. They support the implementation of the key components of a vision for the Town's next 20 years, articulating the most important areas of focus. The strategies listed below were developed to provide more specific guidance on the course of action the Town may take to implement the Plan. Each of the strategies tie back to key observations that were identified in the elements of the Plan. Some of the strategies include suggested funding and grant resources which are further described in the Priority Investment Element.

1

Utilize the Future Land Use Map to guide all major development and zoning decisions.

The Future Land Use Map included in the Land Use Element of this plan was designed to align with the vision that the Town has for its future while considering environmental and infrastructural constraints to growth. Just as the map should be referenced when considering major development decisions, the Town should continually review the Map to ensure that it reflects the Town vision and accounts for any changes which have occurred in Pine Ridge.

2

As the Town continues to grow, ensure that adequate government services are available to residents.

The Town of Pine Ridge currently provides police services for its residents, as well as maintenance to Camp Moore / Styx. As the Town grows, it will likely need to expand these services and provide additional services, such as municipal trash, transportation, and utilities. Many of these service provisions and expansions may require additional budgetary considerations. While the Town may eventually need to levy a tax to provide services, there are also several grants and funding sources available to local governments. Some of these include:

- *South Carolina Department of Health and Environmental Control (SCDHEC)'s office of Solid Waste and Recycling provides grants to local governments in South Carolina that provide solid waste services for projects that demonstrate a positive impact on local government efforts to reach recycling and waste reduction goals.*
- *Lexington County has several Community Development Block Grants provided by the US Department of Housing and Urban Development and can be distributed to local governments to fund projects that 1) benefit low and moderate income persons, 2) aid in the prevention or elimination of slums or blight, or 3) have an urgent need. Projects relating to public facilities, infrastructure, and public services are eligible for these grants.*
- *The South Carolina Department of Parks, Recreation, and Tourism provides grants to local governments for the development of public recreational opportunities, as well as the marketing of existing recreation and tourism amenities. The Parks and Recreation Development Fund is an applicable grant the Town could consider to expand upon the areas that are currently owned by the Lexington County Recreation and Aging Commission.*
- *The US Department of Agriculture's Community Facilities Direct Loan and Grant Program provides funding to develop community facilities in rural areas (any city, village, or town with less than 20,000 residents). Eligible projects include the development of health care facilities, public facilities, street improvements, community support services, and public safety services (such as police stations, museums, libraries, and local food systems).*
- *The SCDHEC and SCRIA have funding available through the State Revolving Fund to provide low interest rate loans to communities to build or repair wastewater and drinking water plants and distribution systems.*



3

Consider pursuing an educational campaign on code enforcement and encourage residents to report properties which are ill-maintained.

In order to prevent blight and diminishing aesthetics, the Town should work with residents to educate them on the Town's regulations, compliance standards, and avenues for reporting violations to the Town. The Town currently accepts complaint forms on their website and in person, allowing residents to report alleged violations of the Town's Ordinances. However, this avenue of reporting may not be well-known to residents, and increasing awareness about this opportunity may help to diminish some citizens' concerns about Town appearance.

4

Review the Town's Ordinance to ensure water and sewer connection requirements are meeting the Town's goals.

There are several water and sewer companies that provide service to customers in Pine Ridge. The Town's zoning and land development regulations specify that municipal water and sewer services must be used if capacity is available at the time of construction. The Ordinance also sets proximity standards based on the type of utility and number of lots / units proposed to be developed. In general, larger developments are required to connect to public utilities at greater distances from the location where the development is proposed, while smaller developments have shorter proximity standards. The Town should review the utility connection standards in the Zoning and Development Ordinance to ensure that they are having the desired effect with regard to the Town's goals for growth, public health, and environmental protection; and revise as necessary to ensure that they are performing in the intended manner.

5

Determine a long-term solution to the provision of public water and wastewater.

The provision of public water and wastewater is the greatest limiting factor to development in Pine Ridge. While residents have expressed a desire to stay small and limit taxes, the lack of services is also preventing the Town from being able to provide amenities and opportunities that residents have requested. Additionally, the use of septic systems can pose long-term health risks to residents and the environment. In 2006, the Town was in the process of applying for a municipal water / sewer grant but residents in the area failed to complete surveys required for the grant. Though the effort was unsuccessful, the Town should consider opportunities to expand public education efforts around these issues and tie them to a concerted effort to increase public water and sewer access. To provide this infrastructure, the Town will need to coordinate with the City of Cayce, the Central Midlands Council of Governments, and the South Carolina Department of Health and Environmental Quality. As residents have expressed concerns about the cost of tying into systems, the Town should also examine opportunities to reduce costs to Pine Ridge residents. Options include forming a partnership agreement with Cayce to help expand their capacity, subsidizing the cost to residents, or seeking funding through state resources. The South Carolina Rural Infrastructure Authority (SCRIA) provides grants for regional feasibility planning to support water system planning, which may be applicable long-term.

6

Coordinate with the Central Midlands Council of Governments and the South Carolina Department of Transportation to promote road maintenance and sidewalk provision.

Even without growth, the Town will need to ensure that its roads are adequately maintained to continue providing needed connections. Additionally, the Town should aim to provide sidewalks along major roads and to government and community facilities. In order to fund these projects, the Town will need to coordinate with the Central Midlands Council of Governments (CMCOG) and the South Carolina Department of Transportation (SCDOT). These entities can advocate for and prioritize projects within the Town to be included within the State Transportation Improvements Plan. There are also several grant and funding opportunities available to the Town to support transportation improvements.

- *The SCDOT Transportation Alternatives Set-Aside Program (TAP) provides grant funding to local governments for non-motorized projects such as pedestrian and bicycle facilities and Safe Routes to School.*
- *The United States Department of Transportation has funding available through its Safe Streets and Roads for All program to assist local governments with projects to improve the safety of roadways to all users.*

7

Work with the Central Midlands Council of Governments and Lexington County to develop a parks, recreation, and trails plan.

The Town of Pine Ridge has several great recreational amenities and community resources. However, they are not interconnected and a large portion of the Town lacks sidewalks along the roads between these areas. The Town submitted a trail grant proposal in 2012, but it was not approved. The Lexington County Comprehensive Plan also indicated a desire by community members for trails and greenways. A master parks, recreation, and trails plan can help to connect the Town of Pine Ridge to the surrounding region and market the area's outdoor recreational amenities. By partnering with the County and CMCOG, there are more resources available to develop and implement the plan. After adoption, the Town can utilize this plan to apply for grant funding that could assist in the maintenance of existing facilities and the development of additional facilities. Some grants and funding opportunities focused on park facilities include:

- *The South Carolina Parks and Recreation Development Fund.*
- *The Recreational Trails Program is a federal grant administered by the South Carolina Department of Parks, Recreation, and Tourism that reimburses 80% of costs associated with recreational trail projects.*
- *The Land and Water Conservation Fund, which is available to local governments and entities to help conserve land and improve outdoor recreation opportunities. Eligible projects include preserving working forests, supporting local parks and playgrounds, and promoting historic and cultural sites.*
- *Tony Hawk Foundation provides funding for the design and development of skateboard parks and facilities.*



8

Examine opportunities to expand beautification throughout the Town, particularly by working with the South Carolina Department of Transportation and Dominion to improve existing projects.

Appearance and aesthetics of the Town are important to maintaining a comfortable community to residents, as well as for promoting a sense of place in Pine Ridge. As roads serve as the gateways to a community and provide access to everything that the Town has to offer, they can be important to establishing aesthetics. By working with SCDOT and Dominion, the Town can help guide existing projects to include aesthetic enhancements such as wayfinding signage, sidewalks, and landscaping that is unique to Pine Ridge. While SCDOT will often not pay for additional improvements, the Town can influence some of the materials and reduce costs by combining construction processes. There are also several grant and funding opportunities available to the Town to pursue additional beautification measures such as:

- *The South Carolina Parks, Recreation, and Tourism Department has grants available for wayfinding. The City of Cayce and West Columbia received funding through this grant for their Riverwalk.*
- *The National Endowment for the Arts' Our Town Program provides funding for projects that integrate arts, culture, and design into local efforts to strengthen communities.*

9

Develop a master plan for the Town owned property that is currently underutilized.

There are a couple Town-owned parcels that are currently undeveloped or underutilized. This includes the triangle piece of land surrounded by Pine Ridge Drive, Wright Lane, and Fish Hatchery Road; and the old Town Hall site. The community survey indicated amenities and resources residents would like to see. A master plan for these sites would allow the Town to determine the best uses and guide development to ensure it aligns with the Town's needs.

- *The location of the triangular parcel at the center of Town creates an ideal space for a community gathering space. As the land currently only contains the Town sign, there are several opportunities for the use and development of the property. Given the safe provision of parking and pedestrian facilities to access the site, this could serve as a recreation facility or gathering space, both of which were requested in the community survey.*
- *The old Town Hall site was the subject of an ad-hoc committee established by the Town in recent years. The committee determined that the site should be used for a park-like space to hold community events. Examples of potential events, and a phased approach was presented to the Town Council, and included lighting, fencing, parking, a small amphitheater, picnic tables, a pavilion, and walking path, small playground, and restrooms.*

The Town should work to implement the recommendations of the ad-hoc committee. In addition to reaching out to the Lexington County Recreation and Aging Commission for guidance, the Town should consider pursuing a grant through the South Carolina Department of Parks, Recreation, and Tourism. The Department administers several grant programs ranging from development of public recreational opportunities to marketing support for qualified nonprofit organizations. There are many ways in which the development of the old Town Hall site could be pursued utilizing one of these grant programs.

10

Examine opportunities to expand and improve the historical and recreational amenities related to Camp Styx at the parcel adjacent to Town Hall.

Camp Styx is an important historical and recreational resource in the Town; though it is currently underutilized. The Town is currently in the process of creating a historic area in the Town Hall lobby; but additional improvements could be made to the former site. Through marketing and educational campaigns, the Town can honor its history and foster historical tourism efforts. While there are not many remaining structures on the site, there are several other ways in which the Town could honor the legacy. Some ideas include creating an outdoor museum with photos and information about the former camp or incorporating national guard themed exercise stations throughout the park. As mentioned in other strategies, there are several grant and funding opportunities that the Town can utilize to preserve, boost, and market the Camp Styx site. The Town could also consider working with a volunteer group, such as "Friends of Camp Styx" to help facilitate improvements and activities on the site.

11

Explore regulations to preserve the pine tree coverage throughout Town.

The pine forests are important to the identity of Pine Ridge and help to maintain the quiet, rural feel that is loved by residents. The majority of the pine trees in the Town are located on vacant or developable areas and should therefore be protected from being torn down with future development. By developing a tree canopy ordinance or other regulations that limit the number of pines that can be removed, the Town can ensure that they remain for future generations. There are several examples of these types of regulations across the Country that the Town can use as a reference. Beyond preserving the pines, the Town should also utilize this natural landscaping as a means to enhance the Town's character. The pine is part of the Town seal and could be further incorporated into marketing efforts, public art, and community facilities. When landscaping, the Town should consider additional plants which may be complimentary to pine trees.

12

Determine a strategy to develop a town center and attract small-scale commercial businesses to Pine Ridge.

While the Town of Pine Ridge is primarily a residential town, many residents expressed the desire for small scale retail and local restaurants in Town. The Future Land Use Map designates the western core of town as a Town Center, which would be the ideal location to concentrate this type of development. Additionally, by establishing more commercial uses within Town, residents and visitors can spend money and cycle funding back into the Town limits, rather than contributing to the economy in surrounding municipalities. The Town should coordinate with the City of Cayce, the Central Midlands Council of Governments, and Lexington County, as well as local development interests, to identify opportunities to expand small-scale commercial uses and get technical assistance to attract businesses to the community. Particular emphasis should be placed on the ability to recruit restaurants into Pine Ridge.



13

Consider opportunities to market the Town and help to strengthen its identity in the region.

The Town of Pine Ridge is a great place to live and raise a family, and it is a unique place within Lexington County. It will be important to the Town to further establish and market a distinct identity for itself to ensure that the Town is not masked by surrounding areas. With a strong identity, the Town can better determine which types of projects to focus funding on, and where to direct development opportunities. Some of the best ways to market a community are through wayfinding signage, landscaping and aesthetic efforts, and marketing of amenities (such as the Fish Hatchery, Camp Styx, and the Municipal Park). There are several funding and grant opportunities that have been previously mentioned and can be pursued to help market the Town of Pine Ridge for future generations:











- *The South Carolina Community Development Block Grant (CDBG) Program.*
- *The Transportation Alternatives (TA) Grant.*
- *The South Carolina Parks, Recreation, and Tourism's Tourism Advertising Grant.*

14

Utilize the community survey results to identify a number of short-term improvements that will enhance residents' perceptions of their quality of life.

The community survey revealed several small issues that the Town should focus on in the short term; such as enforcing a noise ordinance, providing areas for recycling service, creating space within the parks for dogs, and enacting more stringent code enforcement for derelict structures. Many of these efforts are fairly low cost but can have a profound impact on quality of life. These smaller tasks can also be achieved much more easily than some of the larger implementation strategies in this Plan; providing quick improvements in the Town.

► Implementation Strategies by Plan Element

Implementation Strategy	P 	E 	N 	C 	CF 	L 	H 	T 	R 	PI 
1 Utilize the Future Land Use Map to guide all major development and zoning decisions.										
2 As the Town continues to grow, ensure that adequate government services are available to residents.										
3 Consider an educational campaign on code enforcement and encourage residents to report properties which are ill-maintained.										
4 Review the Town's Ordinance to ensure water and sewer connection requirements are meeting the Town's goals.										
5 Determine a long-term solution to the provision of public water and wastewater.										
6 Coordinate with CMCOG and the SCDOT to promote road maintenance and sidewalk provision.										
7 Work with CMCOG and Lexington County on a master parks, recreation, and trails plan.										
8 Examine opportunities to expand beautification throughout Town, particularly by working with SCDOT and Dominion to improve existing projects.										
9 Develop a master plan for the Town-owned property that is currently underutilized.										
10 Examine opportunities to expand and improve the historical and recreational amenities related to Camp Styx at the parcel adjacent to Town Hall.										
11 Explore regulations to preserve pine tree coverage in Town.										
12 Determine a strategy to develop a town center and attract small-scale commercial businesses to Pine Ridge.										
13 Consider opportunities to market the Town and help to strengthen its identity in the region.										
14 Utilize community survey results to identify short-term improvements that will enhance residents' quality of life.										



Comprehensive Plan Elements



POPULATION

The population element highlights demographic and growth trends for the Town.



ECONOMIC DEVELOPMENT

The economic development element covers industry and employment trends.



NATURAL RESOURCES

The natural resources element focuses on the existing environmental conditions and constraints.



CULTURAL RESOURCES

The cultural resources element details the history of the town and how it is celebrated today.



COMMUNITY FACILITIES

The community facilities element highlights the services provided by the Town and County to residents.



LAND USE

The land use elements describes existing and proposed land use and development patterns.



HOUSING

The housing element explains the attributes of housing in the Town and issues of affordability.



TRANSPORTATION

The transportation element highlights the transportation system attributes and proposed improvements.



RESILIENCY

The resiliency element covers risks of natural hazards and the resources available to the Town.



PRIORITY INVESTMENT

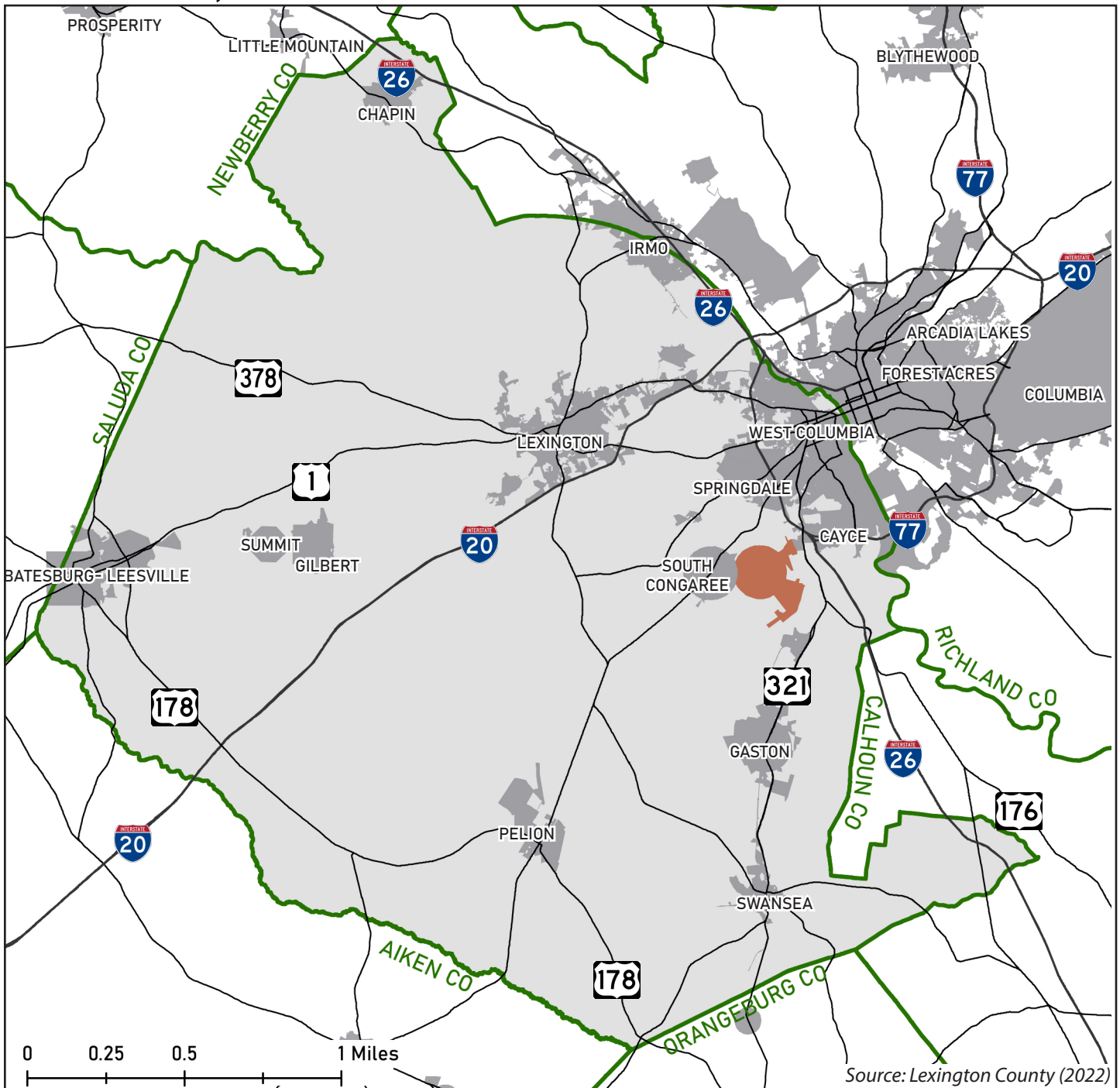
The priority investment element details available funding and recommended implementation projects.

POPULATION ELEMENT

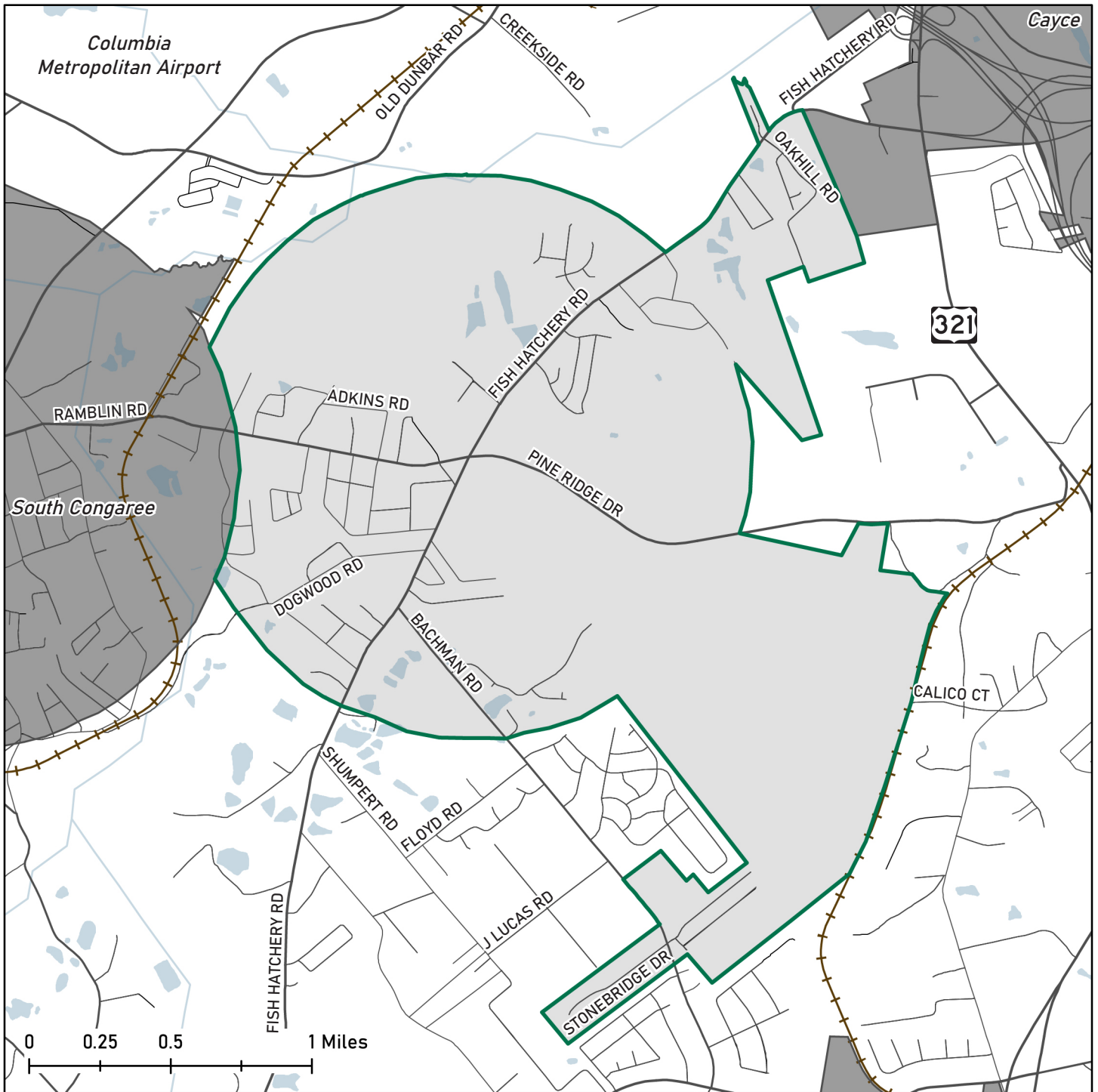
EXISTING CONDITIONS

Context

The Town of Pine Ridge is located in Lexington County, in central South Carolina. The Town is just 20 minutes outside the State Capitol of Columbia, and is bordered by the Town of South Congaree and the City of Cayce. Pine Ridge is centered around the intersection of Fish Hatchery Road and Pine Ridge Drive, which also serves as the heart of civic and commercial activity for the Town.



Map 1.1: Town of Pine Ridge



LEGEND

- Pine Ridge Town Limits
- Major Roads
- Municipalities
- Water

Source: Lexington County (2022)

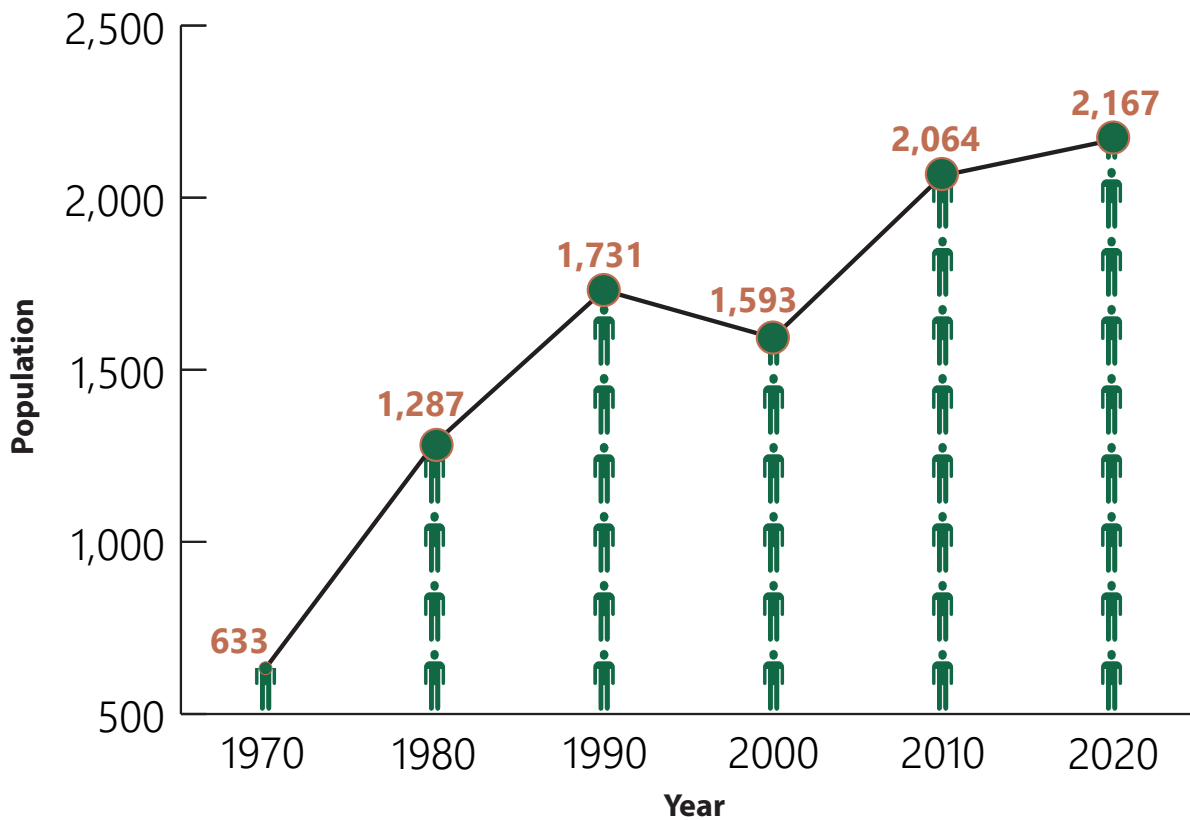
Pine Ridge is part of the Columbia South Carolina MSA and is in the Central Midlands region. At approximately 4.5 square miles, only 0.2% of the Town’s area is water. The Town does not have its own zip code and the closest post offices, which assign zip code addresses in Town, are 29172 (which also covers part of West Columbia) and 29053 (which includes much of Gaston). The Town is divided between three census tracts (020708, 020707, and 020605).

Historic and Projected Population Growth

The Town of Pine Ridge has grown almost 250% since it’s first Plan in the 1970s. During this same period, the State grew 102% and the County grew 230%. While the total population in the Town of Pine Ridge remained fairly small, its rate of growth aligns with total growth throughout the area. According to data from the U.S. Census Bureau, the Town experienced a slight decline in population from 1990 to 2000 but has otherwise been growing fairly consistently. The latest numbers for 2020 report a population of 2,167 in the Town of Pine Ridge. As shown in Map 1.2, the population is less dense in Pine Ridge than in the areas surrounding Columbia and Lexington, however it remains more dense than the southern boundaries of the County due to its proximity to these urban areas.

► Historic Population Growth

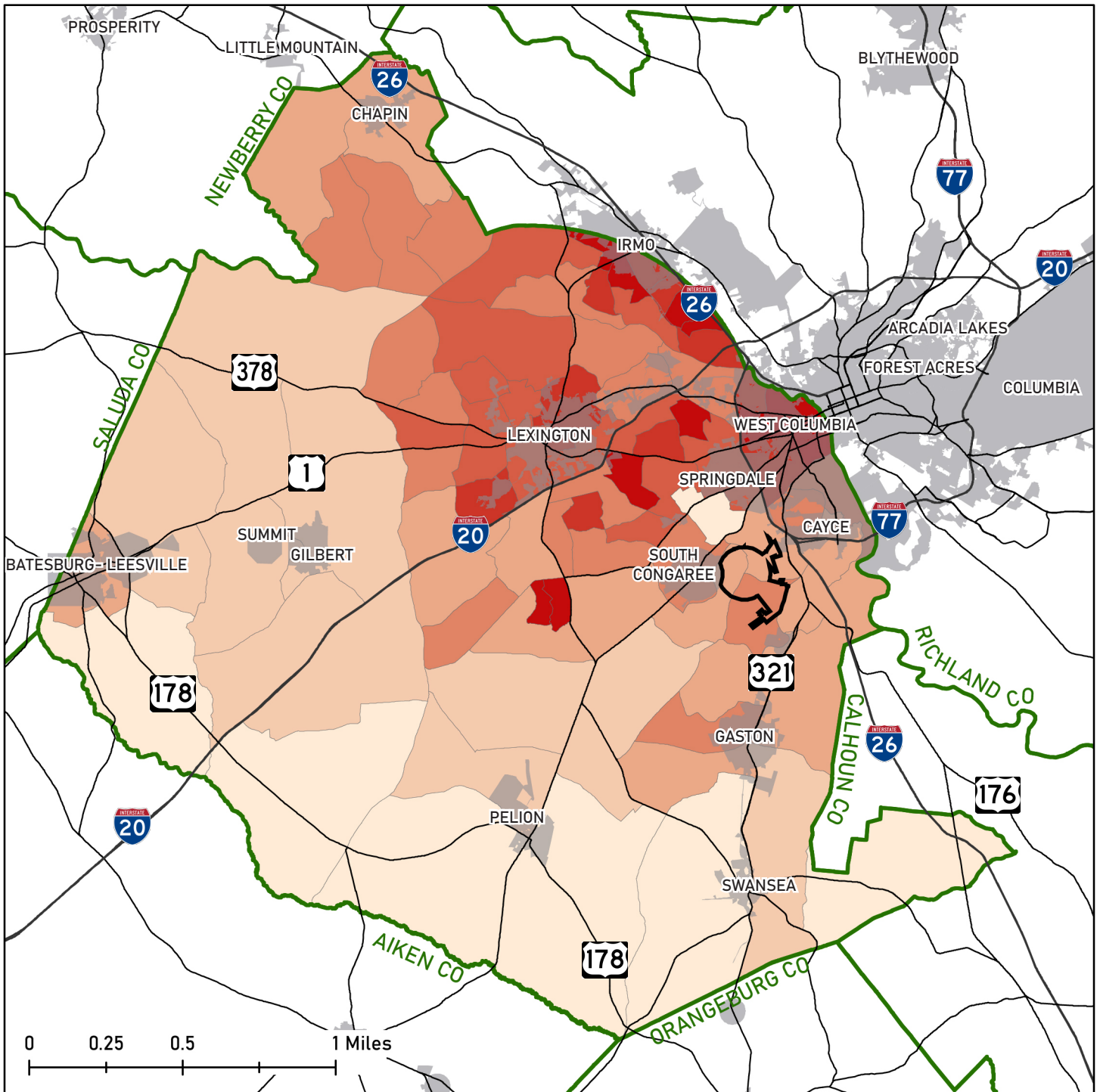
Source: US Census Bureau, United States Census (1970 - 2020)



Between 2000 and 2010, population growth in the Town was higher than the average for both the County and the State. However, since 2010, the rate of growth has been less than half of that of the State and County. According to the SC Revenues and Fiscal Affairs Office, Lexington County is projected to continue to grow at an even faster rate over the next 10 years, with an estimated population of 365,475 by the year 2035. To project the Town’s future population, there are a couple of different methods. 1) Assume that the Town will grow at the same rate as the County, 24% over 15 years; resulting in a future population around 2,695 by 2035. 2) Assume that the Town will continue to grow at the same rate as it did between 2010 and 2020; resulting in a future population around 2,275 by 2035. Or 3) Assume that the Town’s population will remain at the same portion of the County’s population, 0.73%; resulting in a population of around 2,694 by 2035. Given these different scenarios, the Town should expect a population increase between 100-500 people over the next 15 years.



