

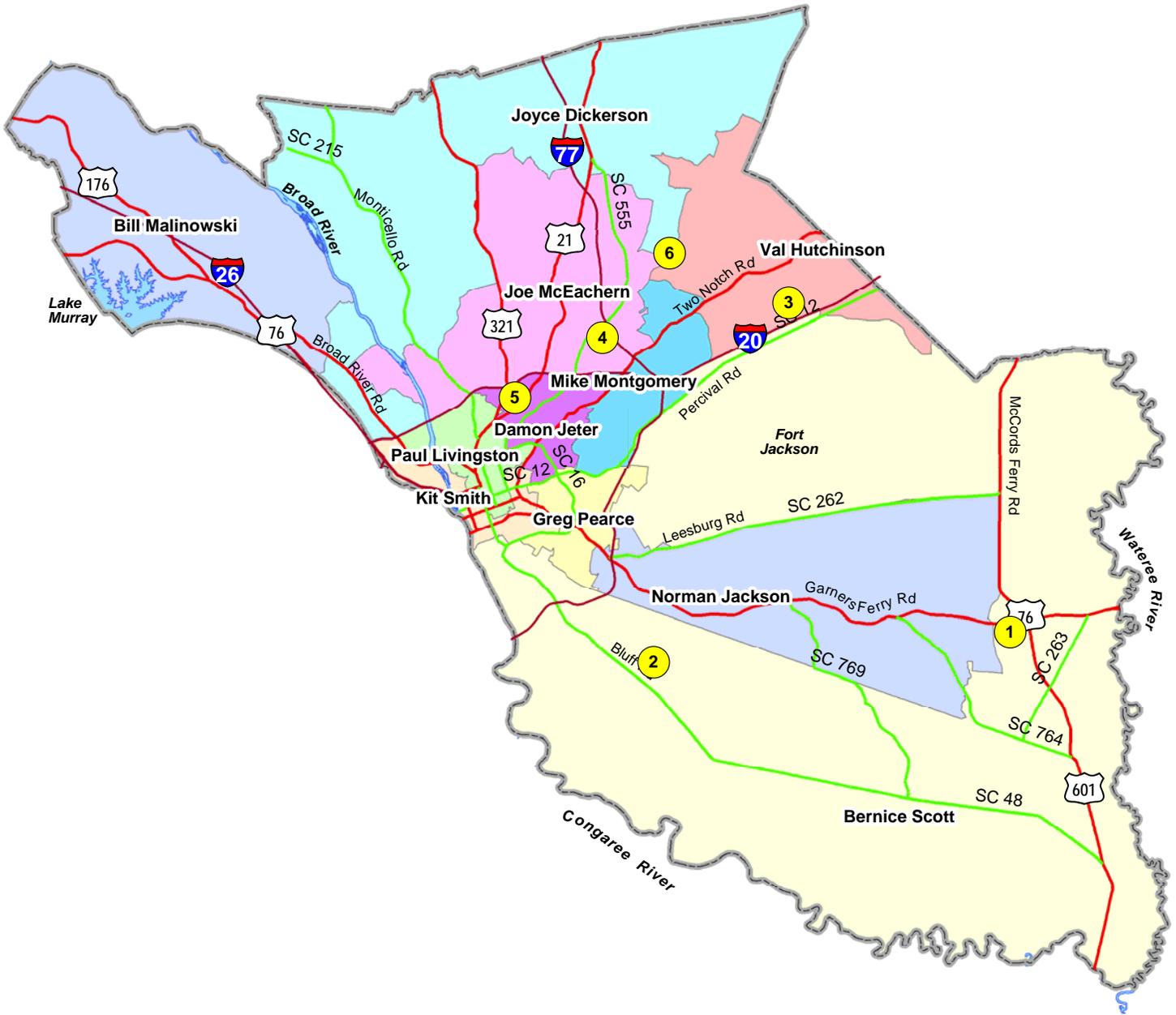
RICHLAND COUNTY  
PLANNING COMMISSION



APRIL 2, 2007

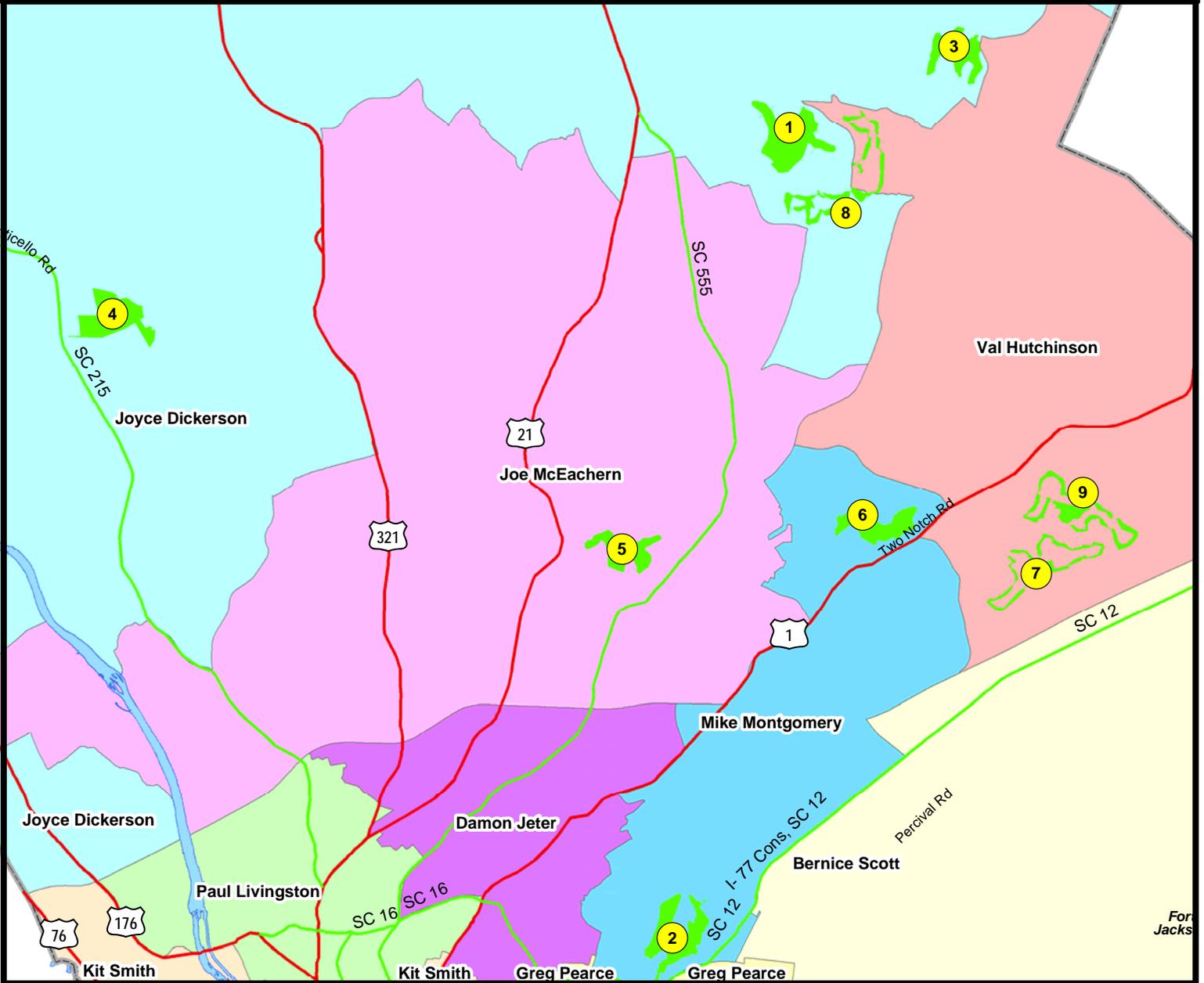


# RICHLAND COUNTY PLANNING COMMISSION APRIL 2, 2007



| CASE NO.    | APPLICANT               | TMS NO.                   | LOCATION                       | DISTRICT   |
|-------------|-------------------------|---------------------------|--------------------------------|------------|
| 1. 07-07 MA | Doug Webber             | 02600-04-25               | 11232 Broad River Road         | Malinowski |
| 2. 07-19 MA | Tyler Stone             | 18900-02-06               | Adams Pond on Bluff Road       | Scott      |
| 3. 07-15 MA | Keith Moore             | 25700-02-02               | Spears Creek Church Road       | Hutchinson |
| 4. 07-16 MA | Brad Lail               | 17104-02-03 & 17104-02-04 | Parklane Road and Legrand Road | McEachern  |
| 5. 07-22 MA | William Patterson       | 11707-02-46               | 5747 Weston Avenue             | Montgomery |
| 6. 07-06 MA | Dunbar Funeral Home     | 20281-01-16 (p)           | 4219 Hardscrabble Road         | McEachern  |
| 7. 07-24 MA | Richland County Council | See back of this page     | See back of this page          | See back   |