Map 1.2: Population Density by Census Tract



LEGEND

- Lexington County
- Major Roads
- Municipalities
- Pine Ridge Town Limits

People per square mile

- | | |
|-------------|---------------|
| 0-100 | 1,000.1-1,500 |
| 100.1-250 | 1,500.1-2,000 |
| 250.1-500 | 2,000.1+ |
| 500.1-1,000 | |

Source: US Census (2020)

► **Population Comparison**

Source: US Census Bureau, United States Census (2000 - 2020)

	2000	2010	% Change 2000-2010	2020	% Change 2010-2020
South Carolina	4,024,223	4,635,846	15.2%	5,218,040	12.6%
Lexington County	216,014	262,391	21.5%	293,991	12.0%
Pine Ridge	1,593	2,064	29.6%	2,167	5.0%

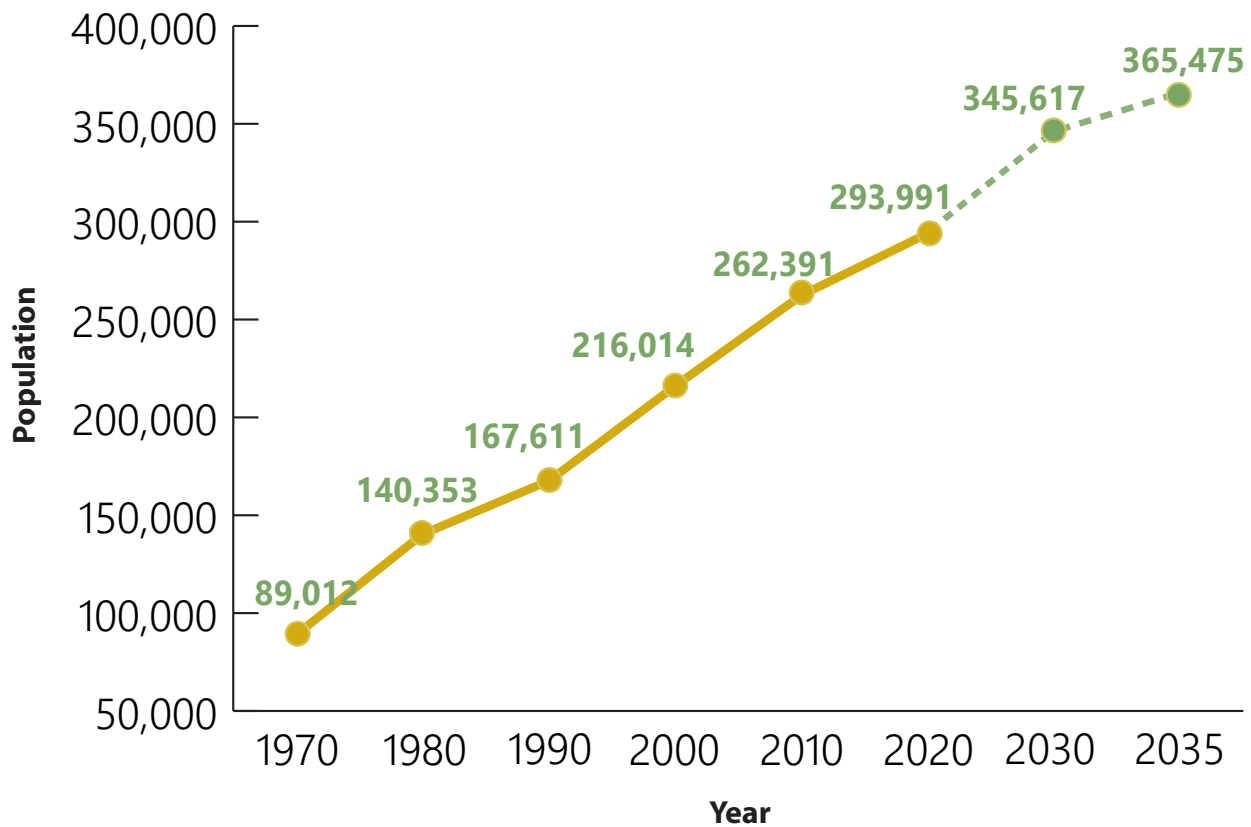
► **Historic Population Comparison**

Source: US Census Bureau, United States Census (1970 - 2020)

	1970	1980	1990	2000	2010	2020
South Carolina	2,590,516	3,121,820	3,486,703	4,024,223	4,635,846	5,218,040
Lexington County	89,012	140,353	167,611	216,014	262,391	293,991
Pine Ridge	633	1,287	1,731	1,593	2,064	2,167

► **County Population Projection**

Source: United States Census (1970 - 2020), SC Revenue and Fiscal Affairs Office



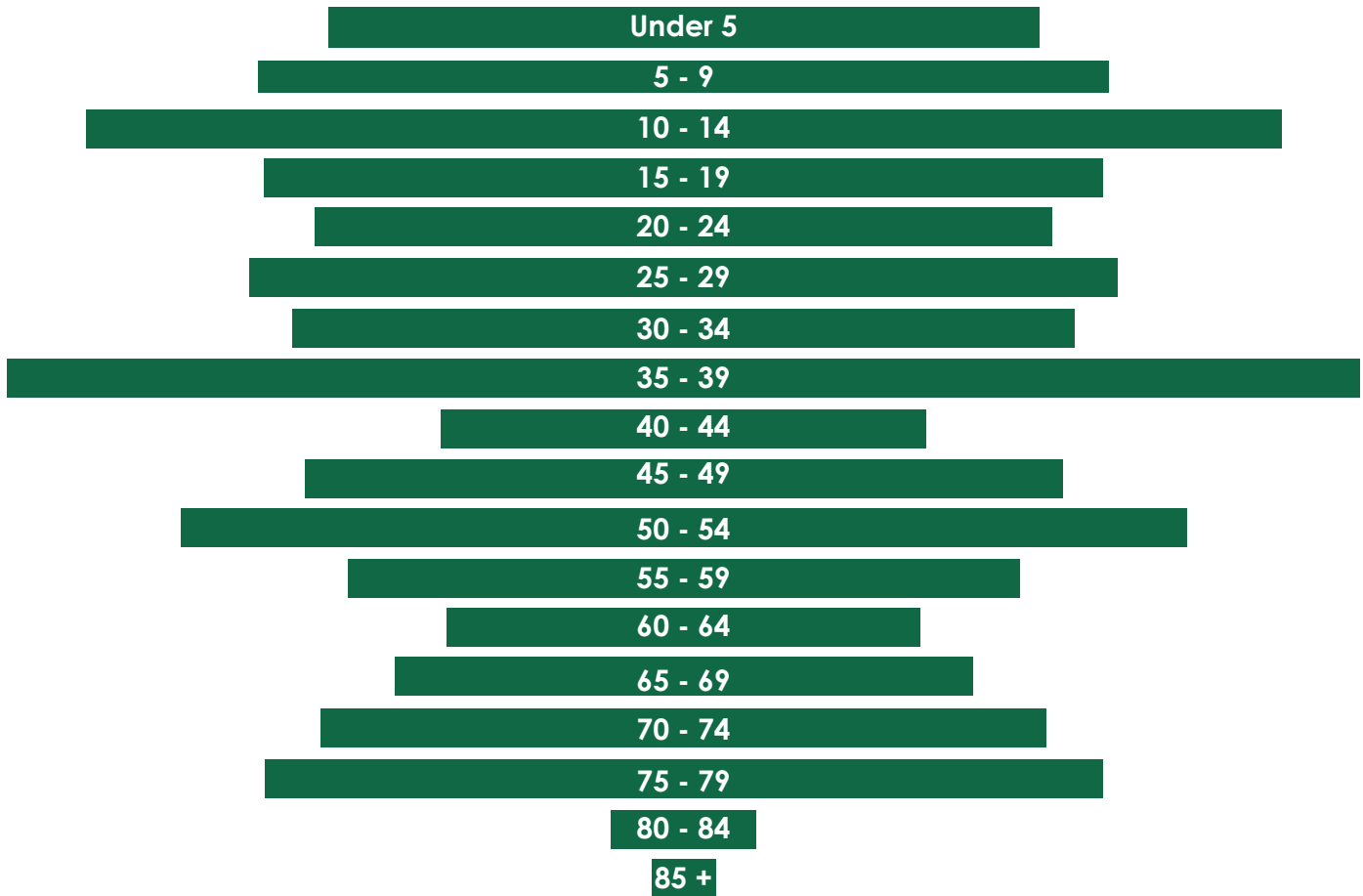
Household Trends

Age Factors

The median age in Pine Ridge is around 36.6. This median is below both the State and County averages. Several factors contribute to the median age in a community. The largest age groupings are 35-39 and 10-14, which tend to indicate a higher percentage of young families within the Town. Overall, the Town has a fairly balanced age distribution, with lowest groupings being 85+ and 80-84. Having balanced population cohorts is important to sustainable growth in the Town.

► Population Pyramid of Age Groups

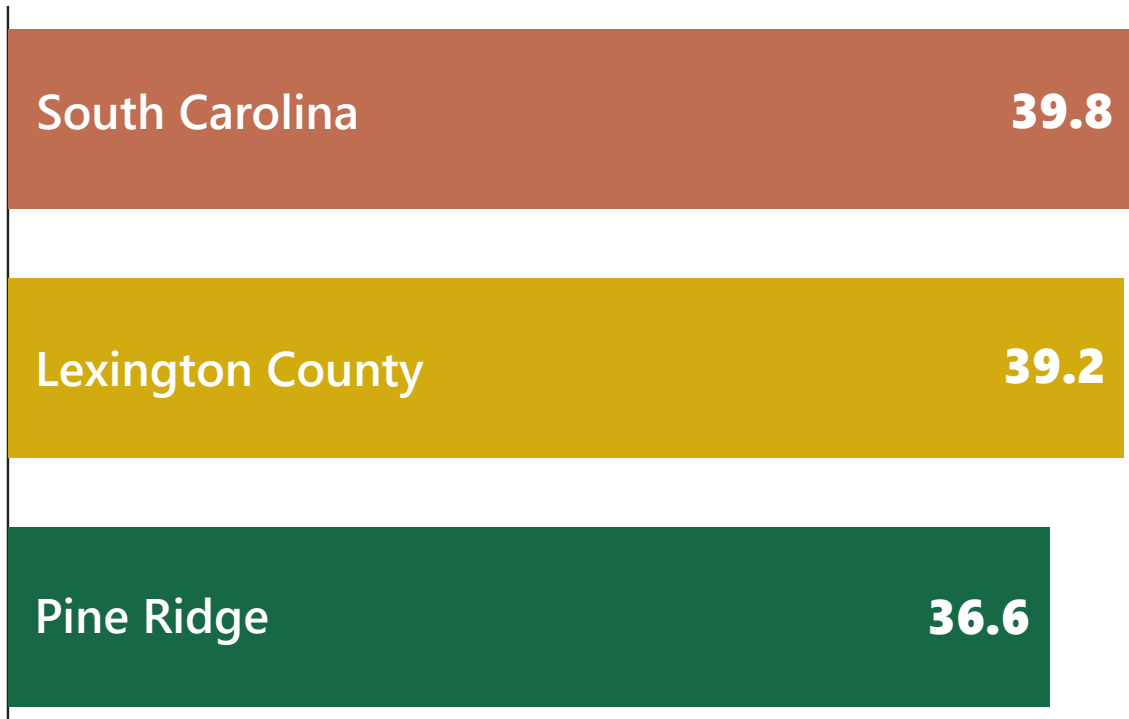
Source: US Census Bureau, American Community Survey (2021)



Another important age factor is dependency. The age dependency ratio is the population typically not in the labor force (under 16 and over 65) divided by the population in the labor force (16 - 65). A high number indicates a burden on the productive part of the population to maintain economy. As noted in the chart on the next page, the Town of Pine Ridge has a very high age dependency ratio and is higher than both the State and County. Because the Town's population consists of a high percentage of children and older adults, there is an increased pressure on the working age residents to maintain the economic status of the Town.

► **Median Age Comparison**

Source: US Census Bureau, American Community Survey (2021)



► **Median Age and Dependency**

Source: US Census Bureau, American Community Survey (2021)

	South Carolina	Lexington County	Pine Ridge
Median Age	39.8	39.2	36.6
Age Dependency Ratio	65.6	64.4	75.3
Old Age Dependency Ratio	29.4	26.2	31.4
Child Dependency Ratio	36.2	38.2	43.9

*The Old Age Dependency Ratio is the population over 65 divided by the population aged 16 - 64. A high number indicates a burden on the productive part of the population to maintain economy, particularly in relation to an aging population.

*The Child Dependency Ratio is the population aged 0 - 15 divided by the population aged 16 - 64. A high number indicates a burden on the productive part of the population to maintain economy, particularly in relation to a young population.



Households

As indicated in the previous population pyramid, the Town of Pine Ridge has a fairly high percentage of families with children. Of the 1,048 households in the Town, 39.1% are family households with an average family size slightly below three. Only 8.6% of households contain individuals over the age of 65 living alone. While 65 can still be considered working age, older populations are more vulnerable and require higher levels of resources.

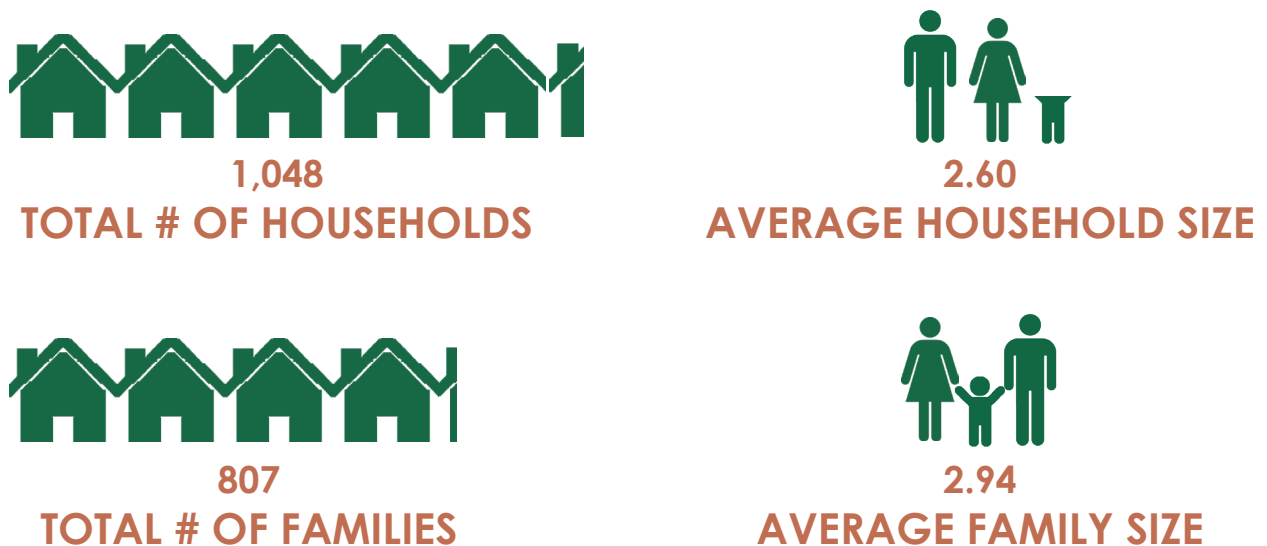
► Households

Source: US Census Bureau, American Community Survey (2021)



► Households and Families

Source: US Census Bureau, American Community Survey (2021)



Education

The population in the Town of Pine Ridge over the age of 25 has become more educated since 2011. 7.7% more individuals have obtained at least a high school degree and 5% more individuals have received a bachelor’s degree or higher in the past 10 years. The overall increase in education is higher than both the County and the State. The trends are especially higher as compared to the County.

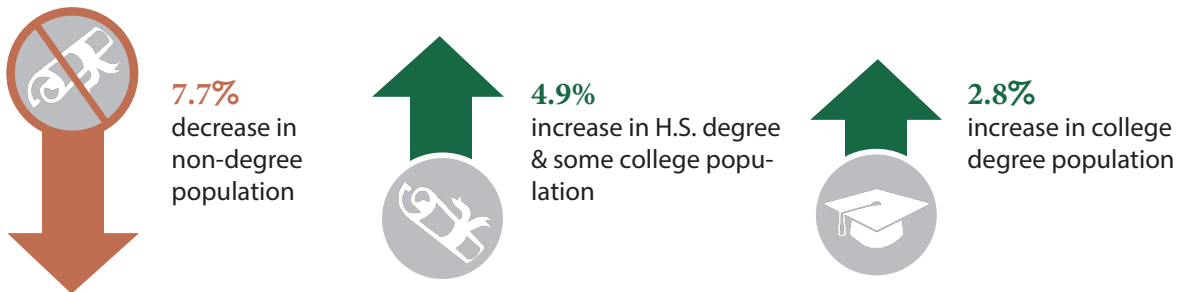
► Trend Comparisons (Net Change 2011 - 2021, % of 25+ Population)

Source: US Census Bureau, American Community Survey (2011, 2021)

	South Carolina	Lexington County	Pine Ridge
No High School Degree	- 6.6%	- 4.6%	- 7.7%
High School, Some College, or Associates Degree	+ 2.2%	+ 0.6%	+ 2.7%
Bachelor’s Degree or Higher	+ 5.3%	+ 3.9%	+ 5.0%

► Trend Comparisons (Net Change 2011 - 2021, % of 25+ Population)

Source: US Census Bureau, American Community Survey (2011, 2021)



Overall, the Town of Pine Ridge has a much lower percentage of residents over the age of 25 without a High School degree, almost half of the percentage of residents in the State with this same level of education. About 43% of Pine Ridge residents have some college education or an associates degree and there is a lower percentage of residents that have a bachelor’s or graduate degree as compared to the State and County.

► Education Comparisons (% of 25+ Population)

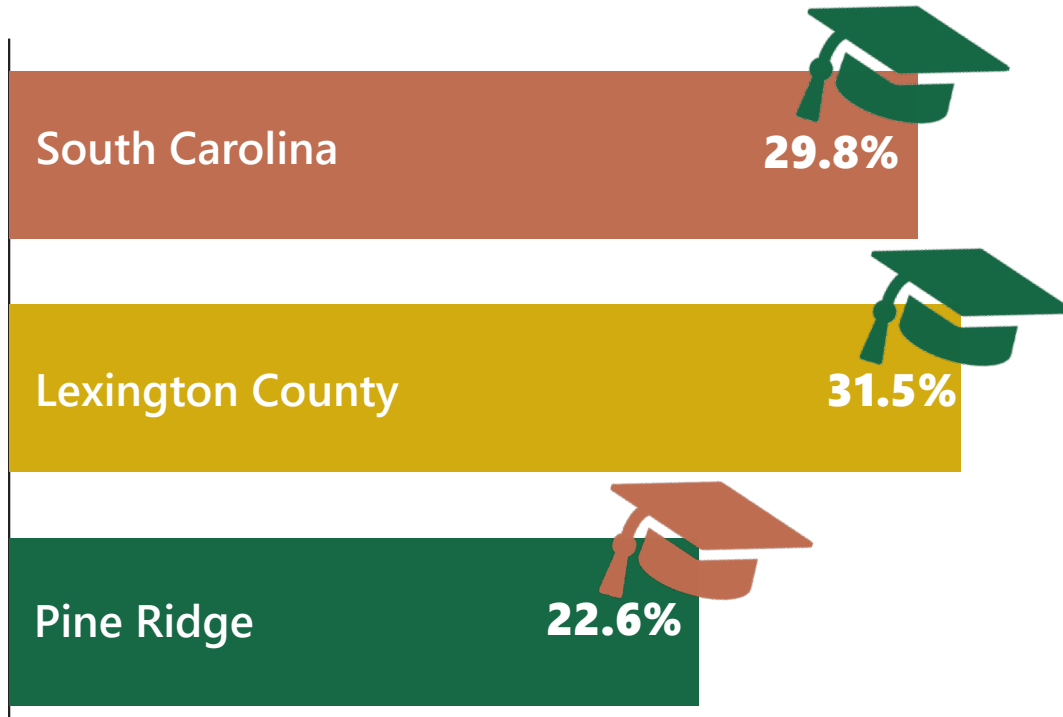
Source: US Census Bureau, American Community Survey (2021)

	South Carolina	Lexington County	Pine Ridge
No High School Degree	11.2%	9.6%	6.2%
HS Graduate (includes equivalency)	28.7%	27.2%	29.4%
Some College, No Degree	20.2%	21.7%	33.7%
Associates Degree	10.0%	10.0%	8.0%
Bachelor’s Degree	18.6%	20.3%	16.6%
Graduate or Professional Degree	11.2%	11.2%	6.0%



► **Percent of the Population with a Bachelor's Degree or Higher**

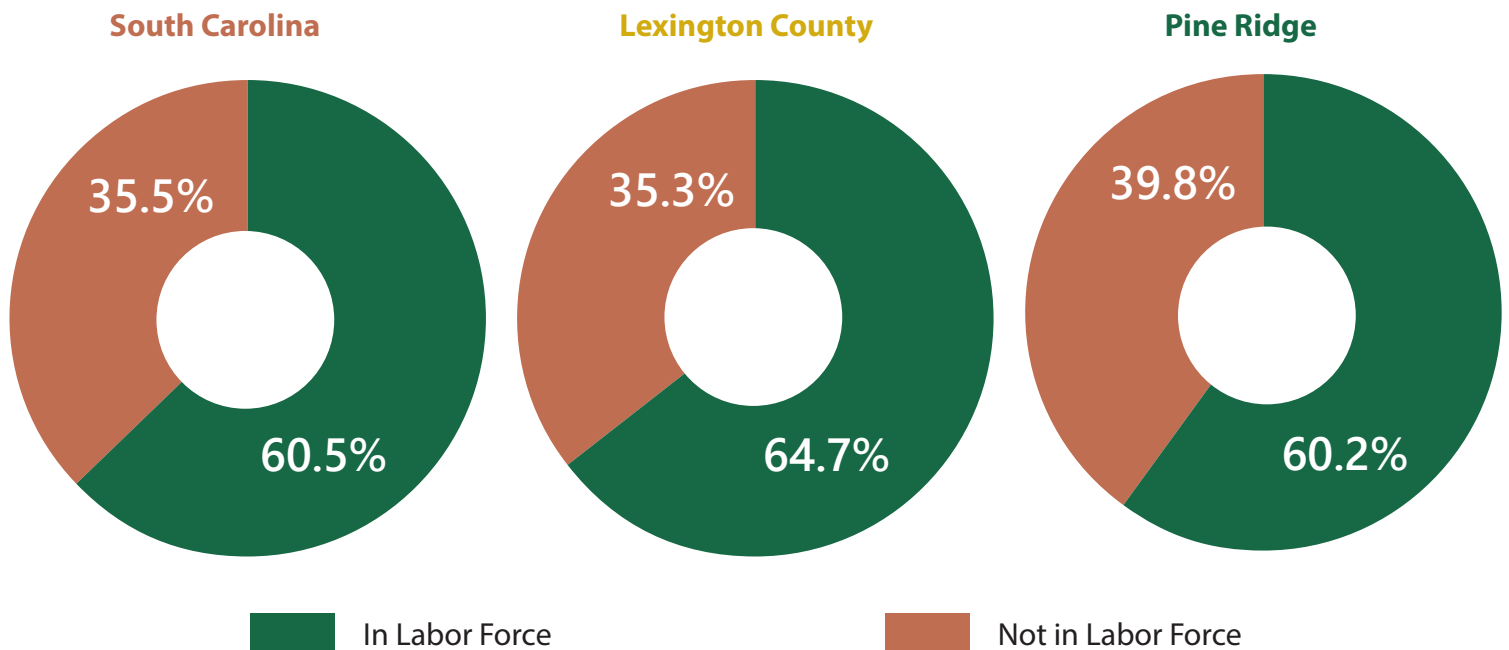
Source: US Census Bureau, American Community Survey (2021)



Labor Force participation rates are a measure of how many residents of working age, are either employed or seeking employment. Military service members are not considered in these numbers. The labor force participation rate in the Town is closely aligned with the participation rate in the State.

► **Labor Force Participation (Percent of Population 16+)**

Source: US Census Bureau, American Community Survey (2021)



KEY FINDINGS

- While the Town's population is fairly small, it should expect continued population growth due to its proximity to urban areas.
- The Town has a high percentage of young families, which creates a greater need for certain services such as education and recreation.
- Although the Town has a fairly balanced age distribution, there are a significant number of children, which may impact future population projections.
- While education levels in the Town have been increasing over the past decade, there is still a low number of residents with a bachelor's degree or higher.





ECONOMIC DEVELOPMENT ELEMENT



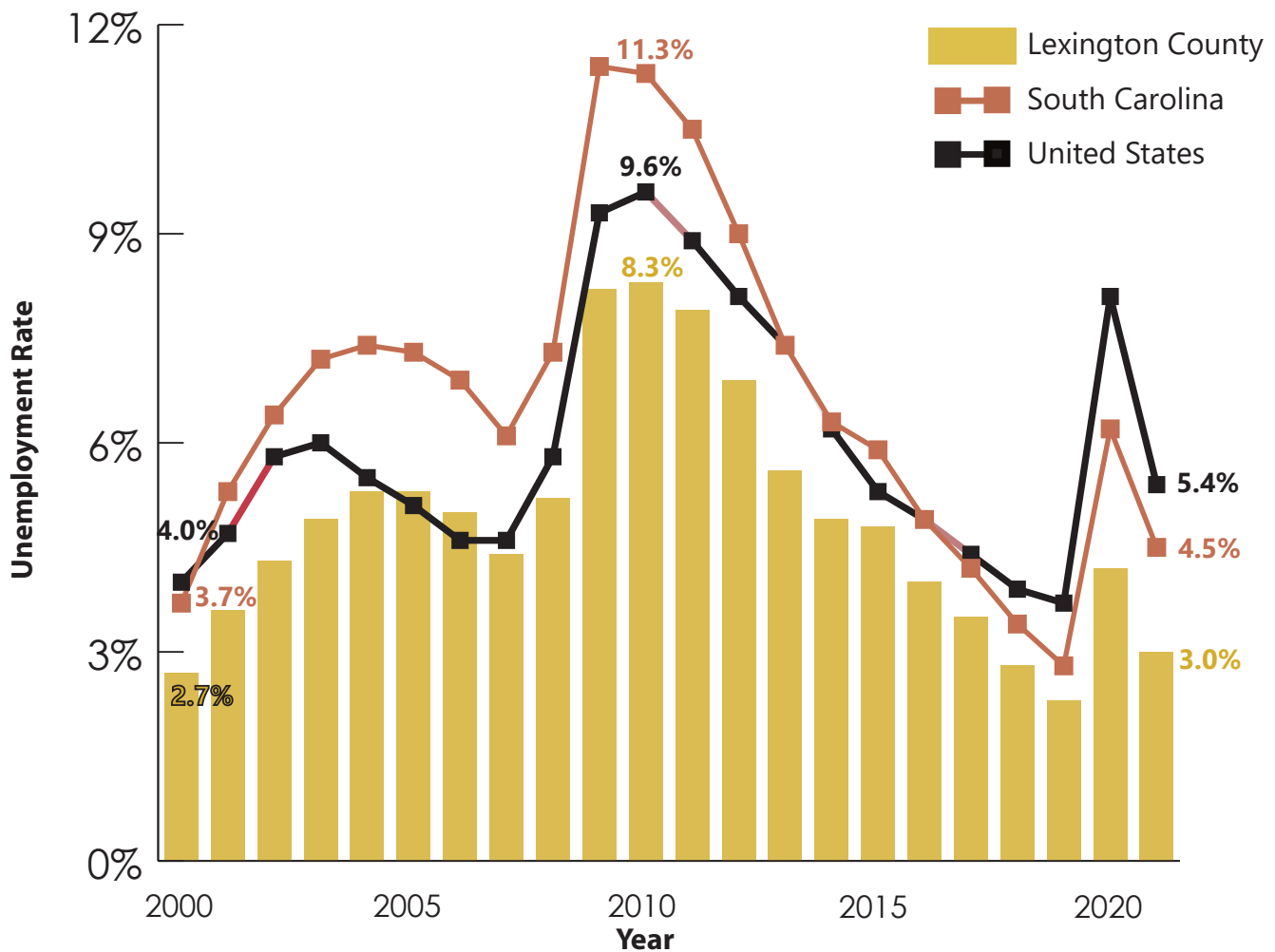
EXISTING CONDITIONS

Labor Force Characteristics

As noted in the previous element, the Town of Pine Ridge has a slightly lower labor force participation rate (60.2%) than the County and State. Of those in the labor force, 5% are unemployed. Unemployment rate measures the percentage of workers in the labor force that are currently without a job as opposed to individuals not looking for employment. Unemployment data from the Federal Reserve Bank of St. Louis shows that unemployment in Lexington County has remained consistently below the state and national unemployment rates since 2000.

► Unemployment Rates

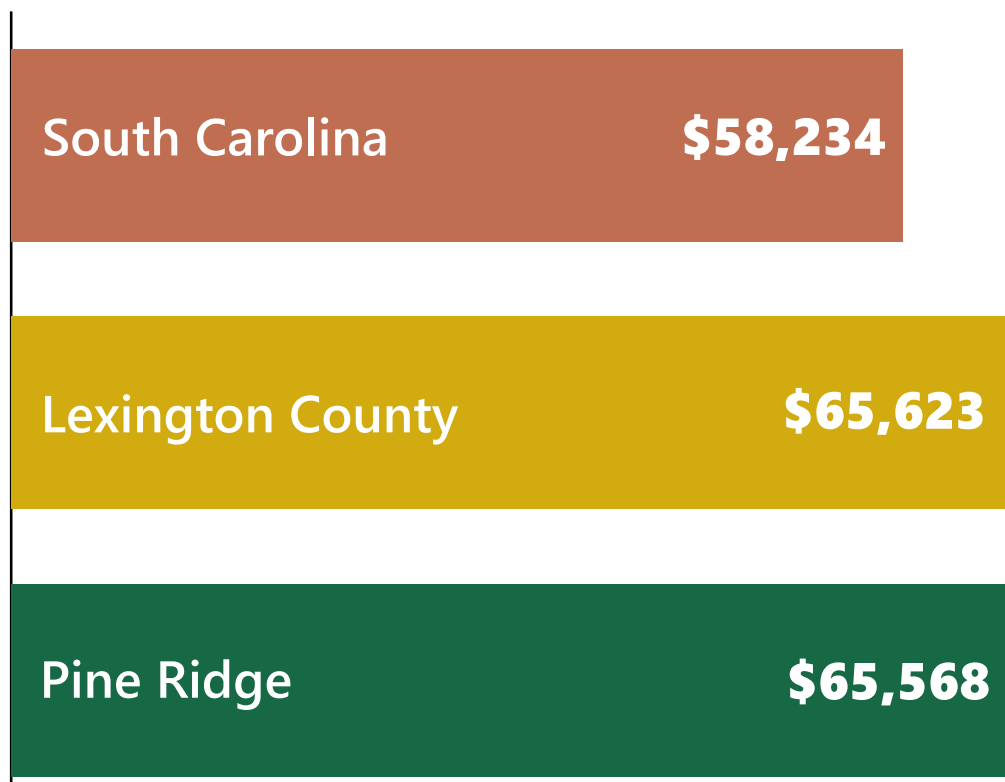
Source: Federal Reserve Bank of St. Louis (2000 - 2021)



The median household income in Pine Ridge is greater than the State average but has remained slightly below the average for Lexington County. Looking at trends for the past ten years, both the median household income and per capita incomes have increased in Pine Ridge. However, the rate of increase in both cases is below that of the comparative geographies. The per capita income in 2021 for Pine Ridge dropped below the State average of \$32,823, which is partially due to this lower rate of increase.

► **Median Household Income**

Source: US Census Bureau, American Community Survey (2021)



► **Income Comparisons**

Source: US Census Bureau, American Community Survey (2011, 2021)

	South Carolina	Lexington County	Pine Ridge
Median Household Income, 2011	\$44,587	\$52,857	\$55,110
Median Household Income, 2021	\$58,234	\$65,623	\$65,568
Change in Median Household Income, 2011 - 2021	+ 30.6%	+ 24.2%	+ 19.0%
Median Per Capita Income, 2011	\$23,854	\$26,842	\$25,947
Median Per Capita Income, 2021	\$32,823	\$33,993	\$30,223
Change in Median Per Capita Income, 2011 - 2021	+ 37.6%	+ 26.6%	+ 16.5%

According to 2021 American Community Survey estimates, 13.9% of the population in Pine Ridge is below the poverty level. This is slightly below the average for the Central Midlands region (14.8%). The Central Midlands Comprehensive Economic Development Strategy (CEDS) states that 9.5% of the population in the region is considered to be food insecure and 5.68% of the households do not have access to a car which makes access to food, housing, and jobs even more difficult.

Of the civilian population, the majority of workers are in occupations related to management, business, science, and arts. The top three industries for residents of Pine Ridge are Educational Services, Health Care, Social Assistance; Manufacturing; and Arts, Entertainment, Recreation, Accommodation, and Food Service. 2.4% of workers are self-employed. According to the US Census Bureau, only five residents of Pine Ridge work in Pine Ridge, with the majority of residents commuting out of Town for work. Therefore, the occupation and industry sectors are not a reflection of the jobs available in the Town. When considering economic development opportunities and occupational training, the Town should look towards businesses and industries that align with the skills of its workforce.

► **Occupations (Civilian Employed Population)**

Source: US Census Bureau, American Community Survey (2021)

Occupation	Percent of Workers
Management, Business, Science, Arts	43.0%
Service	18.7%
Sales and Office	11.4%
Natural Resources, Construction, Maintenance	8.5%
Production, Transportation, Material Moving	18.3%

► **Key Industry Sectors (Civilian Employed Population)**

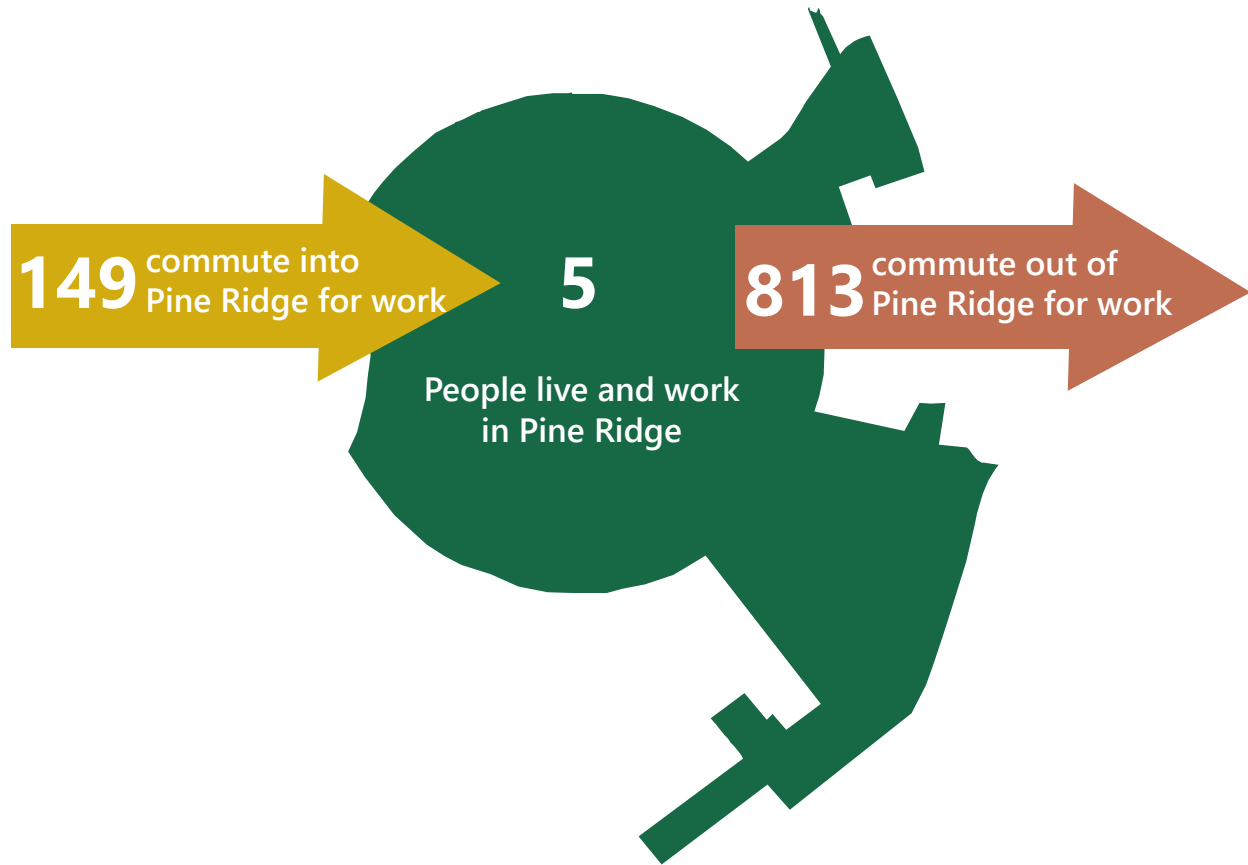
Source: US Census Bureau, American Community Survey (2021)

Industry Sector	Percent of Workers
Agriculture, Forestry, Fishing, Hunting, Mining	0.6%
Construction	8.1%
Manufacturing	14.6%
Wholesale Trade	1.1%
Retail Trade	3.2%
Transportation, Warehousing, Utilities	9.5%
Information	1.4%
Finance, Insurance, Real Estate, Rental, Leasing	8.3%
Professional, Scientific, Management, Administration	4.6%
Educational Services, Health Care, Social Assistance	31.3%
Arts, Entertainment, Recreation, Accommodation, Food Services	9.7%
Public Administration	2.6%
Other Services	5.0%



► **Employment Inflow and Outflow**

Source: US Census Bureau, On The Map, 2019

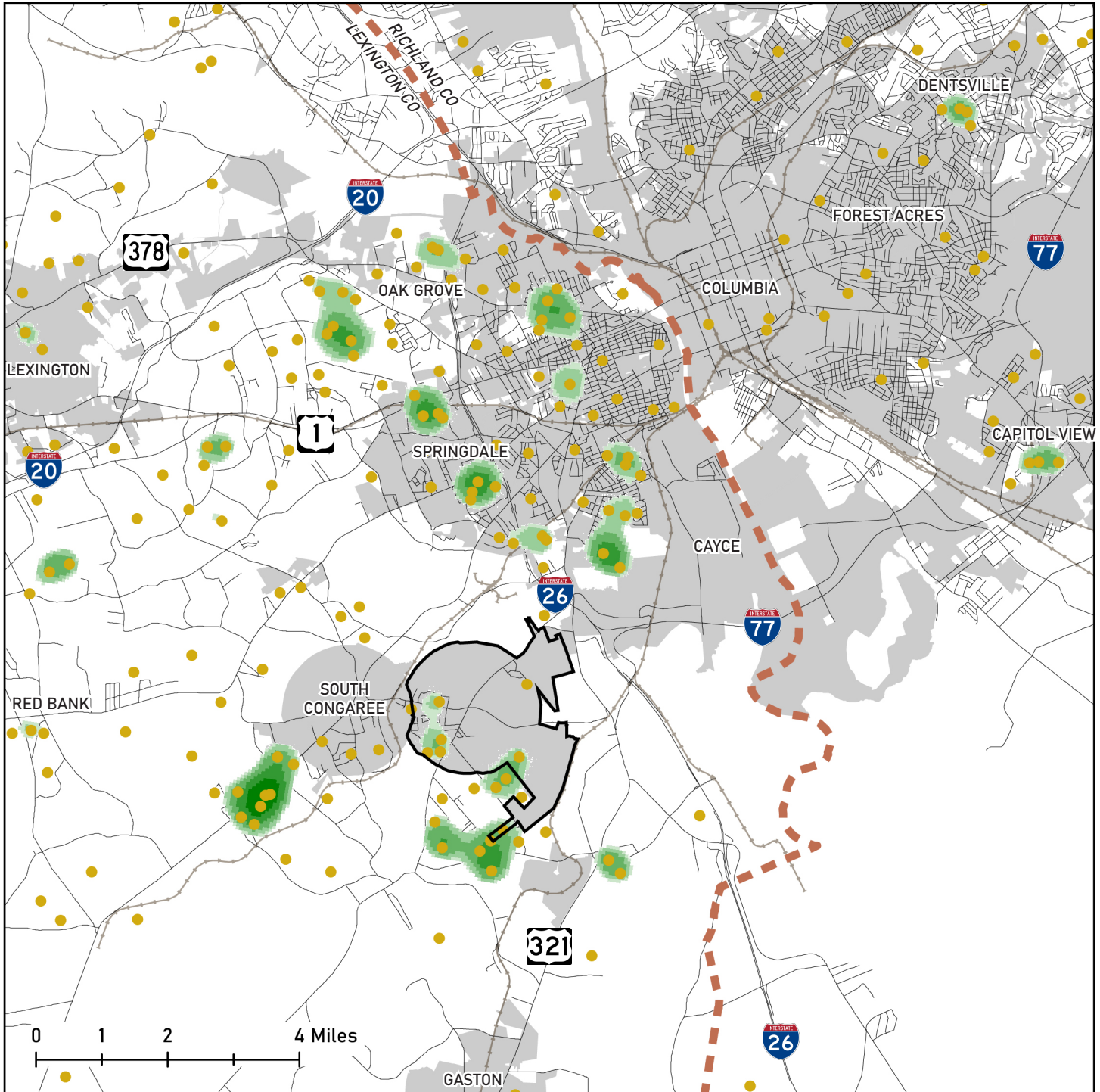


Commute

As illustrated on Map 2.1, the majority of residents commute north of the Town, into Oak Grove and around West Columbia. While 55.2% of residents' commutes are less than 10 miles, 11.4% are greater than 50 miles away. The average commute time for a resident of Pine Ridge is much lower than the State and County averages, at only 18 minutes. According to data from the U.S. Census Bureau, 87.6% of residents in Pine Ridge worked outside of the City and 33.1% of them worked outside of Lexington County, likely in the Columbia metro region.

It should be noted that some employment addresses are captured incorrectly and may be mis-represented on this map. The number of jobs which fall into this category are likely low, but include positions such as those employed by local governments, whose addresses may register as the central government building, but who's jobs may in fact be located at a separate address.

The primary, and potentially only, means of transportation to work for Pine Ridge residents was by vehicle. 85% of residents report driving alone to work and 7.8% carpool. No residents use public transit, walking, or biking for their commute. 7.2% of residents work from home. As with national trends, this is a large increase from 2019, when only 3.4% of residents worked from home.



LEGEND

- Pine Ridge Town Limits
- Major Roads
- Municipalities

Distance/Direction of Work Commute from Pine Ridge

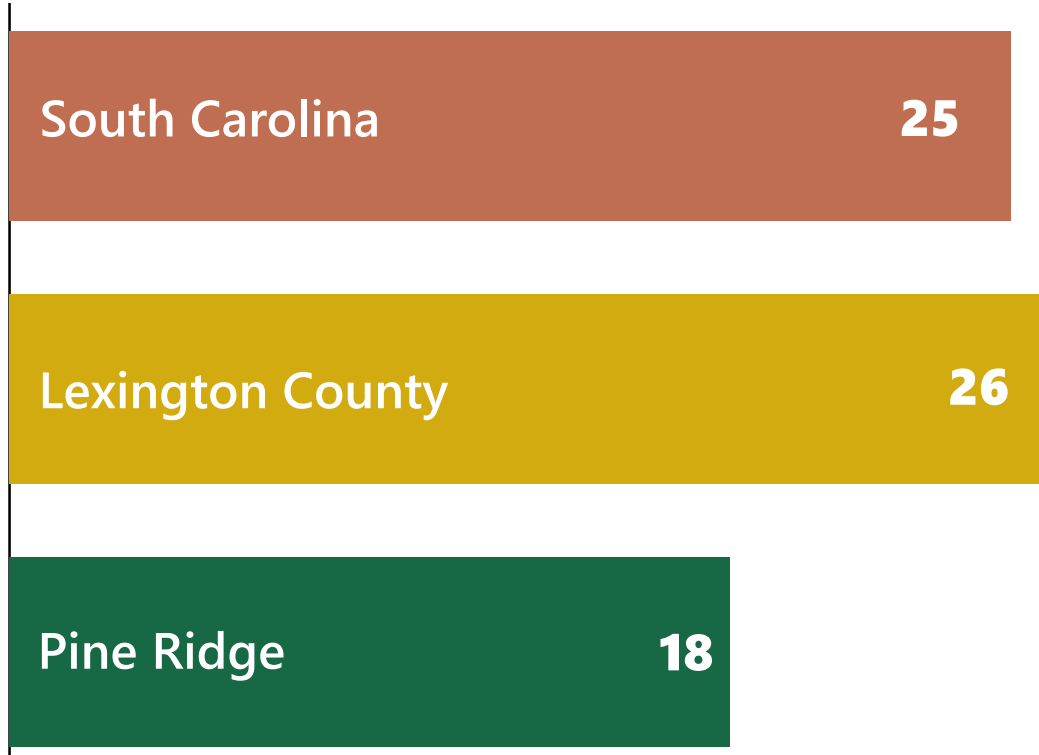
- 5- 7 jobs/sq mile
- 8-13 jobs/sq mile
- 1-3 jobs

Source: On The Map- US Census(2019)



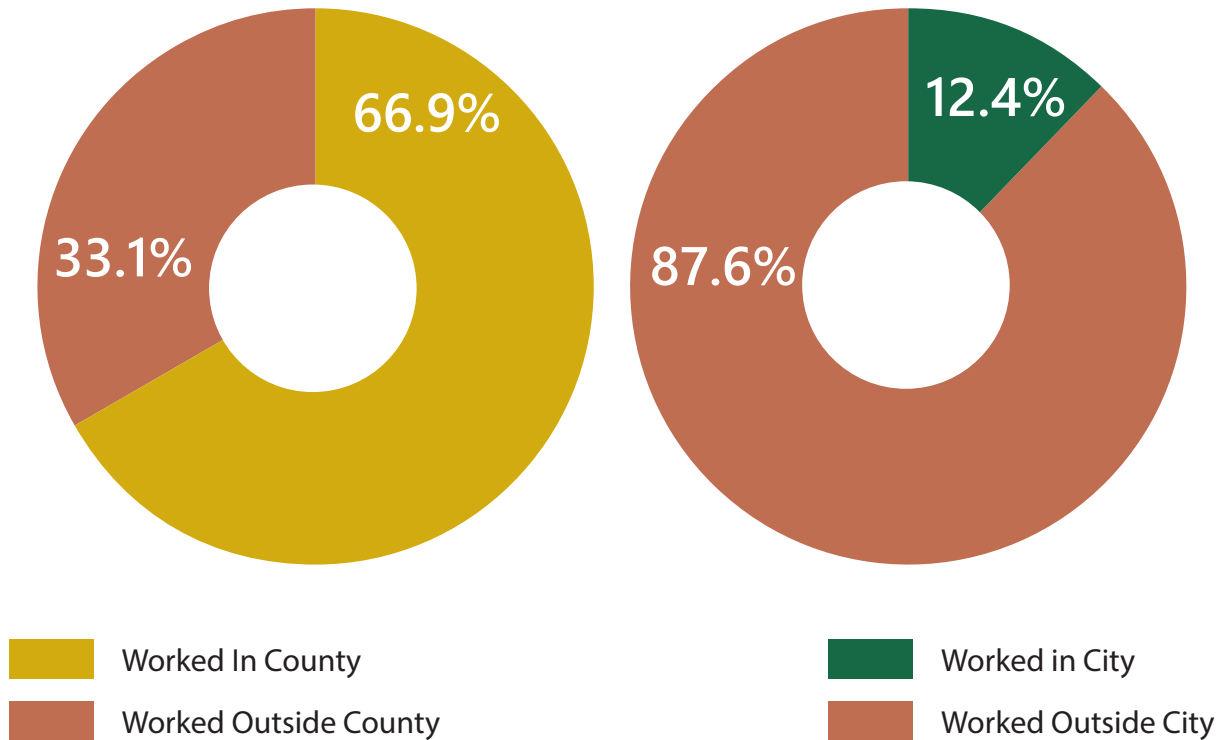
► **Commute Times (Civilian Employed Population)**

Source: US Census Bureau, American Community Survey (2021)



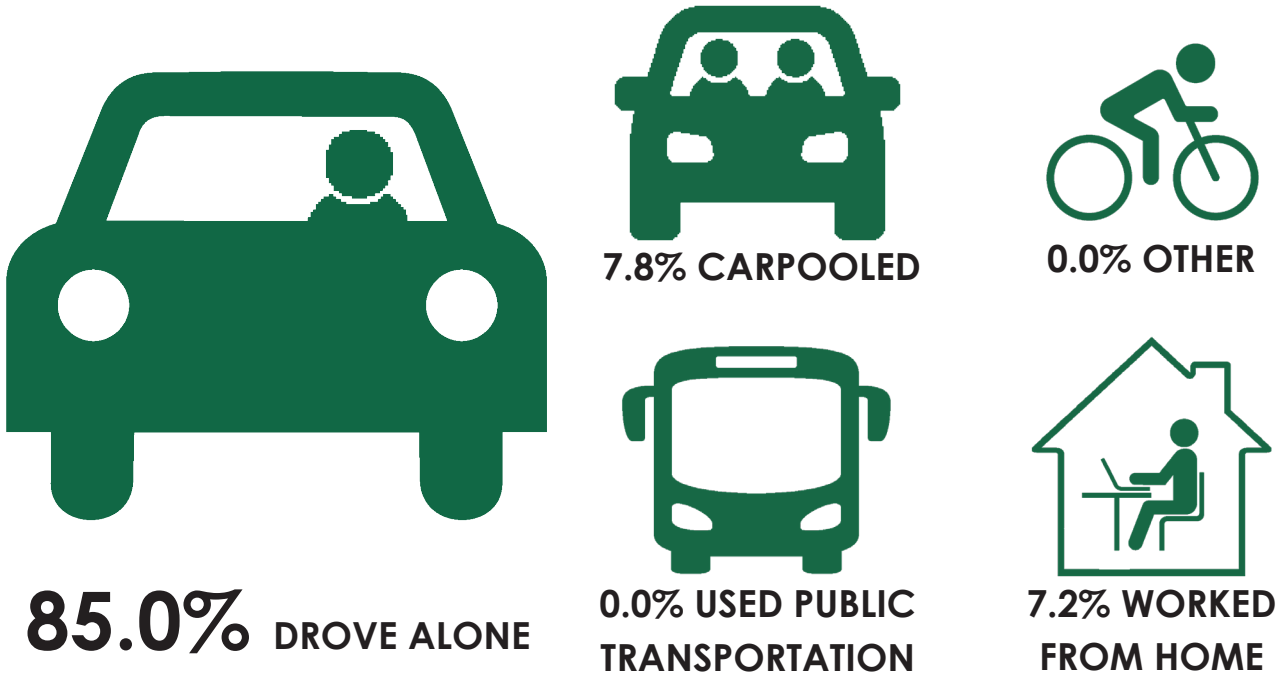
► **Place of Work (Civilian Employed Population)**

Source: US Census Bureau, American Community Survey (2021)



► **Means of Transportation (Civilian Employed Population)**

Source: US Census Bureau, American Community Survey (2021)



Employment and Wages

Beyond median income, employment and wages are measured through wage and location quotients. The Bureau of Labor Statistics calculates location quotients as the ratio of the County’s distribution of employment by industry compared to the average distribution in counties throughout the United States. If a location quotient is equal to 1.0, it indicates that the particular industry’s share of the employment in the County is equal to its share of employment across the nation. Wage location quotient measures the ratio of wages for a particular industry in the County compared to wages for that same industry at a national level. A location quotient over 1.0 indicates that wages in Lexington County are higher for that industry than the average county in the U.S.

Looking at government employment, Lexington County has a higher percentage of workers employed in local government industries as compared to the average for the country. Additionally, wages for local government employees are higher in Lexington County than average. However, the percentage of the workforce in state and federal government industries is lower than the national average.

Across private industries, Lexington County has a higher share of its population employed in the following industries: trade, transportation, utilities, manufacturing, goods-producing, and construction. The wages are also higher for these industries than the national average. Manufacturing, construction, and transportation/utilities are key industries for residents of Pine Ridge as well; however, the highest employment industry for Pine Ridge (education/health care/social assistance) has a lower share of the County’s employment and wages than the national average.



► **Annual Government Employment & Wage Location Quotient (Lexington County, 2021)**

Source: US Bureau of Labor Statistics (2021)

High - Level Industry	Employment Location Quotient	Wage Location Quotient
All Local Government Industries	1.45	2.08
All State Government Industries	0.81	0.77
All Federal Government Industries	0.28	0.33

► **Annual Private Employment and Wage Location Quotient (Lexington County, 2021)**

Source: US Bureau of Labor Statistics (2021)

High - Level Industry	Employment Location Quotient	Wage Location Quotient
Total, All Industries	0.97	0.93
Service-Providing	0.94	0.85
Goods-Producing	1.13	1.26
Natural Resources and Mining	0.72	0.66
Construction	1.12	1.24
Manufacturing	1.20	1.34
Trade, Transportation, and Utilities	1.47	1.70
Information	0.74	0.43
Financial Activities	0.65	0.52
Professional and Business Services	0.65	0.51
Education and Health Services	0.64	0.65
Leisure and Hospitality	1.04	0.93
Other Services	0.93	1.21

The North American Industry Classification System (NAICS) is a standard industry coding system used across federal agencies for statistics on businesses and employment. This provide a better look at specific businesses within overarching industries. The NAICS employment and wage location quotients show that utility businesses in Lexington County have a drastically greater share of employment as compared to the national average. Transportation and warehousing, retail, manufacturing, accommodation and food service, and wholesale trade also have an employment location quotient and wage location quotient above 1.0, but at a less significant level. Although the wages for agriculture, forestry, fishing, and hunting businesses are above the average across the nation, the employment share is slightly below.

► **Annual Private Employment and Wage Location Quotient (Lexington County, 2021)**

Source: US Bureau of Labor Statistics (2021)

NAICS Sector	Employment Location Quotient	Wage Location Quotient
Agriculture, Forestry, Fishing, and Hunting	0.88	1.05
Mining, Quarrying, and Oil and Gas Extraction	0.32	0.29
Utilities	3.87	4.42
Manufacturing	1.20	1.34
Wholesale Trade	1.15	1.27
Retail Trade	1.37	1.60
Transportation and Warehousing	1.83	1.98
Information	0.74	0.43
Finance and Insurance	0.56	0.45
Real Estate, Rental, and Leasing	0.89	0.89
Professional, Scientific, and Technical Services	0.50	0.40
Management of Companies and Enterprises	0.58	0.46
Administrative Support & Waste Management	0.83	0.82
Educational Services	0.35	0.26
Health Care and Social Assistance	0.69	0.71
Arts, Entertainment, and Recreation	0.45	0.26
Accommodation and Food Services	1.14	1.12
Other Services	0.93	0.02

Across the Central Midlands region, the top industry clusters by location quotient are public administration, utilities, finance and insurance, administration, education, support services, accommodation and food service, retail trade, educational services, and manufacturing.

In the region, the top employers are state and local governments, higher education institutions, and local school districts. The top 5 largest private employers, according to the Council of Governments, are listed below.

The Top 5 largest private employers in the Central Midlands region are:

1. Prisma Health - 15,000 employees
2. Blue Cross Blue Shield- 10,900 employees
3. Lexington Medical Center- 7,893 employees
4. Dominion Energy- 3,066 employees
5. Amazon- 2,500 employees



Within Lexington County, the top 10 employers by estimated employee count are:

- Lexington Medical Center
- Lexington County School District 1
- Dominion Energy
- Lexington-Richland School District 5
- Amazon Fulfillment Center
- Lexington County Gov
- Michelin North America Inc
- UPS
- Nephron Pharmaceuticals
- Spectrum

Consumer Expenditures and Gross Sales

As a note, the COVID pandemic had significant impacts on consumer spending in 2020, through a general reduction in economic output and an increase in costs of consumer goods. While 2021 data shows some recovery, there are still lingering impacts on the data.

In 2021, Lexington County had \$16,424.78 in gross retail sales which is a 12.8% increase from 2020. In the Central Midlands region, Fairfield County had a greater increase, at 25.7%, but Newberry County and Richland County had smaller increases, at 11.5% and 7.4% respectively. Tourism and travel related expenditures and employment both experienced major decreases in Lexington County from 2019 to 2020, following national trends.

► **Retail Goods and Service Expenditures (Lexington County 2021)**

Source: Central Midlands CEDS (2022) and ESRI Forecasts for 2021-2026

Expense Type	Average Amount Spent	Total Expense
Apparel and Services	\$1,971,20	\$237,327,017
Computer	\$45.92	\$22,111,795
Entertainment/ Recreation	\$3,044.61	\$366,561,419
Food	\$8,659.49	\$1,042,576,446
Financial	\$26,448.37	\$15,921,523,593
Health	\$193.79	\$69,996,902
Home	\$4,502.77	\$2,168,476,984
Household Furnishings and Equipment	\$167.87	\$161,690,549
Household Operations	\$445.56	\$214,574,041
Insurance	\$1,142.15	\$962,580,241
Transportation	\$2,009.13	\$725,679,977
Travel	\$456.12	\$219,662,927

Economic Development and Job Training

The Central Midlands Council of Governments (CMCOG) assists local governments in the region with Economic and Community Development through assisting with research, referrals, and grant writing. CMCOG can also help the Town to apply for and administer Community Development Block Grants (CDBG) from Lexington County's CDBG program. Pine Ridge could use CDBG grants to fund projects such as water and sewer improvements, ADA compliance, and streetscaping. In order for CMCOG to maintain eligibility for annual planning funds, they must have a regional Comprehensive Economic Development Strategy (CEDS) which is reviewed annually and updated every five years. The most recent version of this report was adopted in December 2017 and covers 2017-2022. The 2022-2027 report is currently in draft form to receive public comments. The Central Midlands Economic Development District, which is covered by this plan, includes Fairfield, Newberry, Richland, and Lexington Counties. The population in this region is expected to grow to 812,267 by 2035 with the centroid of growth around the Columbia Metro Area. The vision set forth in the CEDS for 2022 is:

“The Central Midlands Region will be a diverse, resilient, and creative region supported by a sustainable and inclusive environment for the development of a diversified economic base, a skilled workforce, and a high quality of life for all residents”

Economic Development in Pine Ridge is also facilitated by the South Carolina Economic Development Association (SCEDA) and South Carolina Jobs-Economic Development Authority (JEDA). SCEDA assists with attraction, retention, and training for industries and JEDA helps provide financing for job creation.

Lexington County Department of Economic Development (LCDEC) also helps the Town with economic development efforts. In their 2022 Annual report, LCDEC reported \$448.7 million in total investment and 1,107 new jobs for the year. The majority of this investment and job growth was due to expansion of existing companies; however, four new companies: CAIF (Food and Beverage), Cequr Corp (Life Sciences), Columbia GSA (FBI Office Building), and Pine Gate Renewables (Solar Energy) were established in Lexington County this past year.

In 2017, Congress's Tax Cuts and Jobs Act established Opportunity Zones, which are areas of low income highlighted by the Federal Government in order to incentive private economic development and job creation. Through this program, taxpayers can deposit unrealized capital gains into Qualified Opportunity Funds that defer portions of taxes based on the length of investment. This process creates a public route for private funds to facilitate economic development. In addition to tax incentives, there are many other funding opportunities and EDA programs to those who invest in projects in opportunity zones. There are 20 census tracts in the Central Midlands region that qualify as opportunity zones. While none of these are within the Pine Ridge Town Limits, Census Tract 020706, which is just southeast of Pine Ridge, is an Opportunity Zone. Economic development priorities in these zones include affordable office space for small businesses, support for minority and women owned business enterprises, transportation accessibility, workforce training and apprenticeship opportunities, and water and sewer infrastructure improvements. Economic Development in 020706 would likely have ripple impacts into Pine Ridge.

The Central Midlands region has a large number of higher education institutions to help prepare the future workforce:

- Allen University (HBCU)
- Benedict College (HBCU)
- Columbia College
- Columbia International University
- Fortis College
- Midlands Technical College
- Newberry College
- South University
- University of South Carolina



The South Carolina Department of Commerce (SCDC) also supports several programs for workforce training outside of higher education institutions. Ready SC is a program by SCDC and is a division of the SC technical college system which provides recruiting and training assistance to companies that move to South Carolina. The program partners companies with one of the State's 16 technical colleges to develop a training curriculum that will meet the company's unique needs at no cost. Another program is Apprenticeship Carolina which provides companies with \$1,000 in state tax credits for every apprentice they employ. This program helps provide on-the-job skills training to students and young adults across different industries.

Economic Trends

The CEDS report projects that the Central Midlands region will have increased growth in older age cohorts as the national trend of retirees are migrating to the southeastern U.S. Aging populations can impact both infrastructural and economic development priorities. Additionally, the population is projected to be more diverse in the coming years based on trends from the past decade.

Despite the COVID-19 pandemic, the Central Midlands region has continued to see a rise in residential building permits, with over 5,000 new permits in 2021. In Lexington County, the value of new residential building permits issued in 2020 and 2021 respectively was \$640,622,453 and \$566,399,327. According to the CEDS, residential housing will continue to be the primary building permit application type in the region in the coming years.

Data from Experience Columbia shows that tourism has a growing economic impact on the Central Midlands region. Annual estimates include \$2.4 billion generated, \$120 million in state and local taxes generated, and 21,000 jobs created. Public and Private entities need to work together, especially in smaller towns such as Pine Ridge, to ensure sustained growth of the tourism sector.

The CEDS recognizes that lack of central water and sewer systems will continue to be a limiting factor for residential growth and industrial development. Access to broadband is also important for economic growth. Internet access is available through several suppliers in Pine Ridge. When marketing the Central Midlands region, the CEDS lists central location, abundant water supply, stable institutional anchors, low cost of living, natural and cultural resources, and infrastructure access as the main competitive advantages.

The CEDS projects that insurance, technology, and transportation/distribution/logistics will continue to remain strong in the region due to the competitive advantages. They also project growth in the pharmaceutical, biotech, and MedTech industries due to Nephron Pharmaceuticals Corporation's expansion of operations into medical grade nitrile gloves and the incoming Medical University of SC facility in downtown Columbia. Agriculture could also grow, as demand for local food increases. The CEDS states that currently 90% of food purchased in SC is from out of state, indicating a substantial leakage that could be captured. While not all of these are industries that will locate in Pine Ridge, they are potential employers of the Pine Ridge workforce.

The target sectors for the next 8 years that are listed in the CEDS include:

- **Advanced Manufacturing**
- **Aerospace and Aviation**
- **Arts, Outdoor Recreation and Tourism**
- **Construction**
- **Entrepreneurship and SMWBE**
- **Healthcare/ Health Sciences**
- **Information Technology**
- **Local Food Systems/ Agriculture**
- **Pharmaceuticals, BioTech, MedTech**
- **Public Service- Social Service**
- **Transportation, Logistics, and Distributio**

Municipal Budget

Beyond individual and household income, it is important to consider municipal budgets to understand the economic conditions in an area. The Town posts its monthly and annual budget reports on their website for public access. The fiscal budget for the 2022-2023 year shows a projected revenue of \$747,735 and an equal amount of projected expenditures. The primary sources for revenue include:

- Business Licenses
- Dominion Franchise Fee
- MASC- Business License
- Grant Income
- S.C. Aid to Subdivisions
- Spectrum Franchise Fee

Because the Town lacks any form of local taxes, they are dependent on fees to pay for municipal services.

KEY FINDINGS

- Unemployment rates are low in Lexington County, and Pine Ridge residents' earn average salaries compared to the County. Pine Ridge residents earn more than the average South Carolina resident, though their wages have not increased at the same rate as comparison geographies over the past decade.
- The industry sectors in which most Pine Ridge residents are employed include education, health care, social assistance, manufacturing, arts, entertainment, recreation, accommodation, and food services.
- The majority of Pine Ridge residents commute out of the Town for work.
- Key industries in Lexington County include government, goods-producing, construction, manufacturing, trade, transportation, and utilities.
- There are a number of economic development and job training programs in the region.





NATURAL RESOURCES ELEMENT



EXISTING CONDITIONS

Rivers and Streams

As noted in the introduction, only 0.2% of the Town's area is water. There are several ponds, including the SC Fish Hatchery Site, as well as ponds in the southern part of Town between Fish Hatchery Road and Bachman Road, and in northeastern Pine Ridge between Valley View Road and Bramblewood Circle. Congaree Creek also runs along the northern edge of Town. Water is becoming an increasing source of recreational activity in the Central Midlands region, and quality and access to the Congaree River, as well as other bodies of water, should be a focus in the area.

Wetlands

As illustrated in Map 3.1, there are several freshwater wetlands in the Town. Freshwater wetlands account for 90% of wetlands in the State and primarily occur along the flood zones of rivers and streams. The majority of wetland areas surrounds Congaree Creek. Smaller wetland areas surround other water bodies. Wetlands are mostly located on larger parcels with minimal development.

Floodplains

The floodplain primarily covers the northern corner of the Town limits, around the Congaree River. There is also portions of floodplain that come down through the fish hatchery site and below Brookfield Drive, as well as in the southwestern corner of Town. Because the floodplain is in the same undeveloped areas as the wetlands, there is little flood risk in Town. The majority of the floodplain in Pine Ridge is considered the AE zone, which has a 1% annual chance of flooding. The other areas are classified as Zone A, which indicate areas around bodies of water that are subject to flooding. Map 3.2 highlights the parcels that intersect the floodplain and have the greatest danger of flooding. There are several residential parcels on the south side of Brookfield Drive and on the south and east sides of Frieden Street that are within the floodplain. As shown on Map 3.2, there are 42 parcels which have some floodplain on them, accounting for 3.6% of all parcels in the Town. The land development ordinance in Pine Ridge requires approval by FEMA prior to building within the floodplain.

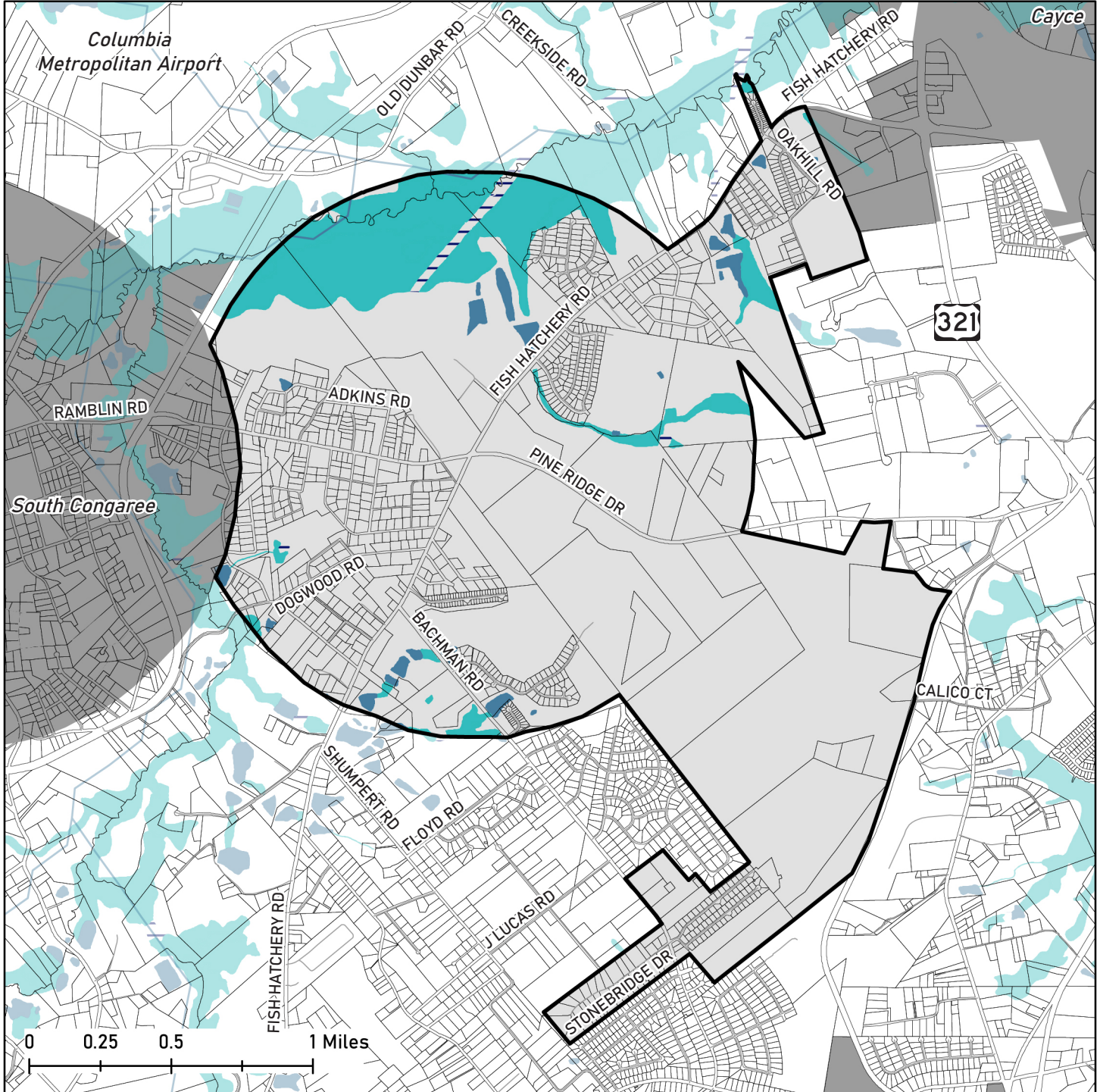
Public Water Supply

The State of South Carolina's Department of Health and Environmental Control outlines protection zones for all ground water sources that feed into the public water supply. These zones are determined based on the distance in feet a particle of water would travel within a certain time frame. As shown in Map 3.3, there are three major zones: Zone 1 captures a 1 year time of travel; Zone 2 captures a 5 year time of travel; and Zone 3 captures a 10 year time of travel. The travel times can vary based on features of the aquifer and pumping capacities. Only the southern edge of Town is within ground water protection zones.

Water Quality

All of the Town of Pine Ridge is within the Congaree River Watershed. This watershed covers 8,290 square miles. Within this watershed, the Congaree Creek sub basin, which covers all but the southeastern portion of Town, is classified as an approved TMDL basin. Due to high levels of fecal coliform bacteria in the water, the basin was put on the South Carolina 303(d) list of impaired water and a TDML was developed in 2004. The Congaree Creek sub-basin covers 143 square miles, only 37% of which is urbanized. At the time of the classification there were 13 active continuous point sources discharging fecal coliform bacteria into the basin, as well as several non-point sources of

Map 3.1: Wetlands

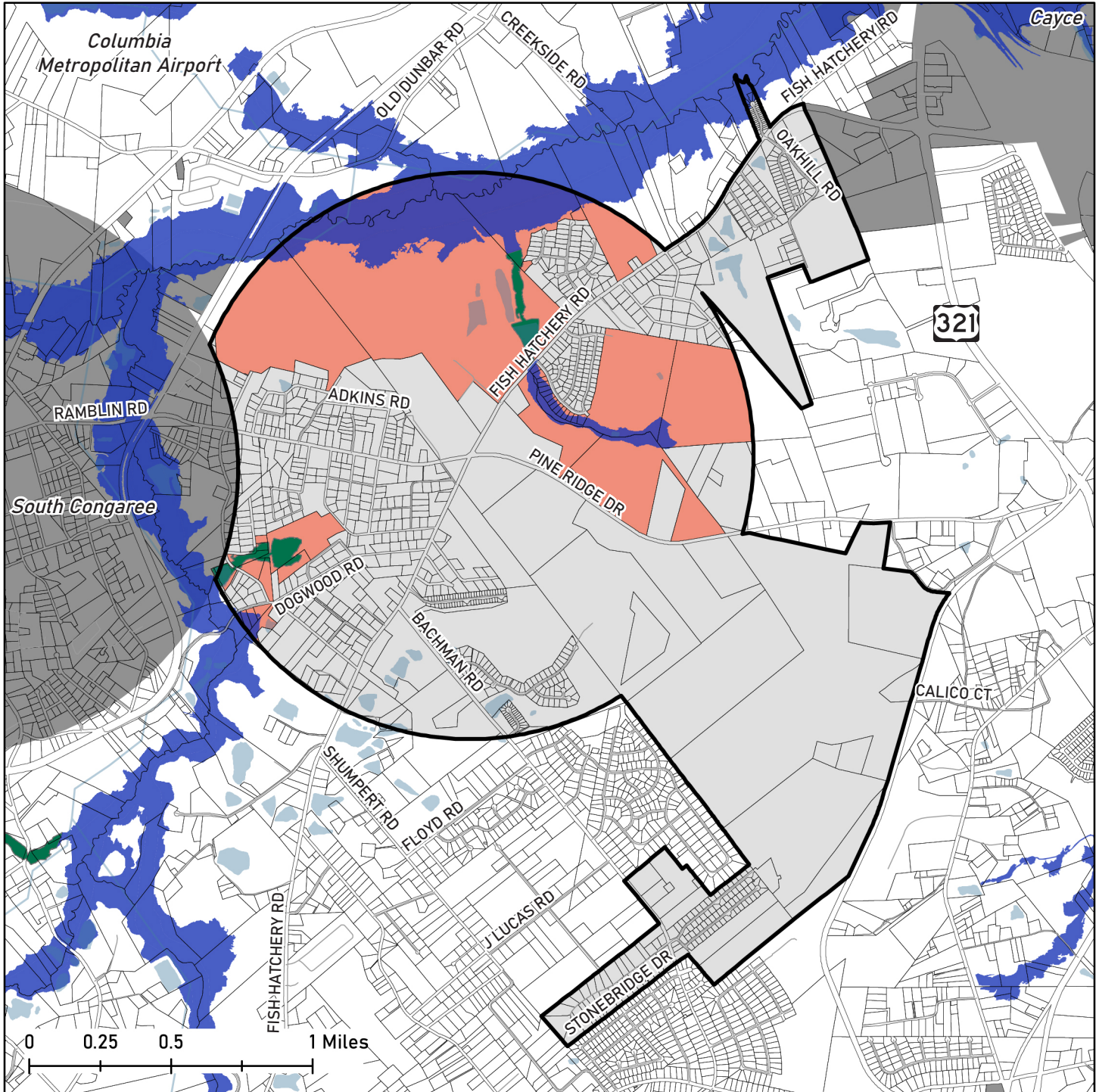


LEGEND

-  Pine Ridge Town Limits
-  Parcels
-  Municipalities
-  Water
-  Fresh Water Wetland
-  Fresh Water Emergent Wetlands

Source: SC Fish and Wildlife Commission (2022)

Map 3.2: Flood Zones



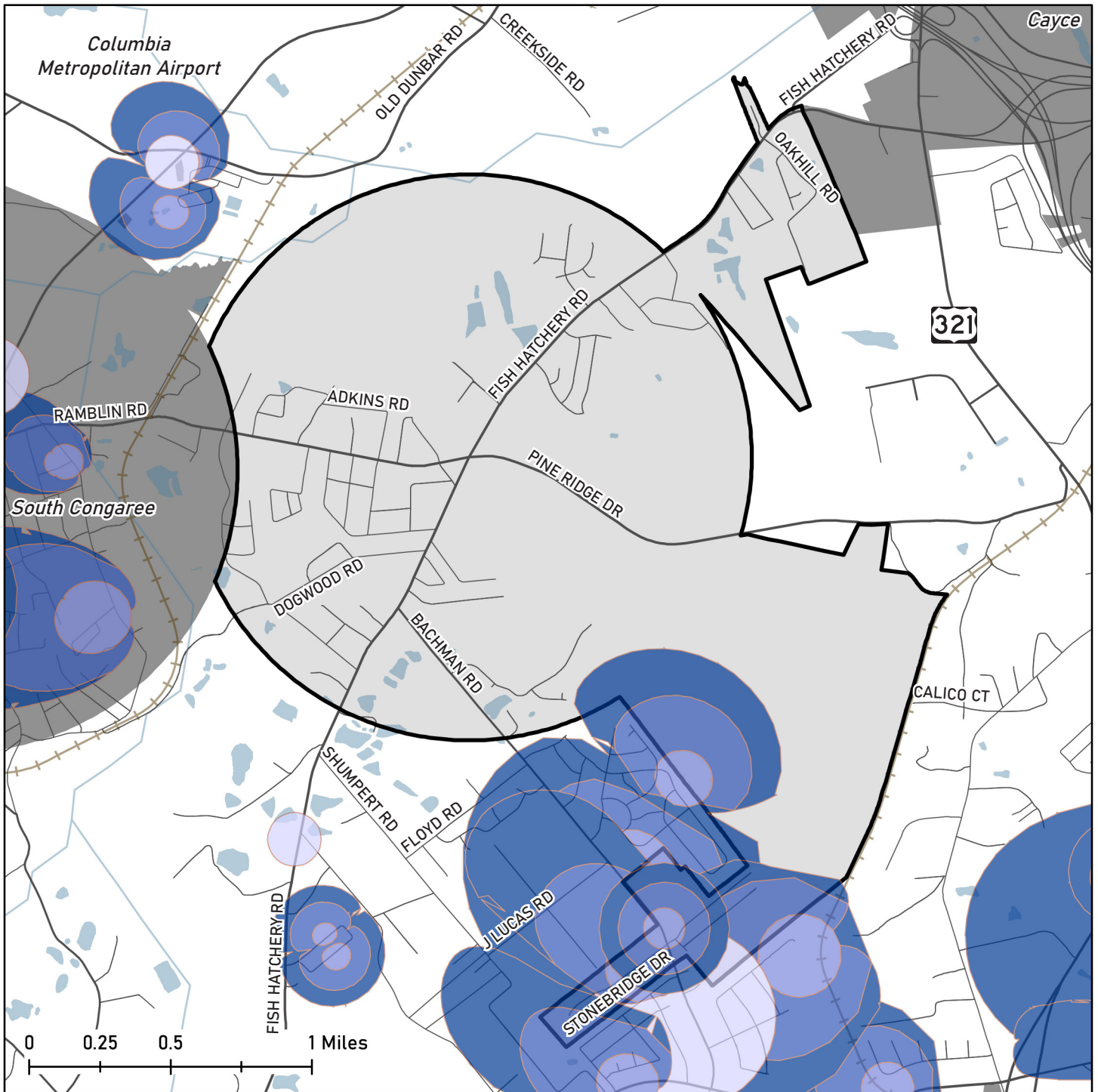
LEGEND

- Pine Ridge Town Limits
- Parcels
- Municipalities
- Water
- AE Flood Zone
- A Flood Zone
- Parcels that intersect with a flood zone

Source: FEMA (2022)



Map 3.3: Public Water Supply Protection

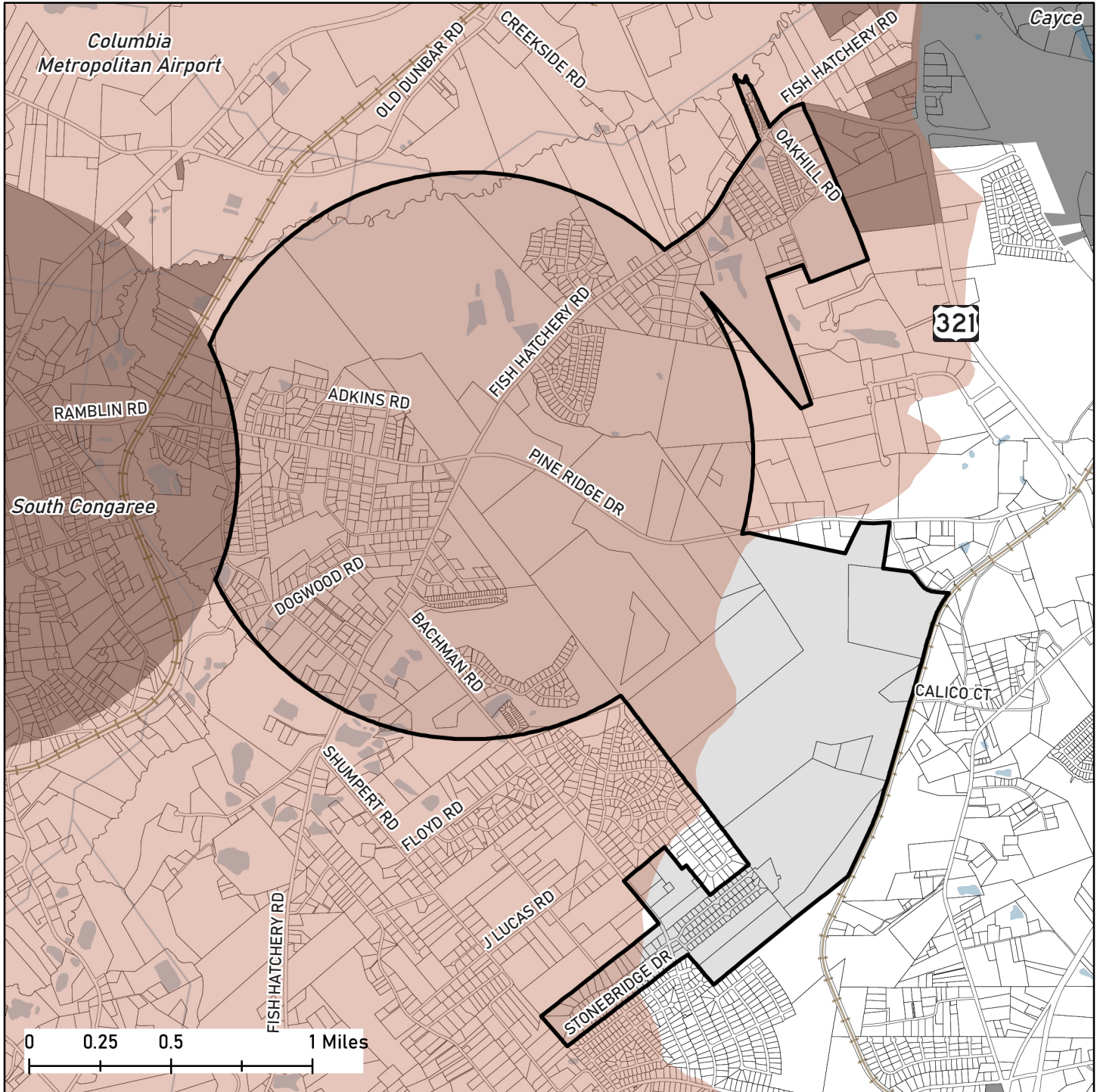


LEGEND






- | | |
|------------------------|--------------------------------------|
| Pine Ridge Town Limits | Ground Water Protection Zones |
| Parcels | Zone 1 |
| Municipalities | Zone 2 |
| Water | Zone 3 |

Source: SCDHEC (2020)

Map 3.4: Approved TDML Water Basins



LEGEND

-  Pine Ridge Town Limits
-  Congaree Basin
-  Parcels
-  Municipalities
-  Water

Source: SC Fish and Wildlife Commission (2022)



pollution. There are currently five monitoring stations in the subbasin not supporting for bacteria: Sixmile Creek on US-21 (south of Cayce); Congaree Creek at Pond Branch Road; Congaree Creek at Pine Street; Second Creek at Gator Road; and Red Bank Creek at Sandy Springs Road between S-32/104 and SC-602. There is also one monitoring station partially supporting for bacteria: Congaree Creek at US-21 at the Cayce Water Intake. While none of these stations are within Town, it is important for Pine Ridge to ensure protection of its basin by implementing the TDML Implementation Plan.

Stormwater

The Town of Pine Ridge has adopted Lexington County’s Stormwater Ordinance and Land Development Manuals in order to protect the natural resources in the area. The Town has set up an intergovernmental agreement with Lexington County to implement construction and post-construction minimum control measures. Additionally, the Town has partnered with the surrounding local governments of: Cayce, Irmo, Lexington, South Congaree, Springdale, West Columbia, and Lexington County to expand public education on stormwater. All stormwater management in Pine Ridge follows the National Pollutant Discharge Elimination System (NPDES) which requires the management and clean up of pollution associated with runoff through public education, public involvement, illicit discharge detection and elimination, construction site runoff control, post construction runoff control, and pollution prevention/ housekeeping.

Topography

Map 3.5 illustrates the topography within Pine Ridge. The highest points are in the southwestern corner of the Town, by the Sandy Oaks Subdivision and by the Midland Sports Complex site. The lowest elevations are along the Congaree Creek to the north of Town. While most of Pine Ridge is fairly flat, there is over 300 feet of difference in elevation across the entire Town.

Soils

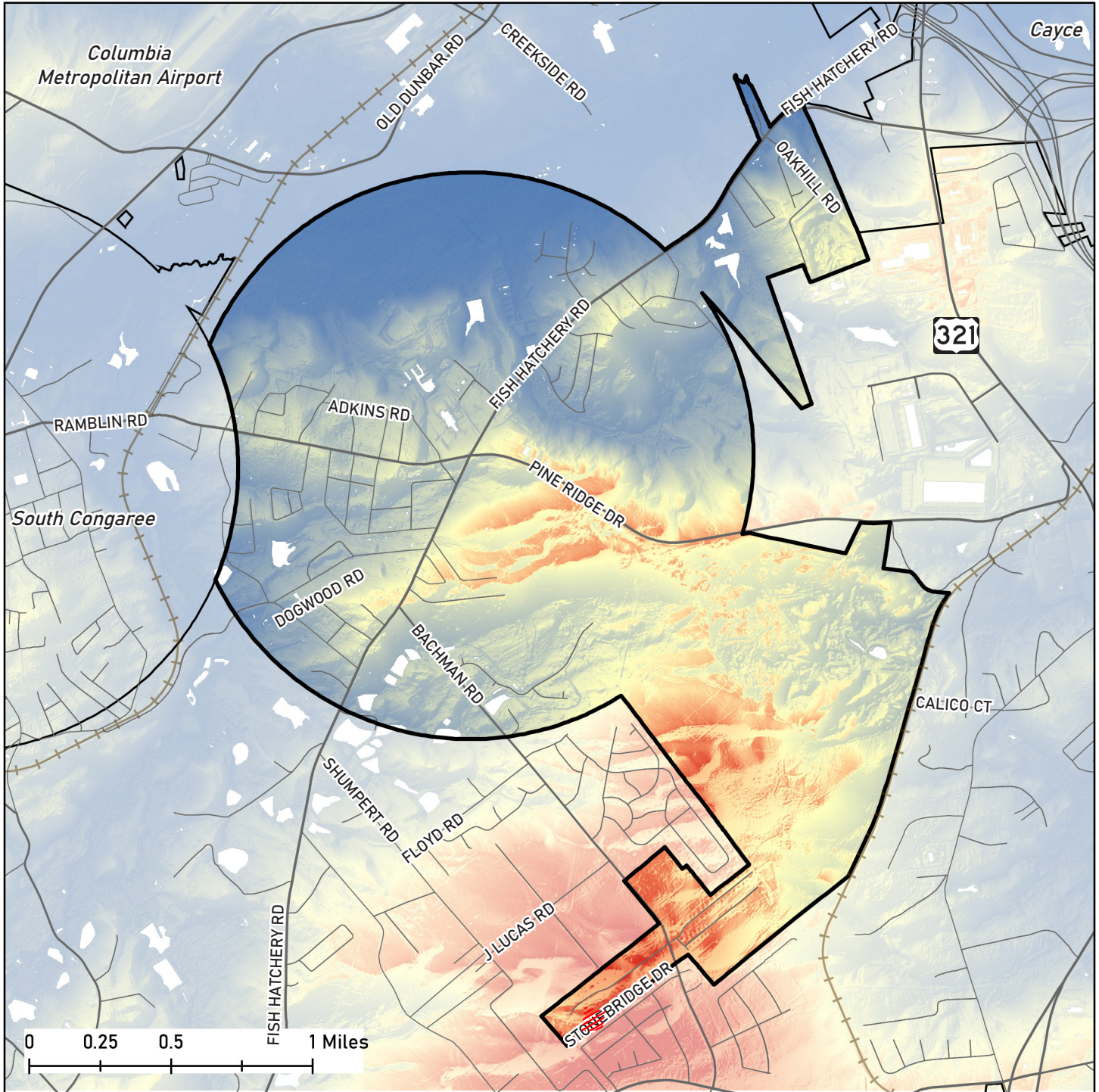
The main soil typologies in Pine Ridge are Lakeland sand, Blaney sand, and Troup sand. Most of the soil in Pine Ridge is of poor septic and agricultural suitability. This is important to note, as the majority of development within the Town limits is on private septic systems. The septic absorption field suitability map shows areas in which the soil’s properties allow for absorption of the waste, construction, and maintenance of septic systems. Over 80% of the land in the Town is considered very limited in suitability which means that one or more of the soil’s characteristics is unfavorable for the use of a septic field. The main reasons for unsuitability within the Town’s area are depth to saturation, bottom layer seepage, and slow water movement. The soil type which is only somewhat limited for septic absorption is Troup sand, which is concentrated on the western side of Town.

Map 3.7 shows the soil suitability for farming which identifies soils that are most suited for food, feed, fiber, forage, and oilseed crops. While there are no areas within the Town that have prime farmland soils, there are several areas with soils of statewide importance. These areas are nearly prime farmland and can produce high yields of crops when treated and managed appropriately. The hatched areas show parcels in the Town that have been identified to have an agricultural use. Most of these parcels are on or near soils of statewide importance. The areas to the east that are not on suitable soil are owned and operated by Columbia Silica Sand Inc. While these areas do not have productive farming soils, the sand and clay are important resources to mine.

The last soil analysis looked into the suitability of soils in the Town for building development. The small commercial building designation focuses the analysis on structures that are less than three stories high and without basements. Suitability is determined by the capacity for soils to support the heavy load and have properties that would not deter evacuation or lead to high construction costs. The areas in the Town with the most suitable soil for development are the western-central portion and the south eastern portion. Future development should focus on vacant and undeveloped lots that take soil types into consideration.



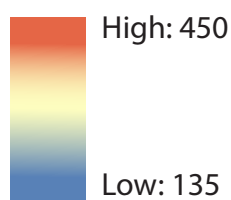
Map 3.5: Topography



LEGEND

- Pine Ridge Town Limits
- Major Roads
- Municipalities

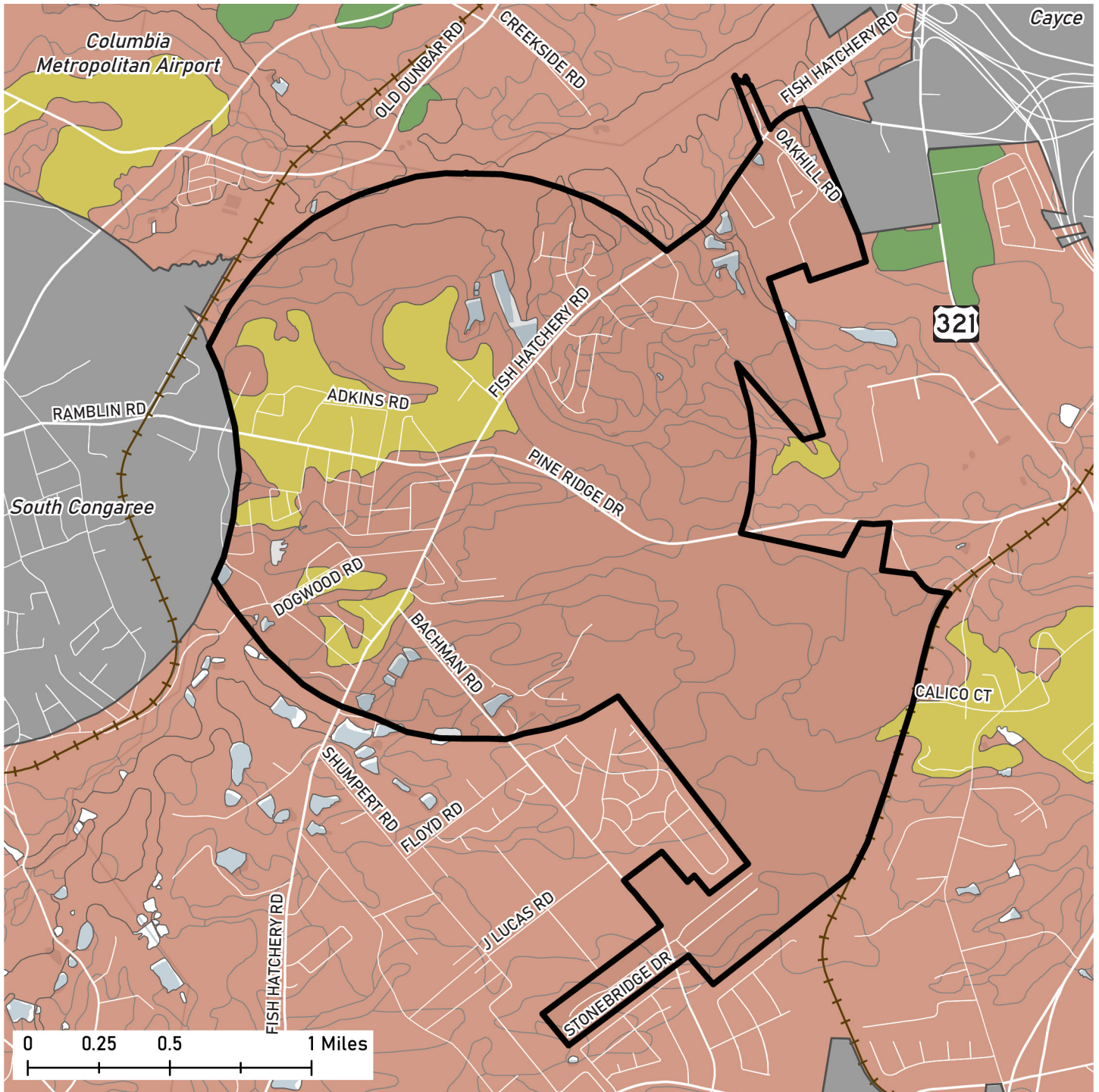
Elevation







Source: NOAA (2022)






Map 3.6: Soil Suitability for Septic Absorption Fields



LEGEND

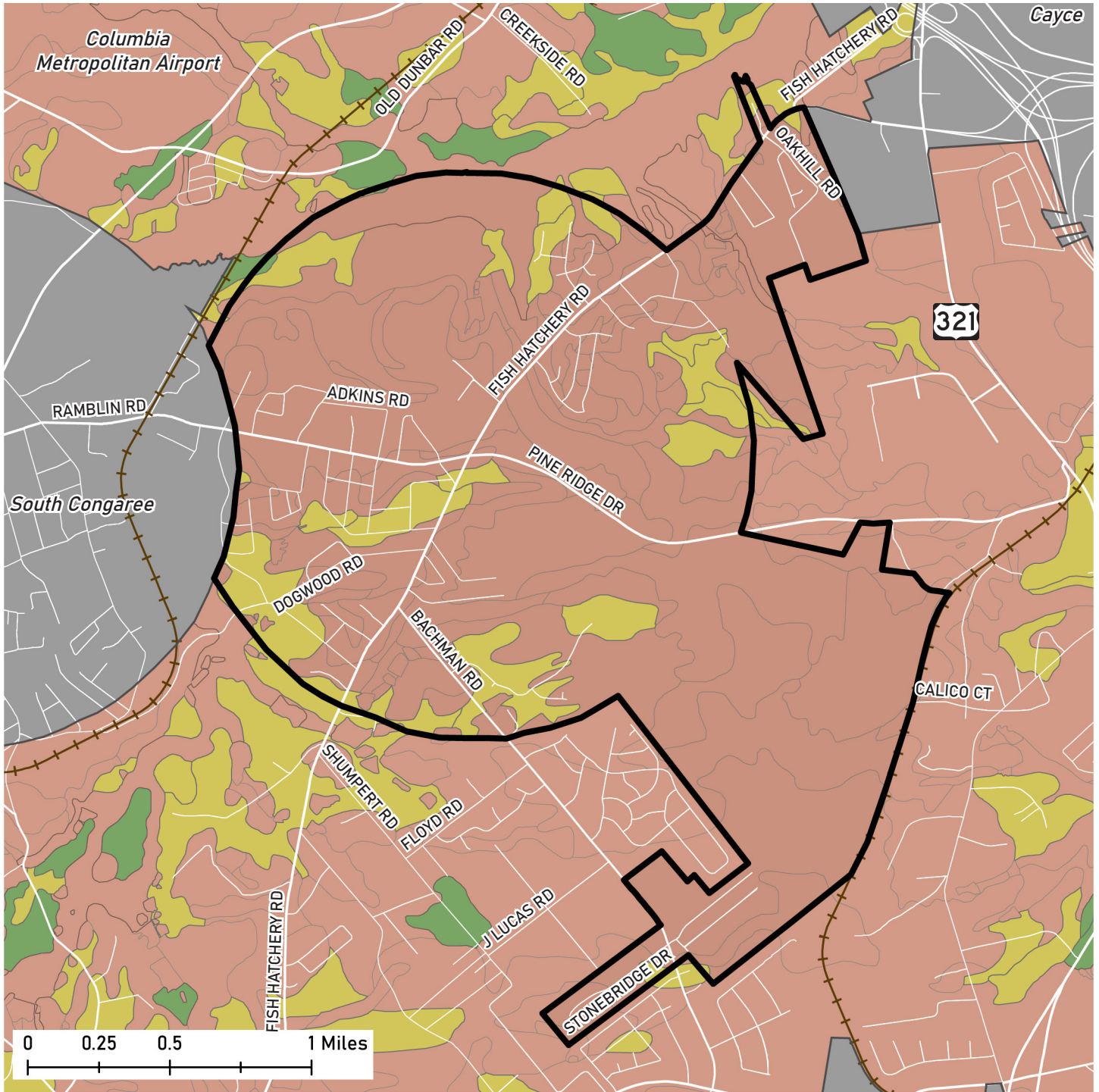
-  Pine Ridge Town Limits
-  Major Roads
-  Municipalities
-  Water

Septic Tank Absorption Field Suitability Rating

-  Not Limited
-  Somewhat Limited
-  Very Limited

Source: USDA (2022)

Map 3.7: Soil Suitability for Farming



LEGEND

- Pine Ridge Town Limits
- Major Roads
- Municipalities
- Water

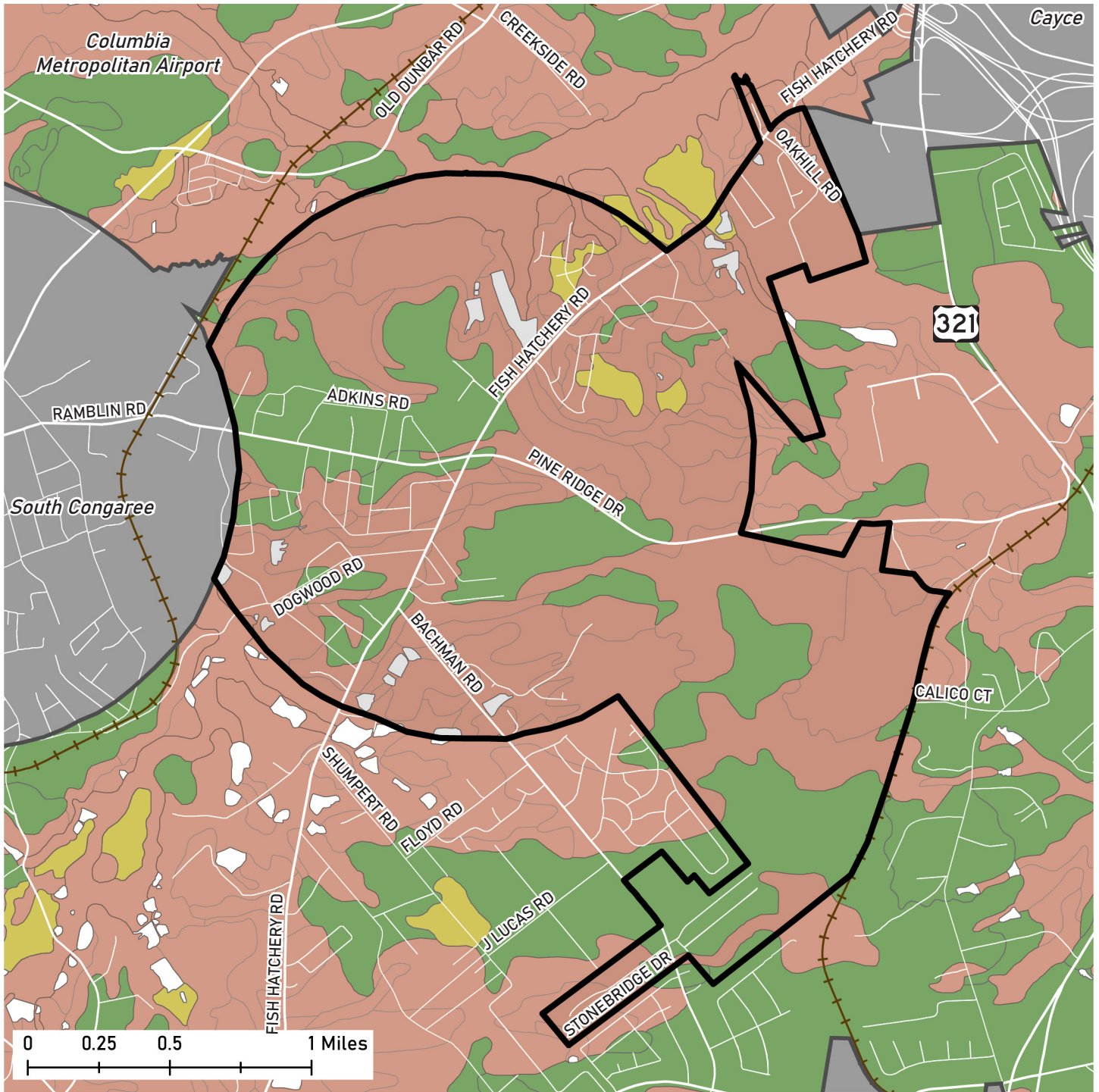
Farmland Potential Rating

- Prime Farmland Soils
- Farmland of Statewide Importance
- Not Prime
- Agricultural Use





Source: USDA (2022)






Map 3.8: Soil Suitability for Development



LEGEND

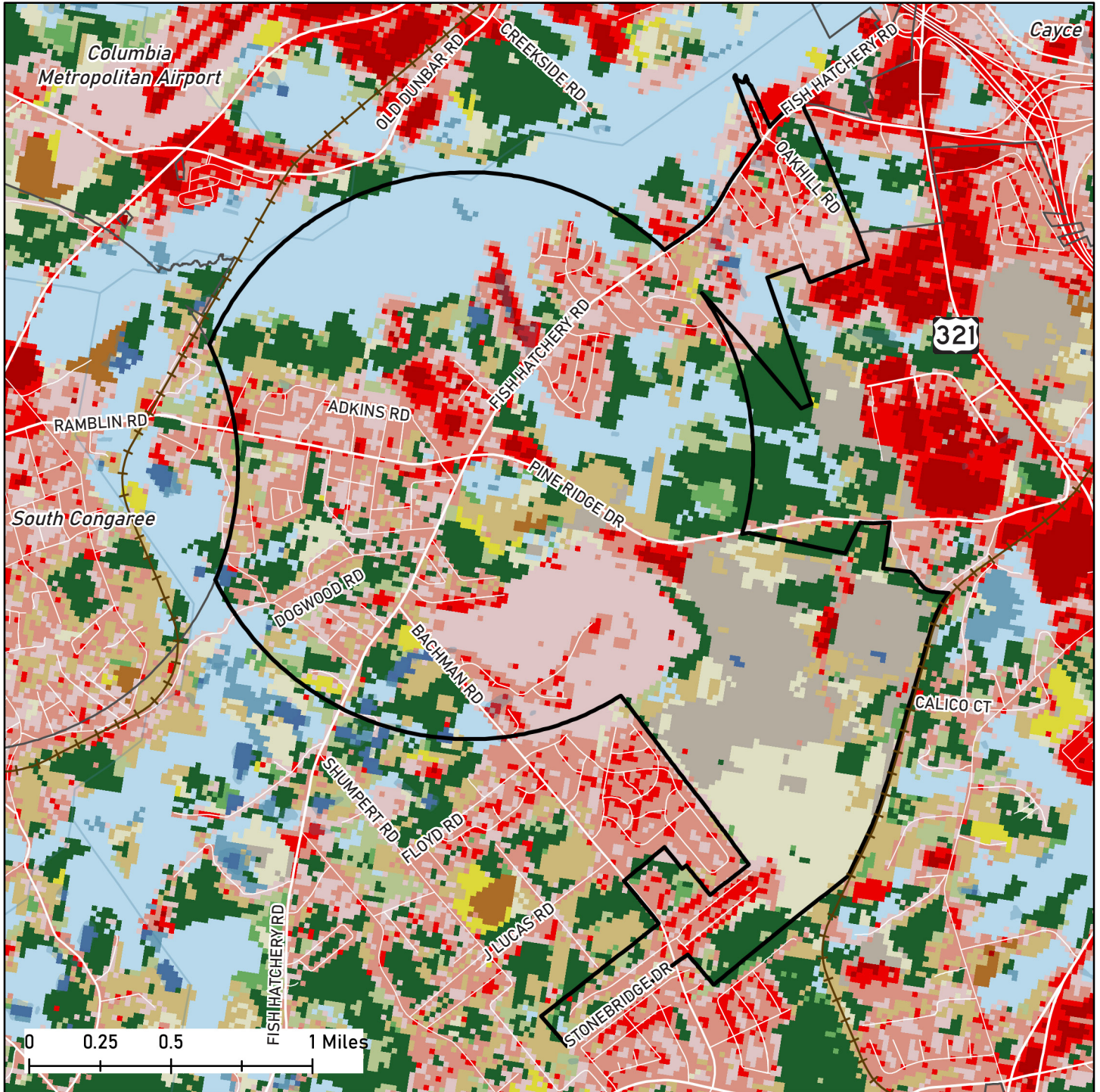
-  Pine Ridge Town Limits
-  Major Roads
-  Municipalities
-  Water

Suitability for Small Commercial Development

-  Not Limited
-  Somewhat Limited
-  Very Limited

Source: USDA (2022)

Map 3.9: Land Cover



LEGEND

- | | | |
|------------------------|-----------------------------|------------------|
| Pine Ridge Town Limits | Emergent Herbaceous Wetland | Barren Land |
| Major Roads | Open Water | Deciduous Forest |
| Herbaceous | Developed/ Open Space | Evergreen Forest |
| Hay/Pasture | Developed Low Intensity | Mixed Forest |
| Cultivated Crops | Developed Medium Intensity | Shrub/Scrub |
| Woody Wetlands | Developed High Intensity | |

Source: MRLC CONUS Data(2019)



Land Cover

The Land Cover map shows that most of the northern half of Pine Ridge is within a wetland and the majority of developed land is low-intensity or open space. There are some forested areas along the edges of developed areas and while there are some areas classified as herbaceous or shrub/scrub, very few places are used for cultivating crops or pastures in the Town. Agriculture in Lexington County is primarily cropland (47%) and woodland (31%).

Endangered Species

The EPA tracks endangered and threatened species on a county level. In 2022, there were 140 species tracked in Lexington County. The species were classified based on their Federal Status, State Status, and SWAP Status. Species with either a federal or state status have been listed in the table below. SWAP is the State Wildlife Action Plan which is monitored by the U.S. Fish and Wildlife Service. States are able to get grant funding to protect species with the highest SWAP priorities. In Lexington County, 22 species are listed as having the highest SWAP priority, 30 have a high priority, and 45 have a moderate priority.

► Endangered and Threatened Species

Source: SCDNR (2022)

Species Name	G-S Rank	Federal Status	State Status	SWAP Priority
Shortnose Sturgeon	G3/S3	LE	SE	Highest
Anhinga	G5/SU	MBTA	N/A	Moderate
Great Blue Heron	G5/S5	MBTA	N/A	Moderate
American Bumble Bee	G3G4/SNR	ARS	N/A	N/A
Spotted Turtle	G5/S3	ARS	ST	High
Red-cockaded woodpecker	G3/S2	LE	SE	Highest
Chamberlain's Dwarf Salamander	G4/S3	ARS	N/A	Highest
Bald Eagle	G5/S3B, S3N	Bald & Golden Eagle Protection Act	ST	High
Southern Hog-nosed Snake	G2/S1S2	N/A	ST	Highest
Baltimore Oriole	G5/S3B,S4N	MBTA	N/A	High
Eastern Mud Turtle	G5/S5	N/A	R	N/A
Bog Spicebush	G3/S3	ARS	N/A	High
Robust Redhorse	G1/S1	ARS	N/A	Highest
Tricolored Bat	G3G4/ S1S2	LEP	N/A	Highest
Eastern Musk Turtle	G5/S5	N/A	R	N/A
Eastern Box Turtle	G5/S3S4	N/A	R	Moderate

LE: Federally Endangered

LEP: Federally Endangered Proposed

ARS: At Risk Species

SE: State Endangered

ST: State Threatened

R: Regulated

KEY OBSERVATIONS

- While there is not a lot of water area in the Town, there is a significant portion of land within wetlands and floodplains. These areas should be protected from future development
- Only the southern portion of the Town is within a ground water protection zone.
- The Congaree Water Basin covers much of the Town and it has experienced ongoing pollution problems which need to be monitored and addressed in the future.
- Pine Ridge has an intergovernmental agreement with Lexington County to manage stormwater.
- Much of the Town is at a lower elevation, with the exception of the southeastern edge of Town, which is almost 300 feet higher than the central portion of Town. This elevation grade causes water to drain into the Congaree Water Basin, causing the previously noted pollution problems.
- Much of the soil in Town has limited absorption properties, impacting developability and agricultural production quality.
- There is a broad range of land cover in Town but developed areas are generally concentrated along major roadways.
- There are a number of endangered and threatened species in Lexington County.





CULTURAL RESOURCES ELEMENT



EXISTING CONDITIONS

History

The Town of Pine Ridge was first incorporated in 1958 around the area which was formerly used as the Camp Styx base for the U.S. Army. Camp Styx, also known as Camp Moore, was active from 1913 to 1920 as a national guard training camp. The 1,007 acres of land in present day Lexington County was originally purchased by Major General Moore in 1913. Major General Moore wanted to consolidate national guard assets into one training site. The location was ideal because it contained a railroad, was along a river, and had a fairly new road network. In 1916, troops were first mobilized from Camp Styx and again were mobilized in 1917 to join WWI. Following the war, it became too expensive to maintain such a large base. Therefore, the site was divided up and sold to various state agencies. One of these 150 acre parcels was turned into the Pine Ridge Armory, which now is home to the South Carolina Department of Emergency Management.

In 1935, as a Works Progress Administration (WPA) and Civilian Conservation Corps (CCC) project, the Cohen Campbell Fish Hatchery was constructed on part of Camp Styx. Originally, the hatchery was called Styx Fish Hatchery and led to the name of Fish Hatchery Road. In 1985, the name of the Fish Hatchery was changed to Cohen Campbell in dedication of the deceased manager of the program who had served 31 years. The Fish Hatchery is currently owned and operated by the South Carolina Department of Natural Resources.

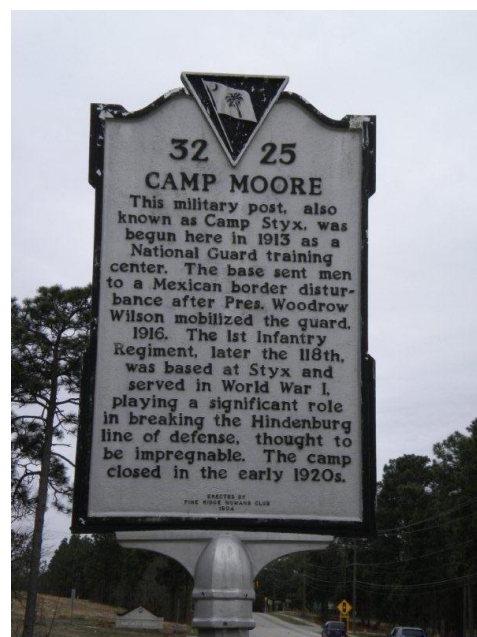
In the 1950's the City of Cayce began expanding west through annexation. In order to avoid annexation, the Town of South Congaree was established in 1957. Land Owners in what is now Pine Ridge decided to follow suit and drew up a 1-mile radius around the intersection of what is now Pine Ridge Drive and Fish Hatchery Road. The Town of Pine Ridge was legally incorporated in 1958.

Historical and Cultural Sites

There is one historical marker in Pine Ridge, in honor of Camp Moore. Additionally, the Camp Moore Rifle Range Wall, now located near 2757 Fish Hatchery Road, was nominated as a historical area. However, it was determined that only a small remnant of the pre-WWI National Guard camp remained and it did not significantly convey the history of the camp. Therefore, the area is considered ineligible for the National Register.

Unique Resources

In 2012, the Town of Pine Ridge submitted a grant application to the Recreational and Trails Program in order to purchase the Camp Moore/Styx Historical Park. The Town had hoped to use the money to build a 1.2 mile walking trail and restroom facility at this site. Unfortunately, the grant was denied and another attempt to receive funding under Penny for Progress was also rejected in 2014.



Cultural Facilities and Events

Despite the Town's inability to purchase the Camp Moore / Styx Historical Park, this facility does provide historic and recreational amenities to residents. Additional cultural facilities include the Midland Sports Complex, Pine Ridge Middle School, Herbert A. Wood Elementary School, Charwood Golf Club, and a few churches.

Each year, the Town hosts a Christmas Parade and Tree Lighting ceremony at Town Hall. The Town also hosts occasional community clean up events. The Pine Ridge Women's Club was organized in 1972 and has been bringing women together to promote educational, social, and civic progress in the Town for more than 50 years. The Club meets each month in Town Hall.

KEY OBSERVATIONS

- Though the Town has an interesting history, it lacks any nationally registered historic buildings or sites. It does have one historic marker
- There are several opportunities to educate residents about Camp Styx / Camp Moore and increase access to the historic fort.

COMMUNITY FACILITIES ELEMENT



EXISTING CONDITIONS

Water and Sewer Infrastructure

The Town of Pine Ridge does not have its own public water or sewer system. Water in the Town of Pine Ridge is mostly supplied through private well systems. The Blue Granite Water Service provides water through public lines to the Sandy Oaks and Stonebridge subdivisions. In addition, residents in the Rockford Place, Courtyards at Rockford, and Sawgrass subdivisions are provided water and sewer through a private supplier, AAA Utilities. Sewer in the Town is also mostly disposed of with private on-site septic tanks. As illustrated in the Natural Resources element, the majority of soils in Town are not sufficient to handle septic waste, which can lead to environmental and public health problems in the future. However, until there is a public sewer service alternative, this will continue to be the primary source of disposal. The Town is within the City of Cayce Water and Sewer Service Area and there are some areas of the Town that are served by this public system, such as the Cottages at Indigo, Indigo Place, Grandview Estates, Mallard Trace, Arborgate, and portions of Fish Hatchery Road (DNR, Town Complex, Emergency Management Division, and Lexington County School District Two). The Town's Zoning and Land Development Ordinance requires all new construction to connect to a public water and sewer supplier if they are available. However, due to lack of funding, the City of Cayce is unable to extend more lines into the Town. The Town will need to secure funding to ensure that adequate water for both private/public use, as well as public safety, can be available to its residents in the future. The issue of funding public water and sewer service in Pine Ridge has been on several ballots but has yet to be approved.

Solid Waste Collection and Disposal

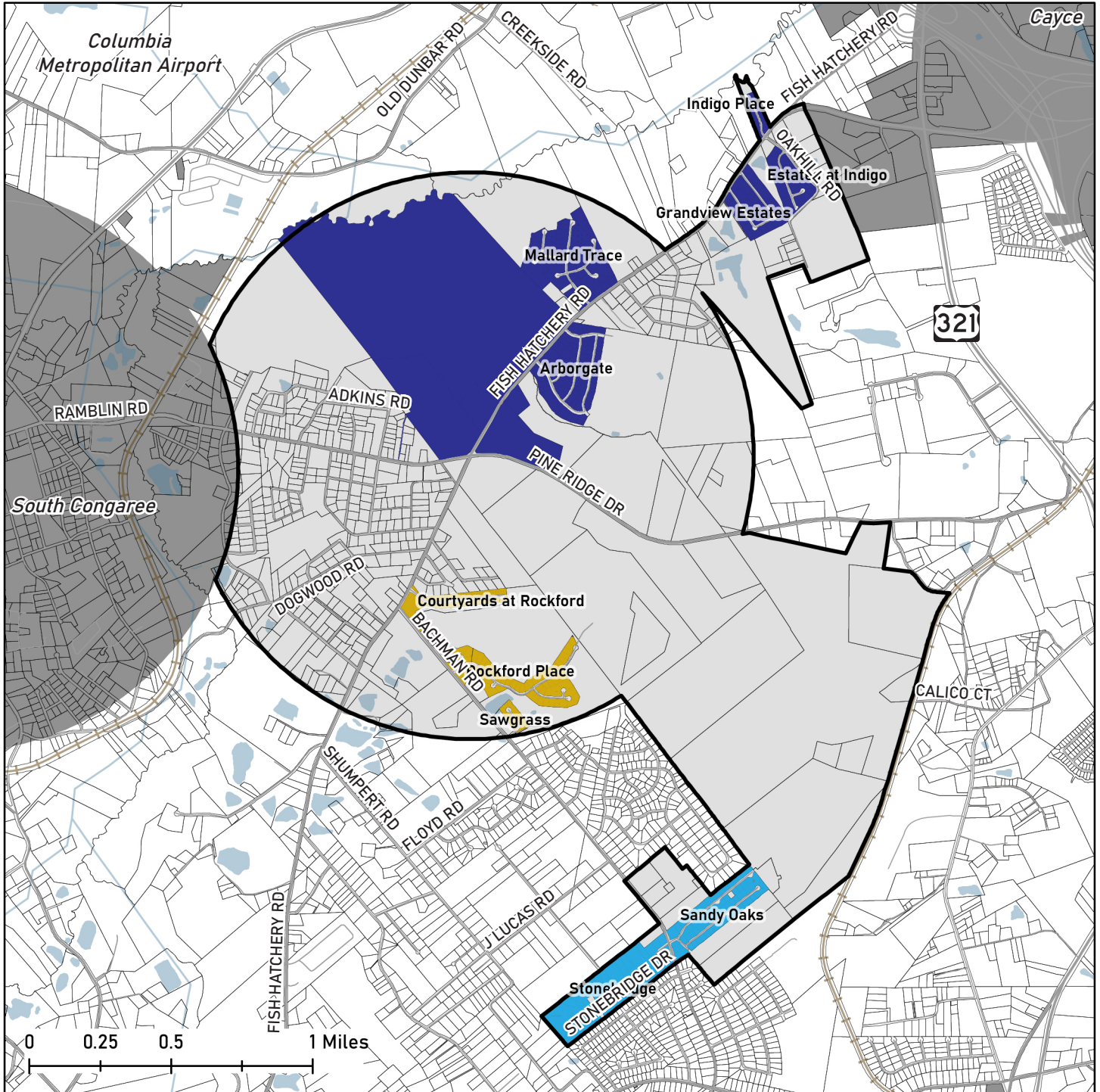
Pine Ridge provides solid waste collection to its residents through a contract with a private company, Tyler's Sanitation. Residents are in charge of setting up household garbage pickup through this service. In the past, residents would burn household garbage in order to reduce monthly pick-up fees. In order to combat this, the County adopted an Outdoor Burning Ordinance in 2007. The ordinance prohibits any burning within 75 feet of a structure and requires burning for land clearing to be in compliance with South Carolina Air Quality regulations.

Fire, Police, and Emergency Services

The Town of Pine Ridge has its own municipal Police Department. The department has three full-time officers and have positions for up to seven part-time officers. From October 2020 to April 2021, the Town did not have a police department due to a lack of officers. The police department is closely tied to the Lexington County Sheriff's Department so that service can be provided to residents when the Town's department needs assistance.

Pine Ridge is within Region 3 for Fire Service, which covers all of southeast Lexington County, not including the airport or the City of Cayce. Region 3 is protected by the Lexington County Fire Service, which also provides Emergency Medical Services. There are two fire stations within this region that serve the Town: Station 33- Dixiana and Station 5- South Congaree.

Map 5.1: Properties with Known Water or Sewer Service

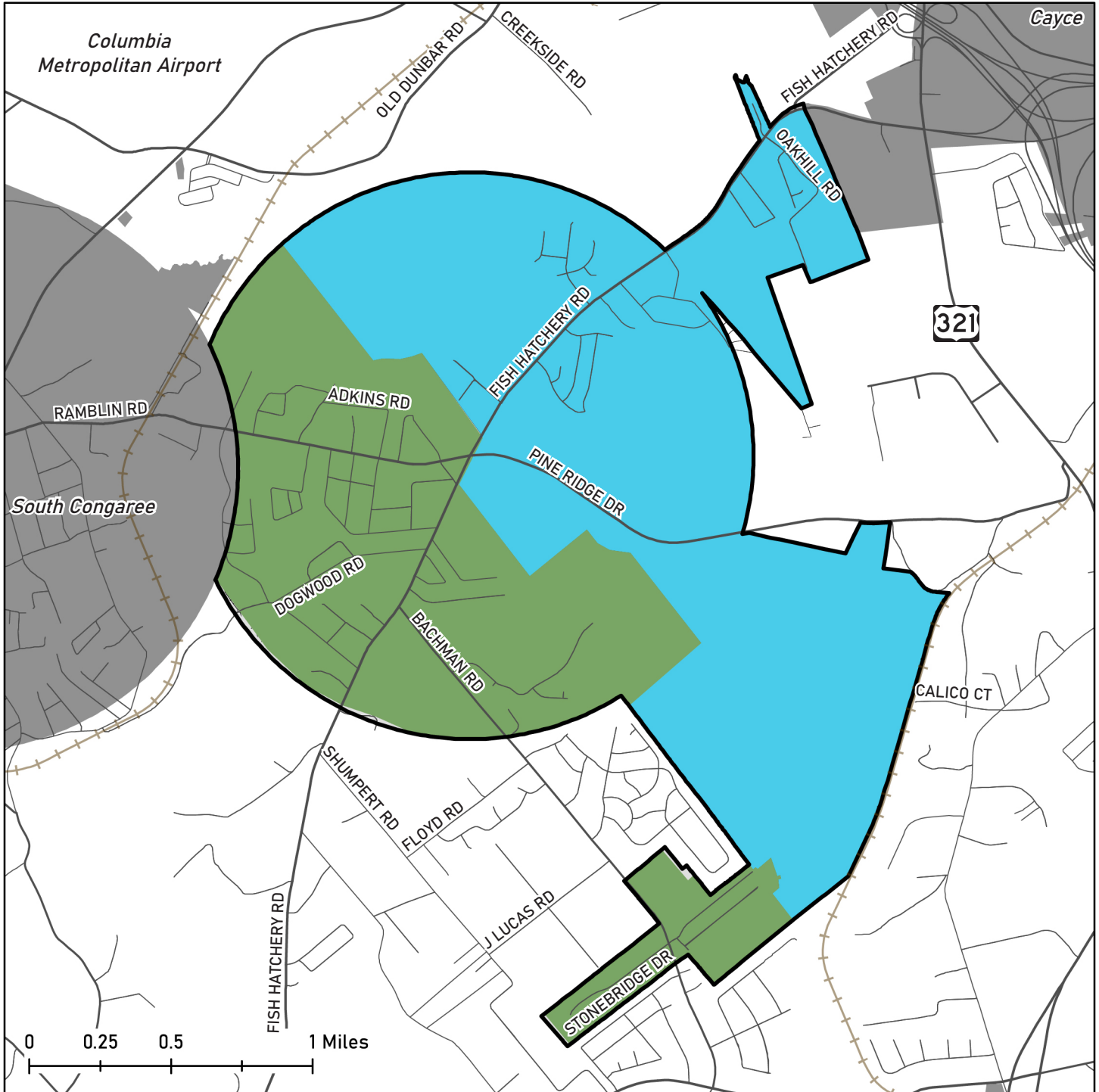


LEGEND

- Pine Ridge Town Limits
- Parcels
- Municipalities
- Blue Granite Water Service
- AAA Utilities
- City of Cayce

Source: Town of Pine Ridge and Benchmark Planning (2022)

Map 5.2: Fire Station Coverage



LEGEND

- Pine Ridge Town Limits
- 33- Dixiana
- Parcels
- 5- South Congaree
- Municipalities

Source: Lexington County (2022)



Government Facilities

The Town owns three properties within its limits: The Pine Ridge Town Administration Office, the corner lot at the intersection of Pine Ridge Road and Fish Hatchery Road which contains the Town Sign, and a lot at the end of Sandy Oaks which contains a detention pond.

In addition to the Town Administration Office, there are four government run facilities included on the following Map:

- SC Emergency Management Division Operations Center, located at the former Pine Ridge Armory Site
- SC National Guard 43rd Civil Support Team, located behind the SCEMD Operations Center
- Midland Sports Complex, run by Lexington County Parks and Recreation
- Cohen Campbell Fisheries Center, run by the South Carolina Department of Natural Resources
- Pine Ridge - South Congaree Senior Center, run by the Lexington County Recreation and Aging Commission

The Town is also served by the South Congaree/Pine Ridge Library branch of the Lexington County Public Library system. The Library is located in the Town of South Congaree and is open five days a week. There is also a library at Pine Ridge Middle School available to students.

Educational Facilities

Pine Ridge is located in Lexington County's second School District. The District has two high schools, four middle schools, and six elementary schools. The following schools are located in Pine Ridge:

- Herbert A Wood Elementary School
- Congaree-Wood Early Childhood Center
- Pine Ridge Middle School

All three of these schools share a site on the northwest corner of the Pine Ridge/ Fish Hatchery Road intersection. The School District also offers two free adult education programs.

Each year the South Carolina Department of Education releases a report card on each school district and school. On a whole, the District is below other districts in the State in English and Math by almost 10%. Additionally, 7% fewer students scored a C or higher on their end of semester algebra exams. 74.9% of students in the District are considered to be in poverty based on TANF, SNAP, Medicaid, foster care, homelessness, and migrant statistics.

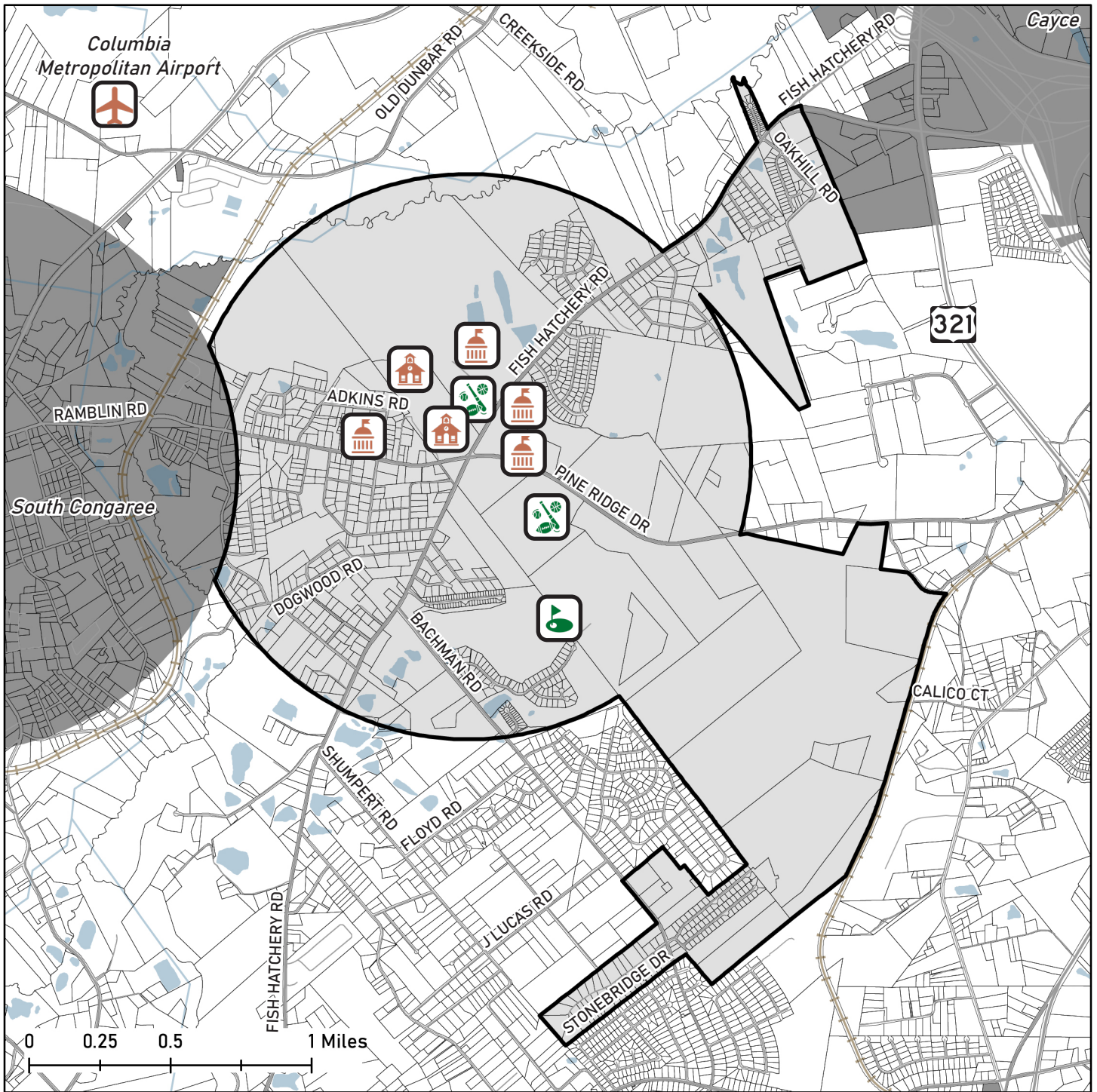
Wood Elementary

In 2022, Wood Elementary School served 954 students from pre-kindergarten (pre-k) to the 5th grade level. Wood Elementary scored a 50 as the overall school ranking, indicating an average score that meets the criteria required. However, the school scored below average on academic achievement. Additionally, the school climate at Wood Elementary is considered unsatisfactory based on teacher perceptions of instructional focus, working conditions, safety, and student perceptions of social-physical wellbeing and safety. The school scored below the District in all perception factors besides student perception of safety.

As a note, school report cards have been lacking complete information since 2020 due to waived accountability requirements and increased levels of remote learning. However, they can still serve to provide a basic overview of the needs in each district to improve.

The Herbert Wood Elementary underwent renovations in 2017 to include 3 new pre-k classrooms, a new Project lead the Way lab, and an additional classroom.

Map 5.3: Points of Interest



LEGEND

- Pine Ridge Town Limits
- Parcels
- Municipalities
- Water
- School
- Government
- Airport
- Sports Fields
- Golf Course

Source: Pine Ridge, Benchmark Planning (2022)



The latest School Renewal Plan was signed in 2022 for the next 5 year cycle. The plan assured that Wood Elementary complies with all regulations for early childhood development. In recognizing the latest school report card findings, the plan lists the following improvement needs moving forward:

- state standardized language arts scores were lower than the state and district averages
- State standardized math scores were lower than the state and district averages
- State standardized Science scores were lower than the state and district averages
- Percentage of teachers returning from 2020-201 was 86.8% which is down from 93.1% the previous year
- On average only slightly below 90% of teachers, parents, and students were satisfied with the social and physical environment of the school
- On average around 80% of the teachers, parents, and students were satisfied with home school relations
- On average only 85% of the teachers, parents, and students were satisfied with the learning environment

In the next 5 years, the school set several performance goals to 1) increase the percentage of 3rd, 4th, and 5th grade students scoring at or above meets expectations levels in Language Arts and Math by 3 percent annually 2) increase the percentage of 1st and 2nd grade students on track for success in reading and math by 3 percent annually 3) decrease chronic student absenteeism by 2 percent each year and 4) increase the percentage of teachers and parents satisfied with school-home relations by 2 percent and 3 percent respectively each year.

Pine Ridge Middle School

In 2022, Pine Ridge Middle School served 438 students in the 6th to 8th grade levels. Pine Ridge Middle had an overall report card score of 27, which is considered unsatisfactory with students failing to meet state criteria. The school scored below average on academic achievement and student progress and received an unsatisfactory rating in student performance. Additionally, the school climate at Pine Ridge Middle was considered unsatisfactory, with the school scoring below the District and State in all factors of perception.

Pine Ridge Middle School was most recently renovated in 2017 to contain a new cafeteria, kitchen, theater arts room, a Project Lead the Way Lab, and two new classrooms and a professional development suite. Pine Ridge Elementary is a PBIS (Positive Behavioral Intervention and Supports) School which is a program developed by the US Department of Education to improve school learning environments through social behavior and academic performance. This program is implemented through a series of GOLD standards that students strive to meet.

The most recent school renewal plan for Pine Ridge Middle School was completed in 2017 for the 5 year cycle ending in 2022. The next update will be completed by April 30th, 2023. In the last renewal plan, the school identified the need to continue to improve student math and english scores, need to improve teacher technology and schedules, and that the school should continue to increase use of media for communication with parents and encourage more engagement with the broader Pine Ridge community.

Parks and Recreational Facilities

Parks and Recreation in Pine Ridge is primarily run by the Lexington County Recreation and Aging Commission. The Commission was created in 1968 as a Special Purpose District. Since it began operations in 1970, the organization has expanded to include dozens of sports fields, community centers, parks, and athletic leagues. In 1980, the organization absorbed the Richland Lexington Council on Aging and began supporting senior services throughout the County.

The Town of Pine Ridge has one public facility for residents to participate in parks and recreational activities. The Midlands Sports Complex has baseball fields, tennis courts, a press box, canteens, restrooms, a playground, and picnic shelters. Youth baseball and girls softball leagues are provided at the Sports complex for residents of Pine Ridge.

The Pine Ridge- South Congaree Senior Citizens Center is run by the Lexington County Recreation and Aging Commission. The Center is open most week days and has a shuttle service for residents who cannot find alternate transportation. The Center offers daily activities and space for socialization. Meals on Wheels also provides service at the site to provide meals both on-site dining and to senior residents who prefer to eat at home.

Charwood Golf Course is also located in Pine Ridge, however it is not a public course. The course is 18 holes and borders the Columbia Silica Sand property.

Food Access

The USDA defines food access as the ability to access enough food for an active and healthy lifestyle. Food access is measured differently between rural and urban areas. Urban food access is considered low when at least 500 people, or 33% of the population, are one mile or more away from a healthy food source. Low food access in rural areas is determined when there is no grocery store or healthy food source within 10 miles. Based on these standards, Census Tract 45063020707 which covers the south-eastern part of the Town is considered to have low food access. The USDA further defines food access based on income. No portion of Pine Ridge is both classified as low income and low access.

There are several statewide efforts to increase food access: South Carolina Food Policy Council, Growing Local South Carolina, Columbia Food Policy Committee, West Columbia-Cayce Food Policy Coalition, and Midlands Local Food Collaborative.

KEY OBSERVATIONS

- Water and sewer infrastructure and provision has been an ongoing issue within the Town.
- Solid waste collection is provided by the Town through a contract with a private agency.
- The Town has a Police Department but it has strained resources. Additional support is provided by the County's Sheriffs Department.
- Lexington County Fire Service has two fire stations which serve the Town.
- There are a number of government and educational facilities within the Town. In general, the schools which serve the Town could be improved.
- There are a few parks, recreation, and social services which exist in Pine Ridge.





LAND USE ELEMENT



EXISTING CONDITIONS

Zoning and Land Development Ordinances

The Central Midlands Council of Governments (CMCOG) assists the Town of Pine Ridge with land use, transportation, and environmental planning. In 2019, CMCOG helped the Town to prepare an update to their Zoning and Land Development Ordinance and to revise the Town's Zoning Map. Pine Ridge Town Council adopted the most recent zoning ordinance in July, 2019. Unlike the Comprehensive Plan, Zoning and Land Development Ordinances are regulatory documents. However, all regulatory documents should be revised to reflect the goals and vision of the Comprehensive Plan so that they can act as tools to achieve the Town's vision for its future.

The existing zoning map for the Town includes seven land use typologies and one overlay zone; however, there are 11 zoning typologies available in the Zoning and Land Use Ordinance. Map 6.1 shows the existing zoning in the Town and each use from the ordinance is cataloged in the table below. It should be noted that several subdivisions which are located in the R-1 zoning district do not fit the minimum lot size required of that district (20,000 square feet). Subdivisions such as the Estates at Indigo, Indigo Place (R-2), Arborgate, Rockford Place, Sawgrass Hilton (R-2), Sandy Oaks, and numerous older individual lots were split before zoning regulations existed, creating pre-existing non-conformities.

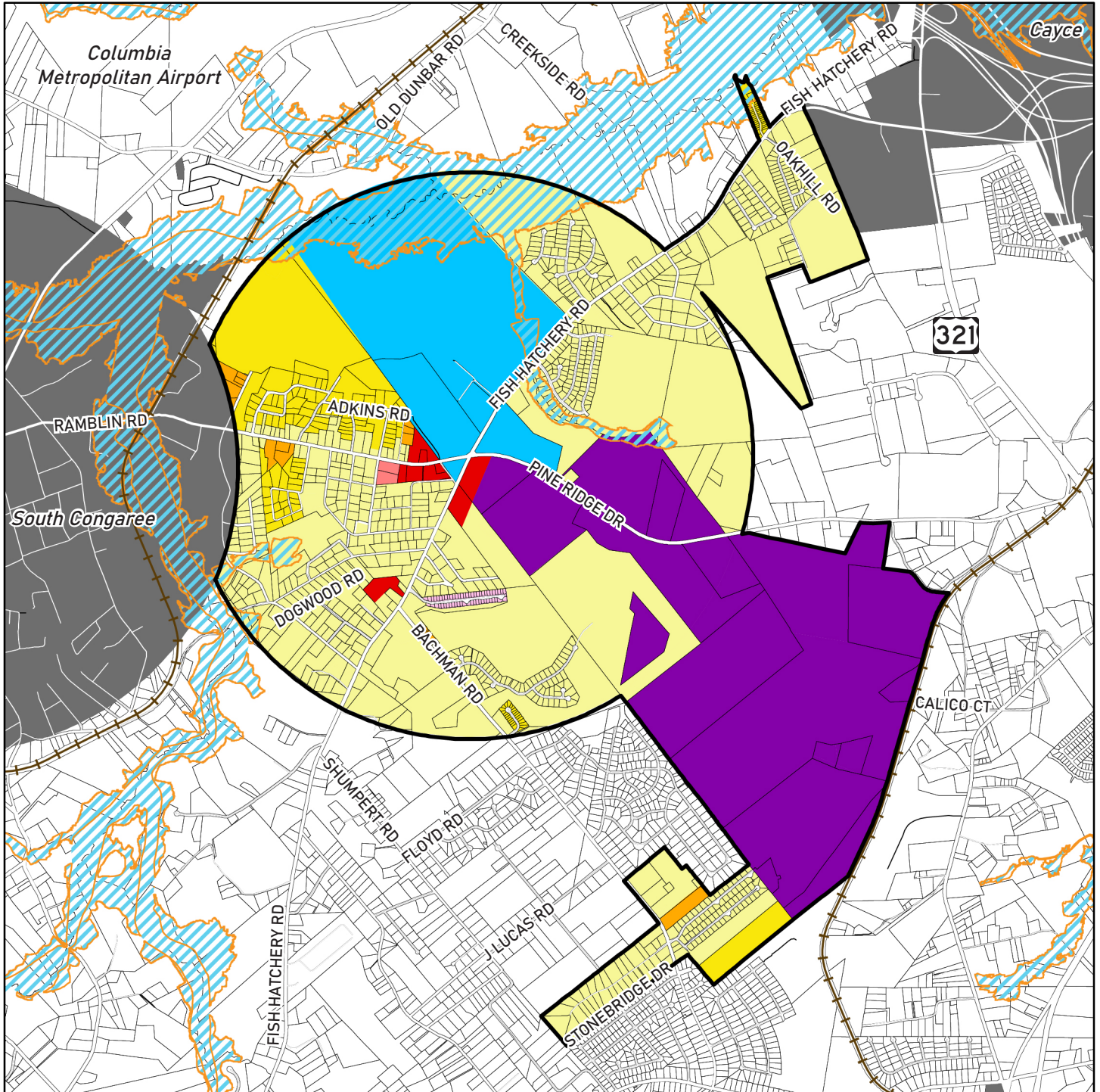
There are 176.8 acres of land under the Flood Overlay

► Existing Zoning

Source: : Pine Ridge and Benchmark Planning (2022)

Zoning District	Number of Parcels	Percent of Total Acreage
R-1: Single Family Residential	789	48.2%
R-2: Duplex Residential	133	8.0%
R-3: High Density Residential	18	0.7%
C-1: General Commercial	11	0.9%
MU: Mixed Use District	1	0.1%
P-1: Public and Semi-Public	7	13.2%
BI: Basic Industrial	19	28.6%
MPD: Mixed-Use Planned Development District	0	0%
D-1: Development District	0	0%
LPD: Legacy Planned Development District	57	0.2%

Map 6.1: Zoning Map



LEGEND

- | | | |
|------------------------|------------------------|------------------------------|
| Pine Ridge Town Limits | R1: Single Family | BI: Basic Industrial |
| Major Roads | R2: Duplex | P1: Public and Semi-Public |
| Municipalities | R3: High Density Res | MU: Mixed Use |
| Flood Overlay | C1: General Commercial | LPD: Legacy Planned District |

Source: Town of Pine Ridge (2022)

Existing Land Use and Development Patterns

Parcels and Subdivisions

Parcel sizes vary drastically throughout Town, with a many small residential lots and some very large agricultural and undeveloped lots. The majority of the smaller lots were developed as residential subdivisions and are mostly built out.

Existing Land Use Patterns

Generally speaking, existing land use should closely align with or be guided by the zoning map. However, existing land uses also include more detailed use descriptions that most zoning district names. Map 6.3 shows the current land uses across the Town. As noted above, it can be seen that most of the residential uses are concentrated in subdivisions in the northeast and southwest corners of Town, as well as in the Sandy Oaks and Stonebridge developments in the southern most tip of the Town limits. Some of these areas are occupied by mobile homes or mobile home parks. The majority of the eastern half of the Town is owned and operated by the Columbia Silica Sand Inc for mining and extraction. The remainder of the Town is split between civic and recreational uses. However, the largest civic parcel is the SCDNR Fish Hatchery, which is not purely a civic use, and the largest recreational parcel is owned by the Charwood Golf Course, which is not public. There is only a small number of commercial uses in the Town limits, mostly concentrated along Pine Ridge Drive. Several large undeveloped/rural parcels sit along the northern edge of Town as well as scattered in the southern half. All of these parcels have been identified as having an agricultural use.

Undeveloped/ Rural

Undeveloped/Rural land is either lots which lack a structure or land that is considered to be agricultural. As noted above, these lots tend to be large and around the northern edge of Town.

Civic/Institutional

Civic and Institutional uses include government buildings, churches, or schools. These uses are generally open to the public and are often tax-exempt. Major civic/institutional structures include the Town Administration Department, the SC Emergency Management Division, Congaree-Wood Early Childhood Center, Wood Elementary School, and Pine Ridge Middle School.

State Fish Hatchery

The Cohen Campbell Fish Hatchery is listed as a separate land use because its ownership by the State would normally classify it as civic. However, the use could also be categorized as recreation or commercial. The SCDNR has five fish hatcheries in the State to help propagate fish species and conserve aquatic resources. The Cohen Campbell Hatchery raises six fish species in 15 ponds, with one reservoir pond open to the public for recreational fishing.

Commercial

Commercial properties consist of any land that is currently used to host a business or office as the primary use. As mentioned above, the commercial uses in Pine Ridge are mostly along Pine Ridge Drive. Commercial businesses in Town mainly consist of a Dollar General, a pharmacy, a gas station, and an arts center.

Mining/Extraction

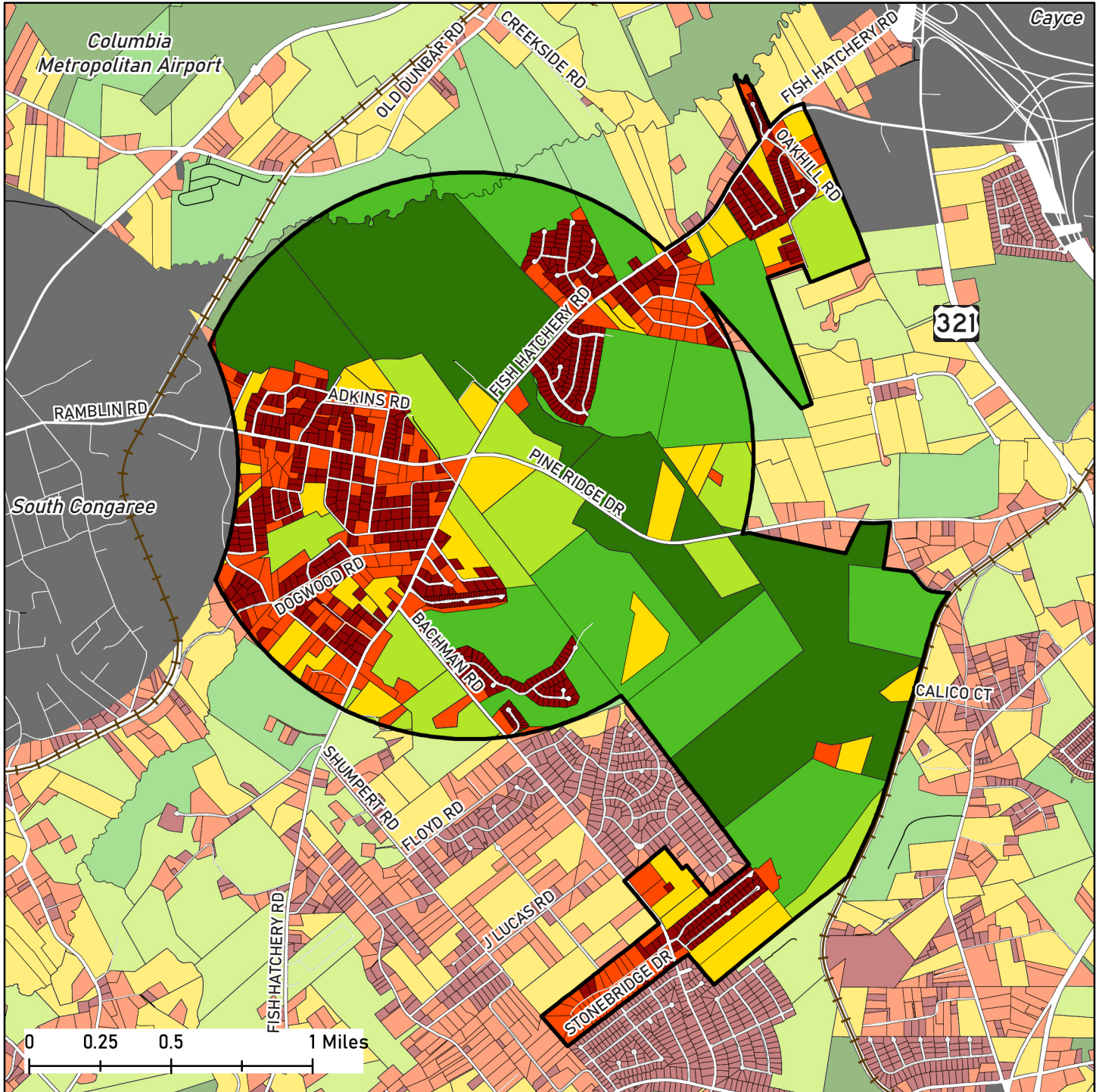
Columbia Silica Sand Inc owns 701.32 acres of land in Pine Ridge. The sandy and clay soils are ideal for mining in this area. Mining and extraction can have negative impacts on surrounding residential uses due to noise and dust.

Parks and Recreation

Parks and recreational uses consist of land that is developed for recreational use. This includes the school ball fields, Midland Sports Complex, and the Charwood Golf Course.



Map 6.2: Parcel Size



LEGEND

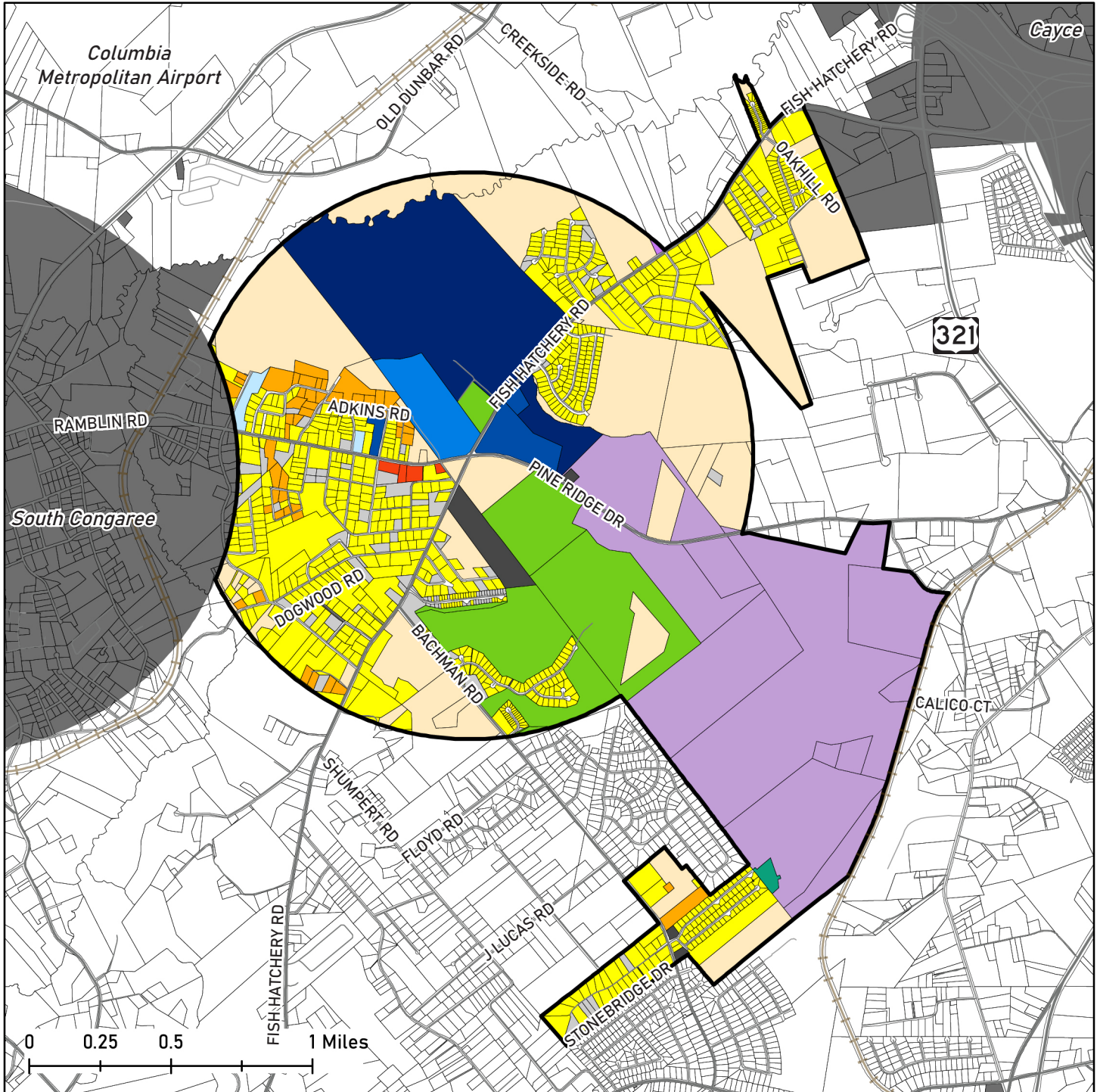
- Pine Ridge Town Limits
- Major Roads
- Municipalities

Acreage

- 5-20
- 1-5
- < 1
- > 100
- 50-100
- 20-50

Source: Lexington County (2022)

Map 6.3: Existing Land Use



LEGEND

- | | | |
|------------------------|----------------------|--------------------|
| Pine Ridge Town Limits | Residential | Mining/ Extraction |
| Major Roads | Mobile Home | Industrial |
| Municipalities | Commercial | School |
| Parks and Recreation | Vacant | Civic |
| Detention Pond | Utility/ Access Road | Church |
| Undeveloped/Rural | State/ Fish Hatchery | |

Source: Town of Pine Ridge (2022)



Residential

Residential land uses include lots whose primary use is housing. Residential uses can include both single family and multi-family homes, ranging from duplexes to apartment complexes. Currently the highest density residential homes in Pine Ridge are duplexes.

Mobile Home

Mobile Homes are classified separately from other housing typologies because they generally have different zoning requirements. In Pine Ridge, the concentration of these structures is also subject to a mobile home park ordinance.

Utility/ Right of Way

Utility/ Right of way is either land devoted to a utility use, such as a cell tower, or land for access roads within a development. These lots are typically owned by a governmental entity or a utility company.

Vacant

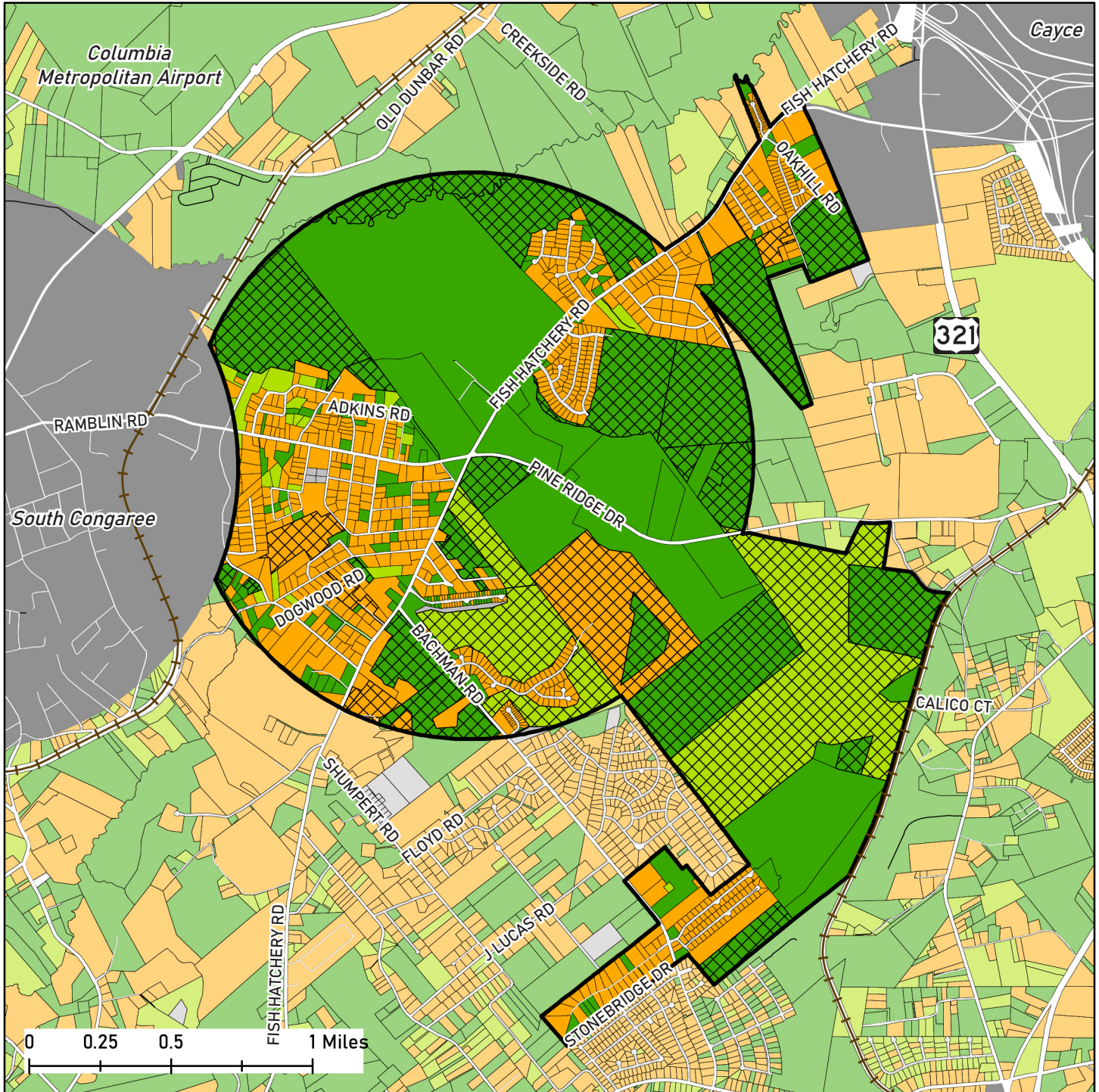
Vacant land is property which has a physical structure on it that is not currently occupied. Vacant land uses are different from undeveloped land in that they have some form of structure on them.

Development Constraints and Capacity

Physically, increasing development in Pine Ridge is constrained by the size of the Town and the large existing uses. The golf course, fish hatchery, and sand mine utilize almost 1/2 of all land in the Town. The majority of remaining land is occupied by residential uses or agricultural lots. Further residential development could occur on vacant lots in the Town, or by increasing the density of existing housing units to support multiple units on each lot. Map 6.4 shows a land opportunity analysis which highlights the parcels in the Town which have a higher land value than built value. Typically, parcels with a higher land value provide an opportunity for redevelopment. However, most of these parcels within the Town have recreational or industrial uses, which justify a higher land value. Additionally, the map notes which parcels have a listed agricultural use which also favor a higher land value. The smaller parcels on the western and southern edges of Town provide the greatest opportunity for development.

The larger development constraint in the Town is infrastructural capacity. As noted previously, the Town does not provide its own water or sewer service. While many of the subdivisions have a service provider outside of the Town, capacity is limited by funding. If the Town wants to enable further residential or even commercial development, they will need to find a way to help fund or provide public utilities.

Map 6.4: Land Value Opportunity Analysis



LEGEND

- Pine Ridge Town Limits
- Major Roads
- Municipalities

Percentage of Land Value compared to Total Value

- 85- 100%
- 50-85%
- 0-50%
- N/A
- Agricultural Use

Source: Lexington County Tax Assessment (2022)



FUTURE CONDITIONS

Future Land Use

Based on the existing development patterns within the Town of Pine Ridge and the influences and limitations to growth, the Town has adopted the following Future Land Use Map. Future Land Use Maps should be utilized as a reference for all future development to ensure compatibility with the vision the Town has set forward. As development occurs or conditions change, the Future Land Use Map should be updated to reflect revised visions.

The following land use typologies are represented in the Future Land Use Map:

Residential

The residential typology is used to describe where residential growth and development should continue to occur in the future. This category can include different housing typologies such as single family detached units, duplexes, mobile homes, and quadplexes; although the majority of housing within the Town will likely continue to be single family homes. While most of the property within this category is not connected to a water and sewer system, those that are, will be most suited for higher density housing types. The underlying residential zoning districts in this category will provide greater detail on the types and scale of development permitted on each parcel. Additional considerations, such as the presence of floodplains, environmental constraints, and environmental hazards should be considered when approving residential development.

Public and Institutional

The Public and Institutional future land use typology is designed for all land that serves a public purpose or is available to the public; such as the Town Hall, schools, and the fish hatchery. Land that is not currently occupied by a public use but is within this category should be reserved for expansion of public services and facilities.

Town Center / Commercial

The Town Center / Commercial land use typology is used to describe areas where the Town should focus commercial and mixed use development. The Town Center is concentrated around the core of the Town and is designed to create a central space for commercial activity. Town Center land uses include retail, professional offices, grocery/convenience, and restaurants. The Town Center is lower density than an urban commercial area but can still meet the needs of the Town's residents. This area should provide for vehicular traffic while also promoting a walkable, pedestrian friendly environment through safe pedestrian crossings and sidewalks. Commercial areas outside of this Town Center should be smaller in scale and impact, blending with surrounding uses.

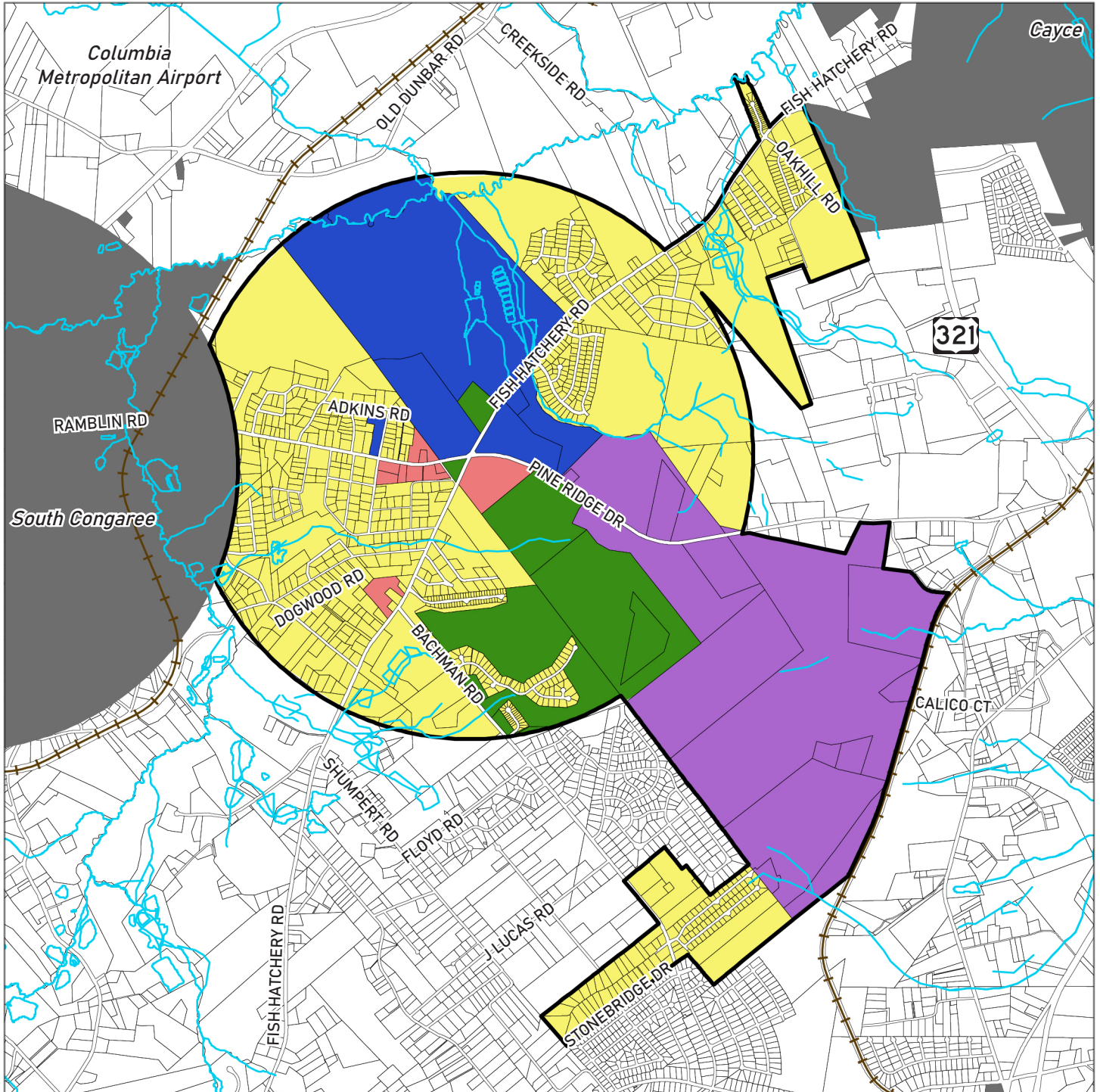
Recreation

The recreational land use typology describes areas for public green space, recreational facilities, and similar amenities that promote an active and healthy community. Existing recreational land uses include the Midland Sports Complex and the Charwood Golf Course. There are also areas included in the map for expansion of these facilities and additional parks and recreation areas. The Town should pursue smaller parks and trail development throughout the entire Town and within other land use typologies as well.

Industrial

The Industrial land use typology includes all of the land currently owned by the Silica Sand Company and near surrounding industrial uses. If the sand company sells their land in the next couple of years, it is anticipated that this land may still remain an industrial use and industrial/ economic development should continue to be concentrated in this area. Desirable industrial uses for the Town include lighter uses, such as warehouses or manufacturing, which can provide job opportunities for residents but not cause a nuisance to existing neighbors.

Map 6.5: Future Land Use



LEGEND

- Pine Ridge Town Limits
- Municipalities
- Major Roads
- Streams
- Residential
- Recreation
- Public/ Institutional
- Town Center / Commercial
- Industrial / Mining



Annexation Priorities

Annexation is an important tool to local governments to add territory into the existing town limits. Generally, annexation is used to incorporate parcels for service provision and to increase the property tax base. As the Town of Pine Ridge does not provide its own utilities to residents and does not collect taxes, there is not a benefit to the Town to increase its limits at this time. However, the Town should continue to monitor growth and development on its boundaries and work with the County to ensure compatible growth.

KEY OBSERVATIONS

- Single family residential zoning districts cover the greatest portion of the Town. This is followed by basic industrial, public, and semi-public areas.
- Residential uses currently comprise most of the Town with industrial and public uses occupying the majority of the remaining land.
- Silica Sand Company owns and operates a large portion of the Town's land. The town should work closely with the company to ensure that the land is sold off and utilized in a way that is beneficial to the Town's residents.
- There are a number of factors which limit future growth of Pine Ridge such as the flood zone, ownership of large parcels, and limited access to water and sewer.
- Future land use development should continue to focus around residential and recreational growth with some areas for commercial development.
- At this time, the Town should not consider annexation of any property.

HOUSING ELEMENT



EXISTING CONDITIONS

Location

As previously mentioned, residential is the primary land use in Pine Ridge. Most of the housing units in Pine Ridge are either located in the western corner of Town or within subdivisions in the northern or southern edges.

The following subdivisions are in the Town Limits:

- Mallard Trace
- Indigo Place
- The Estates at Indigo
- Grandview Estates
- Arborgate
- Stonebridge
- Sandy Oaks
- Rockford Place
- Courtyards at Rockford
- Sawgrass Hilton
- Apollo Estates (Pleasant Valley, Valley View)

Type

The primary housing type within the Town is single family detached homes, which make up 89.2% of all housing units. While 7% of the total land area in Pine Ridge is zoned for duplexes, only 1.7% of all housing units are multi-family. Mobile homes also make up a significant share of housing in the Town. The majority of the mobile homes are part of a mobile home park; however, there are a few single units scattered throughout.

► Town Housing Stock

Source: US Census Bureau, American Community Survey (2021)

	Number of Homes	Percent of Homes
1-Unit, Detached	935	89.2%
1-Unit, Attached	18	1.7%
Mobile Home	95	9.1%

► Residential Building Permits (Lexington County 2021)

Source: Central Midlands Comprehensive Economic Development Strategy (2022)

1,847

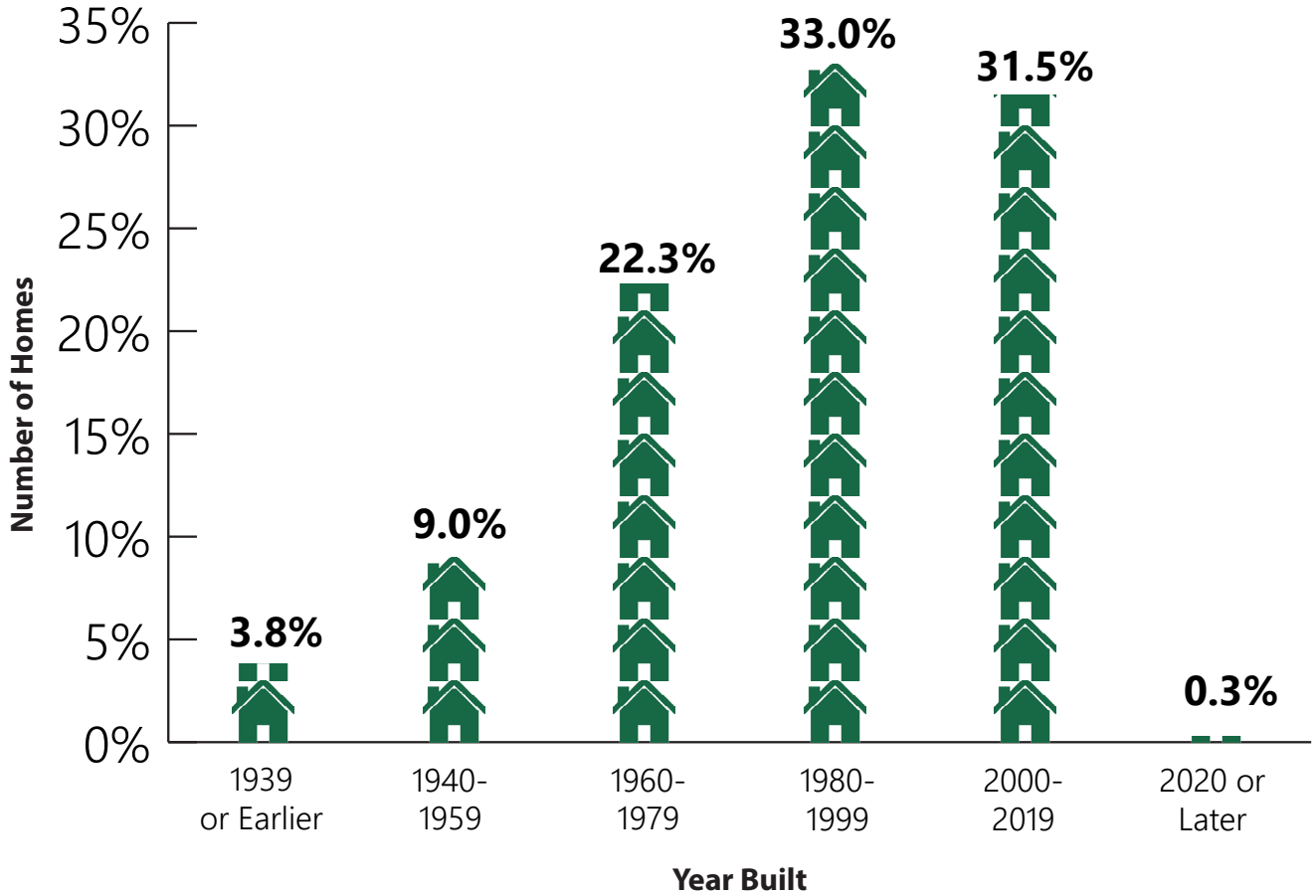
Single Family Building Permits

114

Multi-Family Building Permits

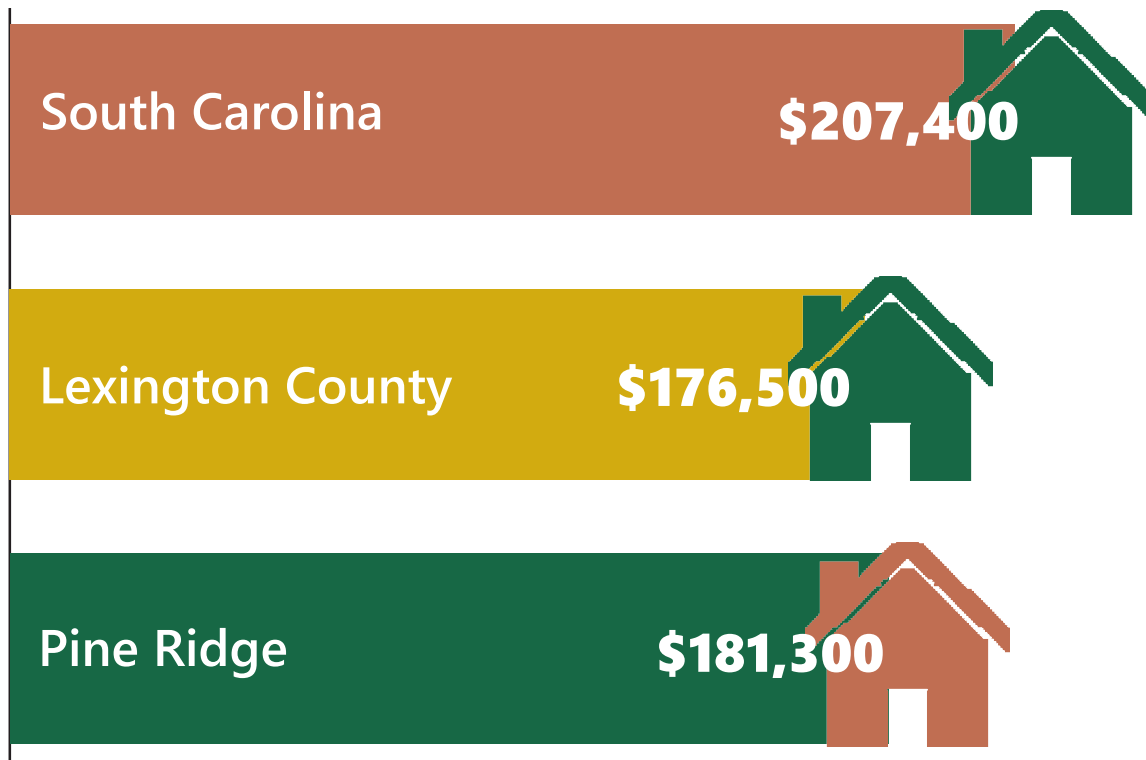
► **Age of Housing Stock**

Source: US Census Bureau, American Community Survey (2021)



► **Median Home Values (Owner Occupied Units)**

Source: US Census Bureau, American Community Survey (2021)



Age

The majority of homes in Pine Ridge were constructed between 1980 and 2000, with almost as many being built between 2000 and 2019, resulting in a fairly new housing stock. The increase in housing stock aligns with the population almost doubling since 1980. Most of the older housing stock is located on the Western side of Town and off of Pleasant Valley Road, where parcels are slightly larger. The newer housing units are located in the Sandy Oaks, Rockford Place, Courtyards at Rockford Place, Indigo Place, and Estates at Indigo subdivisions.

Cost

The median home value in Pine Ridge is lower than the State but slightly higher than the rest of the County. It is important to note that the median home values reported are not based on actual market value and are typically lower than market values. While 33.5% of homes in Pine Ridge fall in the value range of \$150,000-\$200,000, 10% are less than \$100,000 and 14% are valued above \$300,000 providing a wide range of options for residents.

Affordability

Housing affordability is calculated based on the gap between median home values and rental values and median incomes in a community. Data on county-level affordability is made available by the National Low Income Housing Coalition, which publishes an Out of Reach report each year. The first two tables below illustrate that overall, housing in Lexington County is not affordable based on the 2022 household wages. An individual making minimum wage would require over 2 full time jobs to afford a 2 bedroom rental in the County. Although Lexington County has a slightly lower percentage of renters than the State and U.S. average, monthly rent is also unaffordable to renters making the median wage.

The tables below use the 2021 American Community Survey data for household and family median incomes to determine monthly affordable rents for different levels of income. The tables on the following page take this

► Housing Costs Necessary to Afford a 2-Bedroom At Fair Market Rent (FMR)

Source: National Low Income Housing Coalition - Out of Reach 2022

	FY 22 Housing Wage	2-BDR FMR	Annual Income Needed	Full Time Jobs at Min. Wage Needed
United States	\$25.82	\$1,342	\$53,699	2.4
South Carolina	\$19.30	\$1,004	\$40,147	2.7
Lexington County	\$19.04	\$990	\$29,600	2.6

► Rental Affordability

Source: National Low Income Housing Coalition - Out of Reach 2022

	Renter Households (2016-2020)	% of Households (2016-2020)	Estimated Hourly Mean Renter Wage (MRW) (2022)	Monthly Rent Affordable at Mean Wage	Full Time Jobs Needed to Afford 2-bdr
United States	43,928,837	36%	\$21.99	\$1,144	1.2
South Carolina	586,090	30%	\$15.98	\$831	1.2
Lexington County	28,471	25%	\$14.00	\$728	1.4



information, in conjunction with median home values, to calculate the affordability gap in Pine Ridge. Based on median household income, Generally, Pine Ridge households must earn at least the median household income to afford a home in Town. Earning as much as 80% of the median household income results in an affordability gap of \$6,300. Families in the Town can afford a home as long as they earn at least 80% of the median household income, resulting in slightly greater affordability.

► **Median Household Income (MHI)**

Source: Benchmark, American Community Survey (2021)

	Median Household Income (MHI)	Monthly Rent Affordable at MHI	30% of MHI	Monthly Rent affordable at 30% MHI
United States	\$69,021	\$1,726	\$20,706	\$518
South Carolina	\$58,234	\$1,456	\$17,470	\$437
Lexington County	\$65,623	\$1,641	\$19,687	\$492
Pine Ridge	\$65,568	\$1,639	\$19,670	\$492

► **Median Family Income (MFI)**

Source: Benchmark, American Community Survey (2021)

	Median Family Income (MFI)	Monthly Rent Affordable at MFI	30% of MFI	Monthly Rent affordable at 30% MFI
United States	\$85,028	\$2,126	\$25,508	\$638
South Carolina	\$72,899	\$1,822	\$21,870	\$547
Lexington County	\$78,497	\$1,962	\$23,549	\$589
Pine Ridge	\$68,287	\$1,707	\$20,486	\$512

The final two charts illustrate the gap in homeownership affordability. Homeownership affordability is calculated based on the affordable monthly mortgage costs equaling 30% of the respective income levels. The assumption that there was a \$0 down payment, 30-year mortgage, and 4.5% interest rate were included in this calculation. The tables show that the median home value is not affordable in Pine Ridge for individuals earning 50% or less of the area median income with over an \$80,000 gap based on both income analyses. The median home is also not affordable for individuals earning 80% of the median household income. Across the Central Midlands region, 52% of renters and 25% of Home Owners are considered to be cost burdened.

► **Homeowner Affordability Based on MHI - Pine Ridge**

Source: Benchmark, American Community Survey (2021)

	Affordable Home Price	Affordable Monthly Mortgage	Median Home Value	Affordability Gap
50% MHI	\$95,300	\$820	\$181,300	- \$86,000
80% MHI	\$175,000	\$1,311	\$181,300	- \$6,300
100% MHI	\$228,300	\$1,639	\$181,300	+ \$47,000
120% MHI	\$281,500	\$1,967	\$181,300	+ \$100,200

► **Homeowner Affordability Based on MFI - Pine Ridge**

Source: Benchmark, American Community Survey (2021)

	Affordable Home Price	Affordable Monthly Mortgage	Median Home Value	Affordability Gap
50% MFI	\$100,800	\$854	\$181,300	- \$80,500
80% MFI	\$183,900	\$1,366	\$181,300	+ \$2,600
100% MFI	\$239,300	\$1,707	\$181,300	+ \$58,000
120% MFI	\$294,900	\$2,049	\$181,300	+ \$113,600

Occupancy and Ownership

Over 90% of homes in Pine Ridge are occupied, which aligns with the rest of the County but is higher than the average for the State. The occupancy levels have decreased slightly from 2011; however, it is estimated that 262 new units were constructed after 2010 and the population only increased by 100 during this same time period. Additionally, Pine Ridge has a very high level of owner occupied housing and lower levels of renters than both the County and the State. Housing ownership often plays into the economic resilience of a community but it is also important to provide rental opportunities for those who cannot afford to, or would prefer not to buy a home. According to 2021 American Community Survey data, of the estimated 1,048 housing units, 200 are rentals.

► **Housing Occupancy Trends**

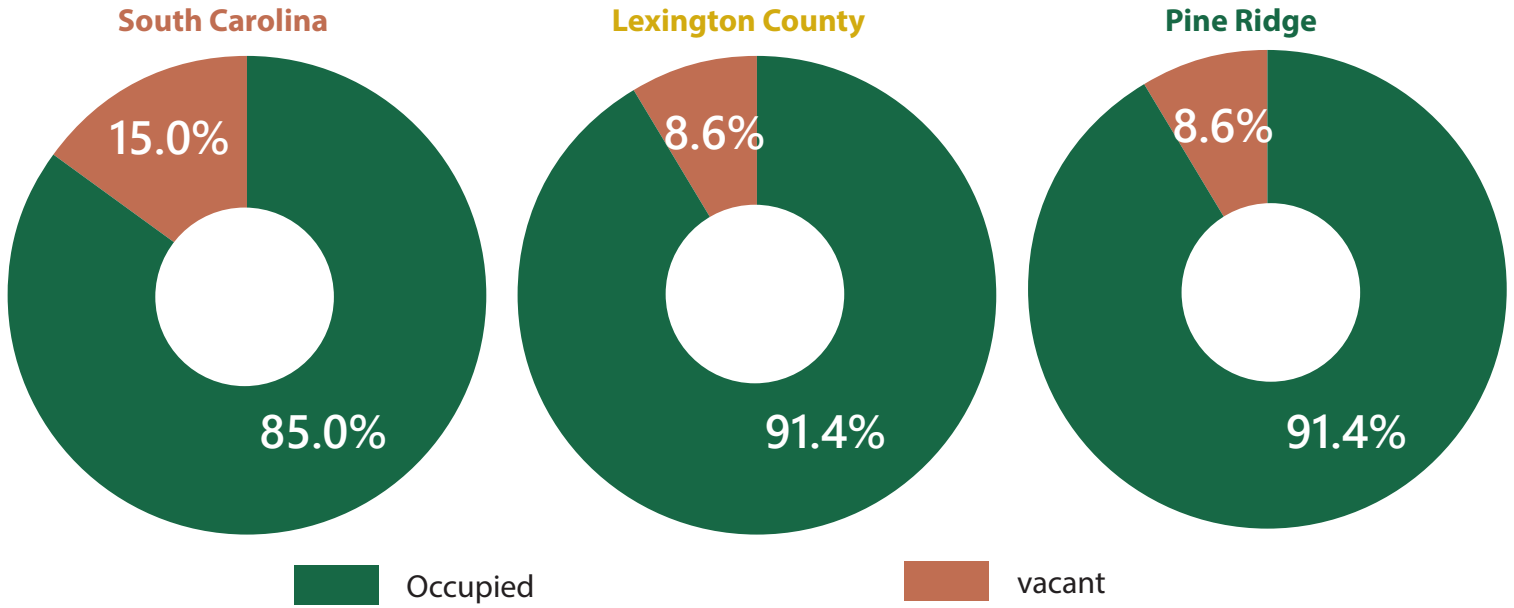
Source: US Census Bureau, American Community Survey (2011, 2021)

	South Carolina		Lexington County		Pine Ridge	
	2011	2021	2011	2021	2011	2021
Occupied	83.1%	85.0%	91.4%	91.4%	96.1%	91.4%
Vacant	16.9%	15.0%	8.6%	8.6%	3.9%	8.6%



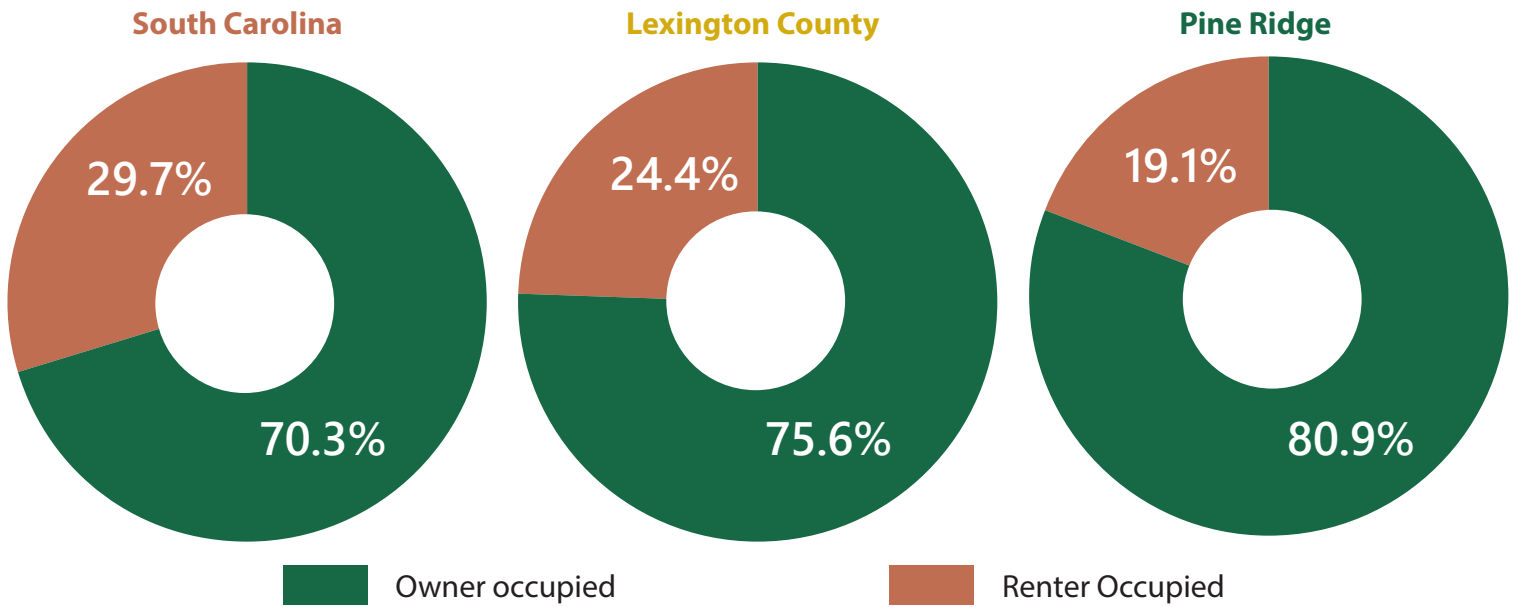
► **Housing Occupancy**

Source: US Census Bureau, American Community Survey (2021)



► **Housing Tenure**

Source: US Census Bureau, American Community Survey (2021)



KEY OBSERVATIONS

- The majority of the Town's housing stock is single family, detached units.
- Significant housing development has occurred in the Town and region over the past few decades.
- Median home values in Pine Ridge are average for the County but slightly below State averages.
- Generally speaking, residents need to earn at least the median household income to afford a home in Pine Ridge.
- Most homes in the Town are occupied and more than 80% are owner-occupied.





TRANSPORTATION ELEMENT



EXISTING CONDITIONS

Local, Regional, and State Transportation Planning

As mentioned previously, the Central Midlands Council of Governments (CMCOG) assists the Town of Pine Ridge with their transportation planning. CMCOG houses both the Columbia Area Metro Planning Organization (COATS MPO) and Rural Planning Organization (RPO), responsible for creating and updating the Long Range Transportation Plan (LRTP). The LRTP is a 25-year transportation plan for the region that outlines the multi-modal needs in each community. The most recent version of this plan was created in 2021; the 2045 Regional Long Range Transportation Plan. Each Long Range Transportation Plan is designed to meet seven national performance goals for the Federal-Aid Highway Program: Safety, Infrastructure Condition, Congestion Reduction, System Reliability, Freight Movement and Economic Vitality, Environmental Sustainability, and Reduced Project Delivery Delays. Factors of each of these goals will be discussed in the following sections of this Transportation Element.

Pine Ridge falls within the COATS MPO boundary, which has additional federal requirements for planning, monitoring, and maintaining transportation systems. The CMCOG acts as the official decision making body for the COATS MPO and makes decisions on how transportation funds will be spent in the area. Because the MPO region is 3,074 square miles and home to over 1 million residents, a large majority of the funding goes to the more densely populated municipalities in the region. However, each municipality is represented on the CMCOG board or a transportation committee.

The 2045 LRTP includes projects and goals that will impact Pine Ridge. In Lexington County, the top priority from public input for the LRTP was the condition of roadways, followed by traffic congestion and vehicular safety. These priorities factored into the projects that were added to the COATS MPO's aspirational project list. Only two projects included on the COATS 2045 aspirational list of road widening projects are located in Pine Ridge.

- Project 34- Widening of Fish Hatchery Road from Pine Ridge Drive to Bachman Road
- Project 88- Widening of Fish Hatchery Road from Charleston Highway (US-321) to Pine Ridge Drive

Projects in the LRTP are then submitted to SCDOT to be included in the State Transportation Improvements Plan (STIP). There are three projects in Pine Ridge that are part of SCDOT programmed projects.

- Pine Ridge Drive from Fish Hatchery Road to US-176/320 - Pavement Rehabilitation
- Fish Hatchery Road from Pine Ridge Drive to Busbee Rd- Pavement Rehabilitation
- Fish Hatchery Road at Wildlife Lane- Type II Traffic Signal Rebuild

Each of the above projects are anticipated to begin or be completed in 2023.

Existing Road Network

Transportation Network

The South Carolina Department of Transportation (SCDOT) describes the State's road network through a functional classification system. This system is based on optimal operational characteristics such as level of service. The four main categories within this system are:

- Interstates and Freeways: Roads designed with high levels of mobility and long distance travel in mind
- Arterials: Roads which serve major centers of metropolitan and rural activity. They are designed for high levels of mobility and moderate distances of travel
- Collectors: Roads designed to gather traffic off of local roads and funnel it on to arterials and interstates
- Local Roads: The lowest classification. These roads are typically shorter in length and are designed for low volumes of traffic

Map 8.1 shows the road classifications in Pine Ridge. The highest road classification in the Town limits is minor arterial (Pine Ridge Drive and Fish Hatchery Road). These roads feed into the principal arterials (Hwy-321), major collectors (South Pine Street and Old Dunbar Road), and interstate (I-26). Other state roads in Town are classified as local roads.

Average Daily Traffic Counts

The SCDOT collects traffic counts at various locations throughout the State and uses this information to tabulate traffic data in multiple ways. Map 8.2 shows the SCDOT data for average daily traffic counts collected in 2021. As expected based on roadway classifications, the highest trafficked roadway in Pine Ridge is Fish Hatchery Road from Hwy-321 to Pine Ridge Drive. The next heaviest traffic is on Pine Ridge Drive from Fish Hatchery Road to Ramblin Road and Fish Hatchery Road below Pine Ridge Drive. There is a greater amount of traffic on the western side of Pine Ridge because of a higher number of parcels with residential and commercial uses. Bachman Road is also well-traveled, with around 3,600 trips a day.

Alternate Modes of Transportation and Proposed Improvements

Bike and Pedestrian Infrastructure

The CMCOG published its most recent Bike and Pedestrian Pathways Plan in 2010 for the entire Central Midlands region. The Plan's vision is for a "comprehensive interconnected system of bicycle and pedestrian paths within 3 miles of every residence in an effort to provide non-motorized transportation and recreational opportunities to residents across the Midlands Region." This plan considered...

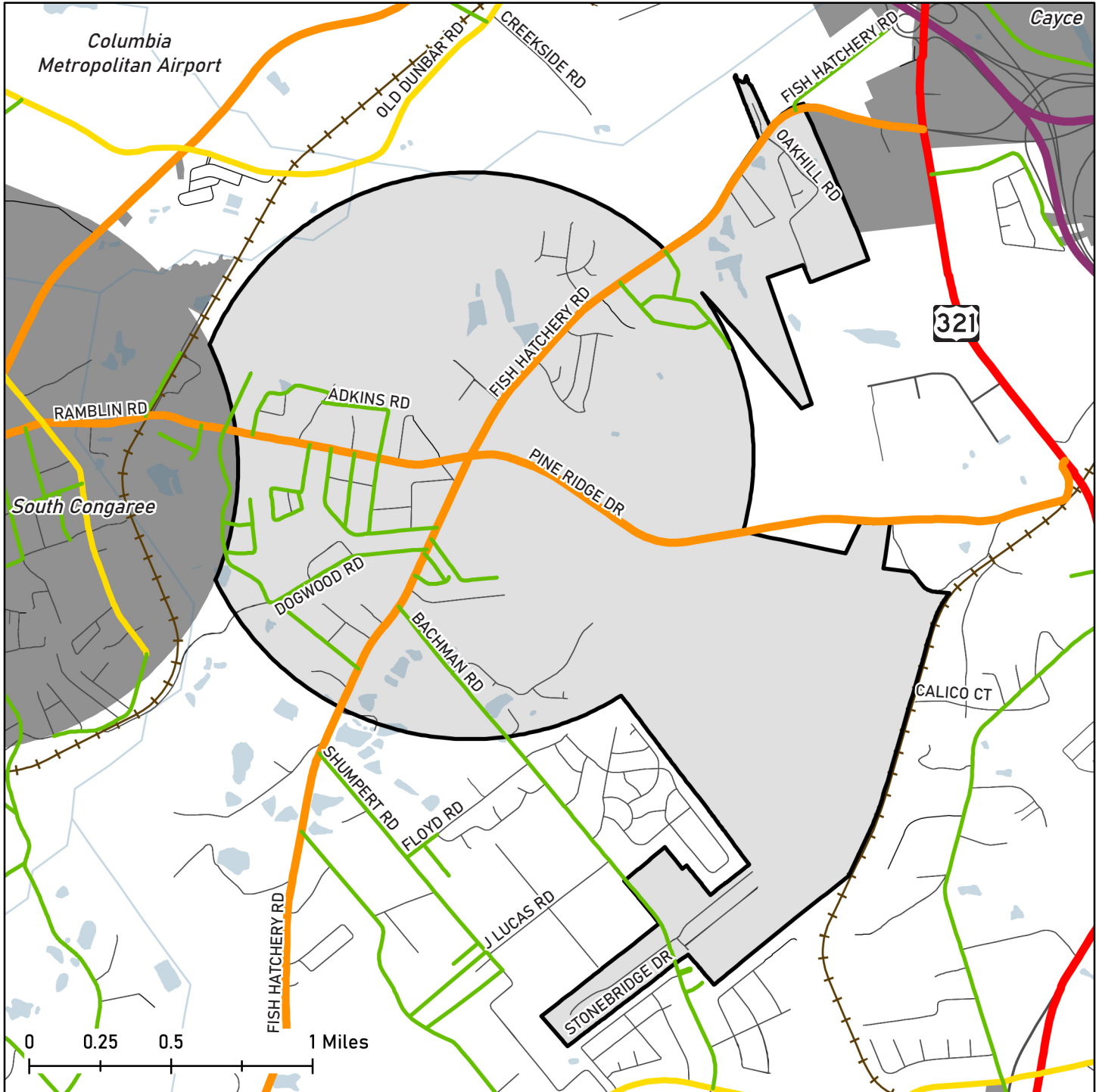
In 2012, the CMCOG helped Pine Ridge to prepare a Recommended Pedestrian Plan. This plan mapped existing and proposed sidewalks within the Town. The Town and CMCOG revised this plan in 2022 with most of the same recommendations. The updated plan also included a proposed sidewalk along Pine Ridge Drive to the east, to add connections to the Midland Sports Complex and SCEMD. Map 8.3 shows these proposed locations.

The CMCOG is currently working on a Bike Share Feasibility Study with the City of Columbia, The Comet, the City of Cayce, the City of West Columbia, and the Town of Springdale. While the Town of Pine Ridge is not involved, there could be future opportunities for expansion.

Public Transportation

The Comet is the Central Midlands Transit Service provider. Currently there are no routes in Pine Ridge. There are no other public transit services operating in the Town limits.

Map 8.1: Statewide Functional Classification



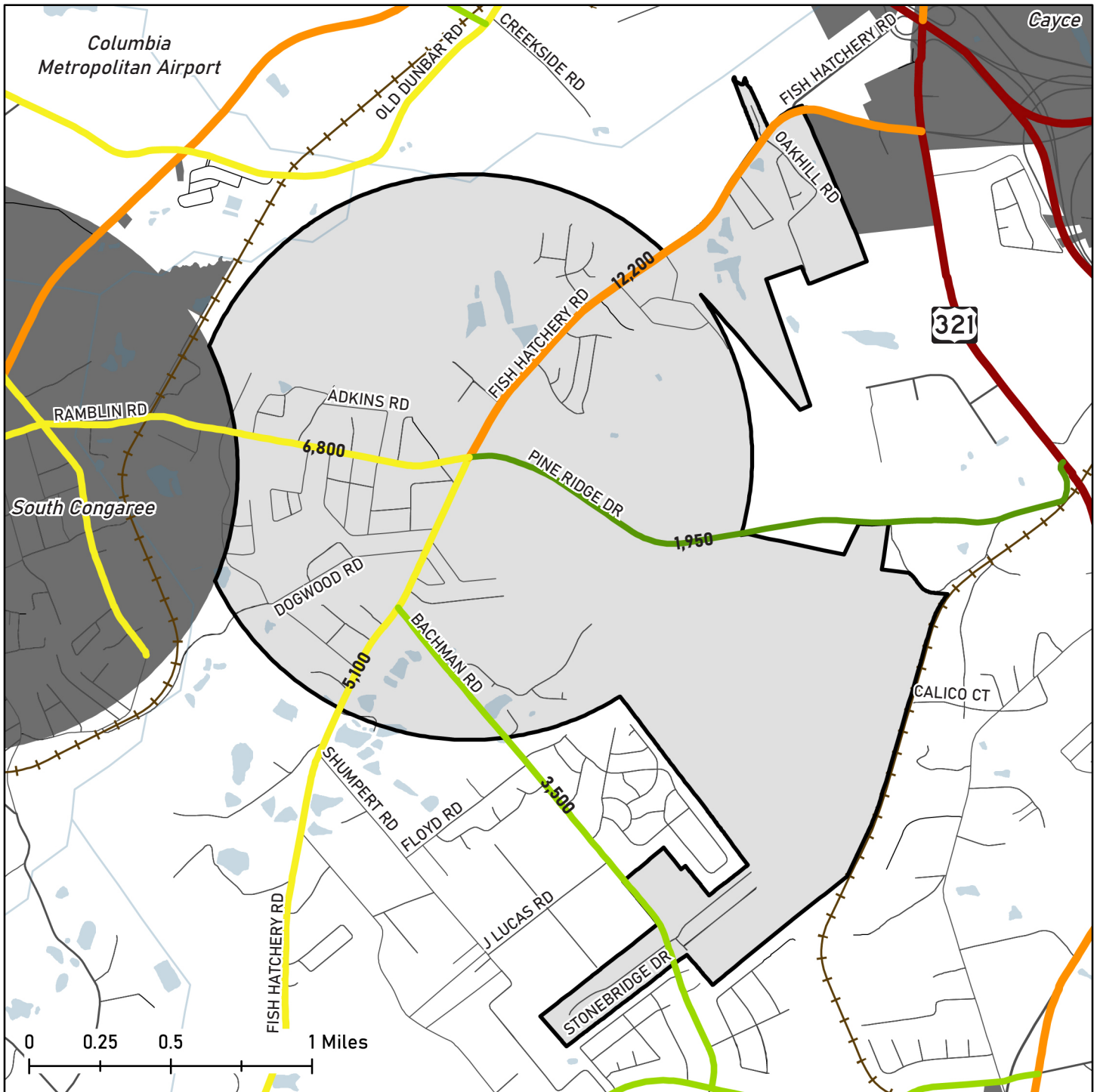
LEGEND

- Pine Ridge Town Limits
- Major Roads
- Municipalities
- Water
- Local Road
- Major Collector
- Minor Arterial
- Principal Arterial
- Interstate

Source: SCDOT (2020)



Map 8.2: Average Daily Traffic Count



LEGEND

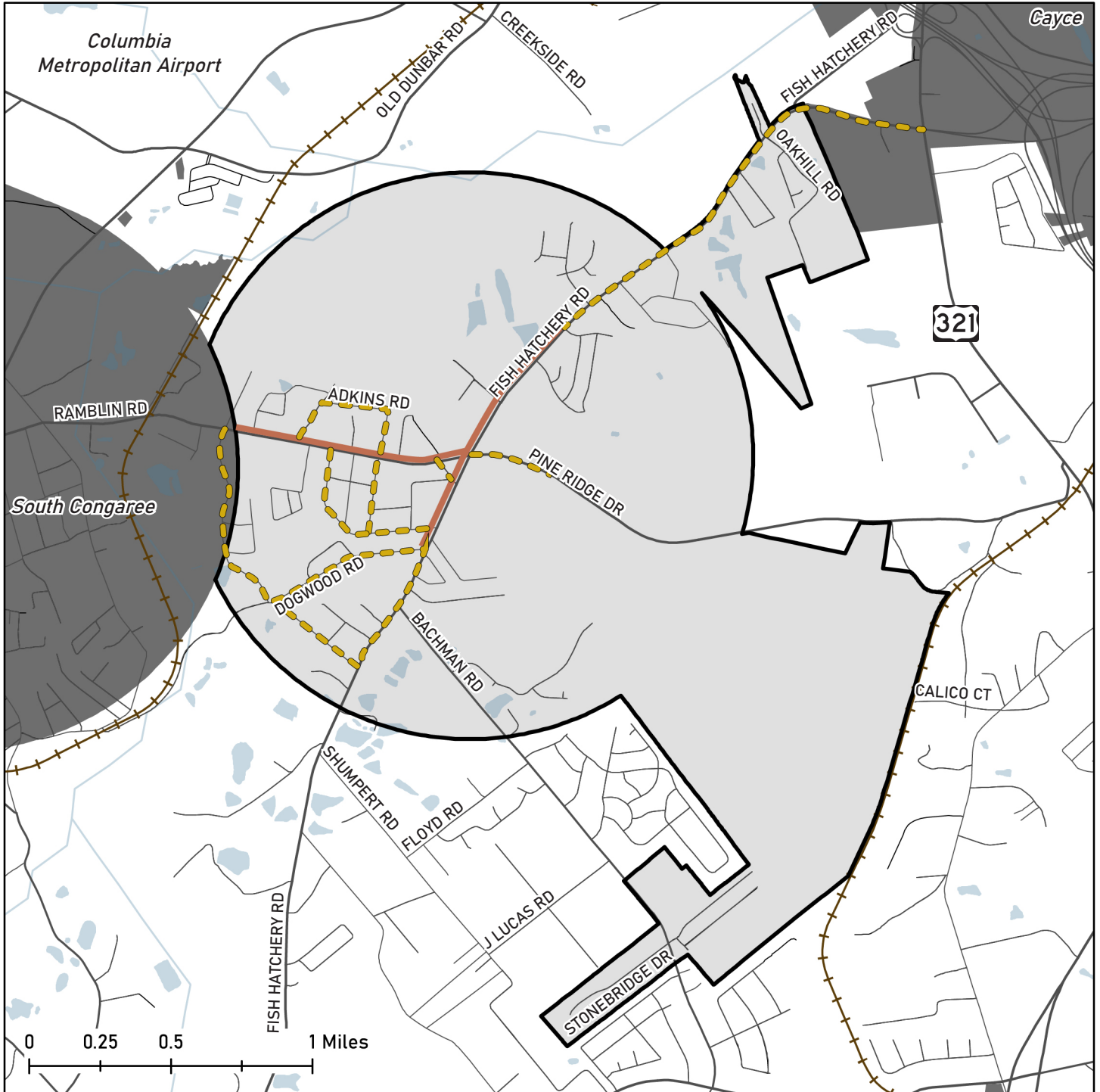
- Pine Ridge Town Limits
- Major Roads
- Municipalities
- Water

Average Daily Traffic Count

- < 2,500
- 2,501- 5,000
- 5,001- 10,000
- 10,001- 25,000
- >25,000

Source: SCDOT (2020)

Map 8.3: Existing and Proposed Pedestrian Infrastructure



LEGEND

- Pine Ridge Town Limits
- Major Roads
- Municipalities
- Water
- Existing Sidewalks
- Proposed Sidewalks

Source: Pine Ridge Pedestrian Plan (2022)



Airports

The Columbia Metropolitan Airport is located just northwest of the Town. The airport is the main commercial airport for the City of Columbia and the Central Midland region. In 2022, 440,041 passengers departed from the Columbia Metropolitan Airport, which was a 25.67% increase from the previous year. The main airlines that fly through Columbia Metro are American Airlines, United Express, Delta, and Silver Air.

Rail Network

As mentioned previously, the proximity of rail lines was one of the initial reasons that Camp Moore's, and eventually Pine Ridge's, location was chosen. Norfolk Southern Rail runs along the western edge of the Town and has a maintenance yard off of Old Dunbar Road. Proximity to a rail line can be attractive to industry and can help incentive economic development opportunities in the Town. In fact, Columbia Silica Sand Inc utilizes the Norfolk Southern Rail, in addition to trucks, for delivery and logistics.

There is not currently any passenger rail network in Pine Ridge. The closest passenger rail is Amtrak, which has a station in Columbia.

KEY OBSERVATIONS

- Pine Ridge is part of the Columbia Area Metro Planning Organization, which covers 3,074 square miles around the Town. Because of this, the Town's transportation projects are subject to higher federal requirements but also more funding. Pine Ridge needs to be sure to advocate for transportation needs to the CMCOG in order to get funding.
- Fish Hatchery Road and Pine Ridge Drive are the main arterial roadways through the Town and therefore have the highest levels of traffic.
- There are a few planned transportation projects in Town which are mostly road resurfacing projects.
- There are not currently any bike lanes or bike infrastructure in Pine Ridge.
- There are several proposed locations for pedestrian sidewalks. Priority for these projects should be based on roadway traffic and accessibility to community services such as the Midland Sports Complex.
- Surrounding communities have several public transit and bike projects in process that could be expanded into Pine Ridge.
- The Town's proximity to the airport and railway make it attractive to industrial uses and commercial business.

RESILIENCY ELEMENT



EXISTING CONDITIONS

Legal Requirements

In September 2020, the State of South Carolina amended the Code of Laws to establish the South Carolina Office of Resilience. This office was charged with the tasks of developing, implementing, and maintaining a statewide resilience plan and to coordinate with local governments on resilience and disaster recovery efforts. As part of this amendment, the Code of Laws also now requires all local comprehensive plans to have a resiliency element.

Natural Hazards

The Federal Emergency Management Agency (FEMA) has a Hazard Risk Index which ranks levels of resilience and hazard risk at county and census tract levels. Lexington County has an overall risk score of 14.11, which is considered to be relatively moderate compared to the South Carolina average of 12.78 and national average of 10.6. Compared to the rest of the U.S., Lexington County's risk of expected annual losses is relatively moderate, social vulnerability is relatively low, and community resilience is relatively high. These three factors make up the final risk index score. The table below lists the risk rating for every applicable hazard type. Scores have been highlighted yellow for relatively moderate and red for relatively high scores.

► **Table 9.1: Hazard Risk Index**

Source: : FEMA National Risk Index(2022)

Hazard	Lexington County	Tract 20708	Tract 20605	Tract 20707
Overall Score	14.11	16.13	15.73	15.43
Cold Wave	0.00	0.00	0.00	0.00
Drought	5.44	1.91	1.84	1.75
Earthquake	6.67	15.04	10.48	9.62
Hail	7.34	7.04	6.91	6.01
Heat Wave	12.9	19.79	19.55	16.29
Hurricane	8.81	10.13	10.08	9.50
Ice Storm	28.17	27.83	26.95	25.11
Landslide	9.15	3.20	1.78	0.60
Lightning	19.88	25.55	25.35	22.07
Riverine Flooding	9.98	12.81	8.88	0.00
Strong Wind	16.84	26.99	26.52	22.94
Tornado	31.47	43.71	42.68	38.33
Wildfire	4.52	4.25	4.11	3.44
Winter Weather	5.57	3.70	3.68	3.46

The risk index also considers the expected annual loss based on each type of hazard. Expected loss is calculated by values of exposure, annualized frequency, and historic loss ratios for each hazard. The hazards which would cause the highest expected loss in Pine Ridge would be an ice storm and tornado.

Social Resiliency

FEMA’s National Risk Index calculations for social vulnerability come from the University of South Carolina’s Hazard and Vulnerability Research Institute. The score is calculated by assessing 29 socio-economic variables which impact a community’s ability to prepare for, respond to, and recover from a hazard; illustrating how different groups can be disproportionately impacted by disasters. Data for the score is mostly drawn from the U.S. Census. Map 9.1 shows the social vulnerability index (SVI) score by census tract. The census tracts within the Town fall in the relatively low to relatively moderate SVI range. Tract 020708 has a score of 35.05, 020605 has a score of 32.18, and 020707 has a score of 30.66. The average for South Carolina is 31.94 and the national average is 31.89.

The risk index also considers community resilience, measuring a community’s ability to prepare for, adapt to, and rapidly recover from disasters. A higher resilience score results in a lower overall risk score. Community resilience calculations also come from the University of South Carolina’s Hazard and Vulnerability Research Institute and use the Baseline Resilience Indicators for Communities (BRIC). BRIC considers social, economic, community capital, institutional, infrastructural, and environmental resilience at the county level. There are 49 variables that go into a BRIC score which have been put into six broad categories: human well-being / cultural / social, economic / financial, infrastructure / built environment / housing, institutional / governance, community capacity, and environmental / natural. The variety illustrates how important a whole community approach is to disaster resilience. Lexington County has a relatively high community resilience score.

Economic Resilience

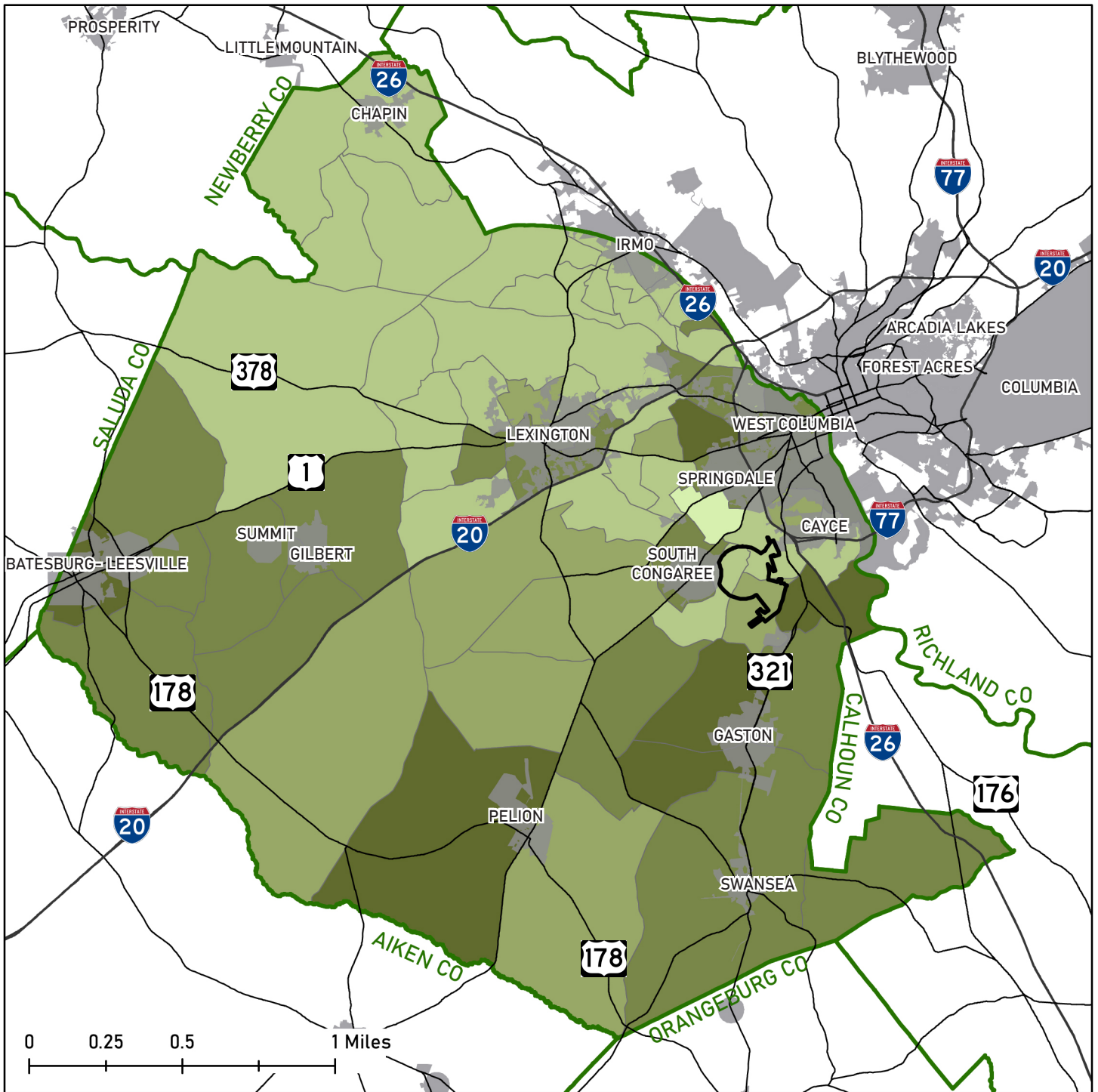
The Central Midlands Comprehensive Economic Development Strategy (CEDS) defines economic resilience as “the ability to prevent, withstand, and quickly recover from any type of major disruption to the local or regional economic base.” These disruptions could be the loss of a major employer, natural disaster, or economic recession. Communities can improve their economic resilience through industry diversification, workforce resilience, and regional coordination. Fortunately, the Central Midlands region, which employs the Pine Ridge workforce, has a diverse economic base which spans several industries and has many major employers. However, the CEDS notes that there needs to be improved regional coordination to better respond to long term impacts, especially impacts on vulnerable populations.

Coordinating Agencies and Resources

As demonstrated by the variety of factors that go into risk, resilience requires coordination and cooperation across agencies and departments. The following list includes those with whom the Town should coordinate:

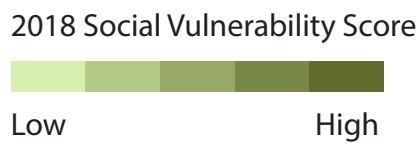
- Lexington County
- Richland County
- Town of Pine Ridge Police Department
- Lexington County Fire Service
- Lexington County EMS
- Lexington County School District
- Lexington Medical Center
- SC Department of Emergency Management
- Lexington County Emergency Management Division
- City of Cayce Water and Sewer
- Dominion Energy
- Electric Corp and Co-ops

Map 9.1: Overall Social Vulnerability Score by Census Tract



LEGEND

- Lexington County
- Major Roads
- Municipalities
- Pine Ridge Town Limits



Source: CDC (2022)



Existing Plans

Central Midlands Council of Governments- Hazard Mitigation Plan 2021

For the Central Midlands Hazard Mitigation Plan (HMP) 2021 Update, the Town of Pine Ridge participated for the first time. The plan is organized with subsections for each county, as well as information for participating towns within each county. A quarter mile hexagonal grid is used throughout the analysis to calculate spatial differences and ensure small spatial areas and towns are covered within the plan. As part of the hazard assessment for Lexington County, the HMP calculates hazard vulnerability using the quarter mile grid. Based on FEMA's HMP requirements, vulnerability is calculated by assessing community lifeline and critical infrastructure assets (INF) to see what is at risk, areas with socially vulnerable residents (SVI) to see who is at risk, and population density (POP) to better understand how many people are at risk. Adding together these factors and dividing by three results in the vulnerability score. Areas closest to Columbia, including Pine Ridge, have a medium-high vulnerability score. The location of the Emergency Operations Center, schools, and Town Administration within Pine Ridge likely contribute to a high INF score. The Plan also includes a summary report for each county, overlaying all of the hazards, vulnerability assessment, and severity of consequences assessment to result in a composite hazard risk map. Overall, Lexington County has a medium level of composite hazard risks. Areas of higher risk within the County are in and around Batesburg-Leesville, Irmo, Lexington, West Columbia, Cayce, and Pine Ridge. Taking all of these factors into account, the hazards with the highest overall risk in Lexington County are

- Extreme Heat
- Tornadoes
- Tropical Storms
- Flash Floods
- Thunderstorms

The following table lists the mitigation strategies for Pine Ridge from the Central Midlands Hazard Mitigation Plan:

► Mitigation Strategies

Source: : Central Midlands Hazard Mitigation Plan (2021)

Activity	Hazard	Department	Priority	Cost	Finance Source	Status
Enforce Town zoning and stormwater ordinances to restrict flood development	Flooding	Town	1	< \$250,000	Operating Budget	Ongoing
Declare May of each year to be Flood Awareness Month	Flooding	Town	2	< \$250,000	Operating Budget	Deferred due to funding
Coordinate with other local gov'ts in counties to make stream channel map	Flooding	Town/ Counties	3	<\$250,000	Capital Improvements Budget	Ongoing
Identify and contact any repetitive loss properties	Flooding	Town	1	<\$250,000	Operating Budget	Ongoing
Ensure that the FEMA Elevation Certificate is properly completed before issuance on property in flood areas	Flooding	Town	1	<\$250,000	Operating Budget	Ongoing
Undertake Planning to improve community rating system ranking	Flooding	Town	1	<\$250,000	Operating Budget	Deferred due to funding

Activity	Hazard	Department	Priority	Cost	Finance Source	Status
Install surge protectors n critical facilities	Thunderstorms (wind, hail, lightning)	Lexington County/Richland County School Districts	1	<\$250,000	Capital Improvements Budget	Deferred due to funding
Adopt procedure to suspend operations in electric storms	Thunderstorms (wind, hail, lightning)	Town/ Counties	2	<\$250,000	Operating Budget	Deferred
Clear power line and utility easements or debris	Thunderstorms (wind, hail, lightning)	Dominion Energy/ Electric Corps	1	<\$250,000	Public Works Operating Budget	Ongoing
Remove taller trees near critical facilities	Thunderstorms (wind, hail, lightning)	Town/ Counties/ Co-ops and Dominion Energy	2	<\$250,000	Public Works Operating Budget	Ongoing
Procure and use electric generators at critical facilities	Winter Snow and Ice	Lexington County/ School District/ Recreation Comm	1	\$250,000-\$750,000	Capital Improvements Budget or Operating Budget if rental	Deferred due to funding
Continue to enforce International Building and Fire Codes	Hurricanes	Town/ Lexington	2	<\$250,000	Operating Budget	Ongoing
Cooperate with the two County's Emergency Response Plans for Severe Weather	Hurricanes	Town/ Counties	2	<\$250,000	Operating Budget	Ongoing
Develop and publicize water conservation practices to respond to drought declarations	Drought	Town	1	<\$250,000	Operating Budget	Ongoing
Improve early warning system in city for wind events	Tornadoes	Town	1	<\$250,000	Capital Improvements Budget	Deferred due to funding
Install safe rooms in critical facilities especially for vulnerable populations	Tornadoes	Town	2	\$250,000-\$750,000	Capital Improvements Budget	Deferred due to funding



KEY OBSERVATIONS

- The greatest natural hazard risks in Pine Ridge are tornadoes and ice storms.
- The Town has a relatively low to moderate social vulnerability.
- The region has a low to moderate economic risk.
- There are a number of agencies and jurisdictions which can work together to increase resiliency in the region.

PRIORITY INVESTMENT ELEMENT



INTRODUCTION

The Priority Investment Element is intended to help prioritize and allocate funding for infrastructure improvement projects identified in the other elements of the Comprehensive Plan. The Priority Investment Element analyzes potential federal, state, and local funding available for public infrastructure and facilities during the next ten years, and recommends projects for expenditure of these funds. The recommendations in this element will be coordinated with adjacent and relevant jurisdictions as applicable.

Background

Many jurisdictions tie this Element to a five year Capital Improvement Program (CIP). The traditional CIP is a way to schedule improvements based on available financial resources. This also helps guide investments based on the direction set forth in the Comprehensive Plan and allows for programming and prioritization of longer term projects based on projected resources. In cases where no formalized CIP exists, such as the Town of Pine Ridge, this element can serve as the CIP or as the catalyst for the development of one.

Potential Funding Sources

Regional Funding

Central Midlands Council of Governments (CMCOG): The CMCOG assists local governments in research, referrals, and grant writing to support the development, expansion, and retention of businesses in the region. CMCOG also assists local governments with obtaining grants for water and sewer upgrades and improvements, workforce training needs, neighborhood planning, and other community development needs. Notable grant programs that CMCOG assists local governments with applying for and administering include community development block grants and SCDOT transportation alternative program grants.

State Funding

Community Development Block Grants (CDBG): CDBG funds are available through both the US Department of Housing and Urban Development and the State Department of Commerce. CDBG funds can be used to assist local governments in a variety of projects, such as community infrastructure, job creation, neighborhood revitalization, and public facilities.

South Carolina Department of Archives and History (SCDAH): The Department of Archives and History helps to administer federal historic preservation and planning funds to local governments within the State through planning and preservation grants. These grants can be used to help fund historic district plans, facade improvement programs, and rehabilitation projects.

South Carolina Department of Health and Environmental Control (SCDHEC): SCDHEC has several grants available to municipalities, counties, and regions within the State that provide solid waste services. These annual grants can help improve solid waste and recycling efforts.

South Carolina Department of Parks, Recreation, and Tourism (SCPR): The South Carolina Department of Parks, Recreation, and Tourism has a State Parks and Recreation Development Fund (PARDF) that is available to local governments for new parks and trails, or for improvements to existing facilities.

South Carolina Department of Transportation (SCDOT): The SCDOT administers federally-funded, community based projects through a number of different programs. Local governments are amongst the list of eligible applicants for a few of these. Notably for Aynor are the Transportation Alternatives Program (TAP), which is a reimbursement-based grant program that funds pedestrian facilities, bicycle facilities, and streetscape projects. Projects must be approved by the SCDOT or MPO and the Federal Highway Administration. Once approved, the federal government will reimburse up to 80% of project costs, which meet a range of criteria. SCDOT also administers Safe Routes to School (SRTS) funding, which may be used for infrastructure improvements, education, encouragement, and enforcement programs that enable and encourage children to safely walk and bicycle to school. Selected schools can receive up to \$200,000 through this program.

South Carolina Forestry Commission (SCFC): The Forestry Commission has several grant opportunities to assist local governments with Geographic Information System (GIS) studies, tree surveys, and environmental protection projects.

South Carolina Rural Infrastructure Authority (RIA): The Rural Infrastructure Authority has a Basic Infrastructure Grant Program which can be used to offset local infrastructure projects.

Federal Funding

Federal Economic Development Administration (EDA): The Federal Economic Development Administration offers infrastructure grants for economic development to local governments. Projects eligible through this type of grant include the development of economic development plans in under-served areas, technology-based economic development initiatives, and opportunity zone work.

Federal Transportation Administration (FTA): The FTA provides funding to local governments for public transit system development, including buses, subways, and commuter rail.

United States Department of Agriculture (USDA): The USDA provides several grant opportunities to rural communities throughout the State. Some of the key programs include community facilities grants / loans, water and wastewater disposal loans / grants, and rural business development grants.

Intergovernmental Coordination

To effectively manage growth and development, the Priority Investment Element Act requires local governments to coordinate with adjacent relevant jurisdictions and agencies before recommending projects for public expenditure. To facilitate this process, the Act encourages local governments to maintain a list of these jurisdictions and agencies so that they can be effectively included in major development decisions. In Pine Ridge, the list of relevant agencies and jurisdictions to coordinate with include:

Local Governments

- Lexington County
- The City of Cayce
- The City of Columbia
- The City of West Columbia
- The Town of Gaston
- The Town of Irmo
- The Town of Lexington
- The Town of South Congaree
- The Town of Springdale

School Districts

- Lexington County School District Two

Regional Agencies

- Central Midlands Council of Governments (CMCOG)
- Lexington County Recreation and Aging Commission

Utility Providers

- AAA Utilities
- Blue Granite Water Service
- City of Cayce
- Dominion Energy

State Agencies

- South Carolina Department of Commerce (SCDOC)
- South Carolina Department of Health and Environmental Control (SCDHEC)
- South Carolina Department of Natural Resources (SCDNR)
- South Carolina Department of Transportation (SCDOT)

Priority Investment Areas

The Priority Investment Act allows local governments to use market-based incentives to encourage the development of traditional neighborhood designs and affordable housing in designated priority investment areas. At this time, the Town is not seeking to establish any priority investment areas.

Capital Improvement Projects

The Town does not currently maintain a Capital Improvement Plan (CIP). The Priority Investment / Implementation Table contained at the end of this element should be considered for the initial development of a future Capital Improvement Plan. The CIP could include all of these projects, as well as other major projects which the Town would like to invest in the coming years. The CIP would include dedicated funding sources, more specific estimated costs, and more definitive project timelines.

KEY OBSERVATIONS

- The Town’s budget is currently limited to franchise fees, as it lacks a municipal tax.
- There are a number of local and regional grants which the Town could take advantage of in the future to help fund projects that are outside of the traditional budget.
- The Town should utilize this Plan to develop grant applications for projects of interest and work to prioritize alternative funding for projects.

PRIORITY INVESTMENTS TABLE

The Priority Investment Table, which is on the following page, outlines estimated timeframes, costs, and leadership to implement all of the strategies which were presented at the beginning of this Plan. As mentioned previously, it is recommended that this table be utilized to create a Capital Improvement Plan (CIP) for the Town. The details contained in the Plan are estimates, and many are subject to change given a range of factors.



► **Priority Investment Table**

Implementation Strategy	Timeframe	Estimated Cost	Leader
1 Utilize the Future Land Use Map to guide all major development and zoning decisions.	Ongoing	N/A	Elected Officials and Town Staff
2 As the Town continues to grow, ensure that adequate government services are available to residents.	Ongoing	Varies	Town Staff
3 Utilize community survey results to identify short-term improvements that will enhance residents' quality of life.	0 - 1 Year	Varies	Elected Officials and Town Staff
4 Consider an educational campaign on code enforcement and encourage residents to report properties which are ill-maintained.	0 - 1 Year	Minimal	Elected Officials and Town Staff
5 Review the Town's Ordinance to ensure water and sewer connection requirements are meeting the Town's goals.	0 - 2 Years	Minimal	Town Staff
6 Determine a long-term solution to the provision of public water and wastewater.	3 - 5 Years	TBD	Elected Officials and Town Staff
7 Coordinate with CMCOG and the SCDOT to promote road maintenance and sidewalk provision.	0 - 5 Years	Varies	CMCOG
8 Work with CMCOG and Lexington County on a master parks, recreation, and trails plan.	1 - 5 Years	\$20,000 - \$80,000	CMCOG
9 Examine opportunities to expand beautification throughout Town, particularly by working with SCDOT and Dominion to improve existing projects.	1 - 7 Years	Varies	Town Staff
10 Develop a master plan for the Town-owned property that is currently underutilized.	1 - 8 Years	\$20,000 - \$80,000	Town Staff
11 Examine opportunities to expand and improve the historical and recreational amenities related to Camp Styx at the parcel adjacent to Town Hall.	1 - 2 Years	Varies	Advisory Committee
12 Explore regulations to preserve pine tree coverage in Town.	1 - 5 Years	Minimal	Town Staff
13 Determine a strategy to develop a town center and attract small-scale commercial businesses to Pine Ridge.	2 - 8 Years	Varies	Town Staff
14 Consider opportunities to market the Town and help to strengthen its identity in the region.	2 - 5 Years	Varies	Town Staff





BENCHMARK PLANNING