CASE 07-24 MA  
RU/M-1/RS-LD/RS-MD to TRO



| NO. | NAME                                      | TMS NO.                                | ZONING    | DISTRICT   |
|-----|---|--|-----------|------------|
| 1.  | Columbia Country Club                     | 20500-06-22                            | RU        | Dickerson  |
| 2.  | Forest Lake Club                          | 16704-03-01 & 16704-02-01              | RS-LD     | Montgomery |
| 3.  | Golf Club of South Carolina (Crickentree) | 23400-05-05                            | RU        | Dickerson  |
| 4.  | Linrick Golf Course                       | 08100-02-05, 08000-02-07 & 08000-02-12 | RU        | Dickerson  |
| 5.  | Northwoods Golf Club                      | 14500-02-20, 14500-03-05 & 17200-02-11 | M-1/RM-HD | McEachern  |
| 6.  | Spring Valley Country Club                | 20010-01-05                            | RS-LD     | Montgomery |
| 7.  | Wildewood Country Club                    | 22716-01-01                            | RS-LD     | Hutchinson |
| 8.  | Windermere Club                           | 20406-02-01 & 20406-02-02              | RS-LD     | Dickerson  |
| 9.  | Woodlands Country Club                    | 25703-01-01                            | RS-LD     | Hutchinson |

**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, April 2, 2007**

**Agenda**

**1:00 PM**

**2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers**

**STAFF** Donny Phipps ..... Interim Planning Director  
Anna Almeida ..... Development Services Manager  
Jennie Sherry-Linder ..... Land Development Administrator  
Amelia R. Linder, Esq. .... Assistant County Attorney

**I. PUBLIC MEETING CALL TO ORDER** ..... Weston Furgess, Chairman

**II. PUBLIC NOTICE ANNOUNCEMENT**

**III. PRESENTATION OF MINUTES FOR APPROVAL**

Consideration of the March 5, 2007 Minutes

**IV. AGENDA AMENDMENTS**

**V. SUBDIVISION REVIEW**

|                      |   |             |
|----------------------|---|-------------|
| SD-05-231            |   | <b>Page</b> |
| Project Name:        | Berkeley @ Lake Carolina, Phase 11 & 12 | <b>01</b>   |
| TAX MAP SHEET NUMBER | 23200-01-20 (p)                         |             |
| LOCATION             | Anson Ct. & Lake Carolina Dr.           |             |

**VI. TEXT AMENDMENTS**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SO AS TO PROVIDE FOR A TRADITIONAL RECREATION OPEN SPACE DISTRICT.

## VII. NEW BUSINESS - ZONING MAP AMENDMENTS

|                          |                                       |             |
|--------------------------|---------------------------------------|-------------|
| CASE # 07 – 07 MA        |                                       | <b>Page</b> |
| APPLICANT                | Don Lovett                            | <b>05</b>   |
| REQUESTED AMENDMENT      | RU to RC (3 acres)                    |             |
| PURPOSE                  | Convenience Store/Gas Station         |             |
| TAX MAP SHEET NUMBER (S) | 37200-06-01 (p)                       |             |
| LOCATION                 | Hwy. 378, Before Hwy. 601 in Eastover |             |

|                          |                         |             |
|--------------------------|-------------------------|-------------|
| CASE # 07 – 19 MA        |                         | <b>Page</b> |
| APPLICANT                | Tyler Stone             | <b>11</b>   |
| REQUESTED AMENDMENT      | RU to LI (158.37 acres) |             |
| PURPOSE                  | Light Industrial Park   |             |
| TAX MAP SHEET NUMBER (S) | 18900-02-06 (p)         |             |
| LOCATION                 | Adams Pond on Bluff Rd. |             |

|                          |                             |             |
|--------------------------|-----------------------------|-------------|
| CASE # 07 – 15 MA        |                             | <b>Page</b> |
| APPLICANT                | Keith Moore                 | <b>17</b>   |
| REQUESTED AMENDMENT      | RU to NC (2.15 acres)       |             |
| PURPOSE                  | Neighborhood Commercial Use |             |
| TAX MAP SHEET NUMBER (S) | 25700-02-02                 |             |
| LOCATION                 | Spears Creek Church Rd.     |             |

|                          |                            |             |
|--------------------------|----------------------------|-------------|
| CASE # 07 – 16 MA        |                            | <b>Page</b> |
| APPLICANT                | Brad Lail                  | <b>23</b>   |
| REQUESTED AMENDMENT      | RU/NC to GC (11.26 acres)  |             |
| PURPOSE                  | General Commercial Use     |             |
| TAX MAP SHEET NUMBER (S) | 17104-02-03 & 17104-02-04  |             |
| LOCATION                 | Parklane Rd. & Legrand Rd. |             |

|                          |                             |  |
|--------------------------|-----------------------------|--|
| CASE # 07 – 22 MA        | <b>DEFERRED</b>             |  |
| APPLICANT                | William Patterson           |  |
| REQUESTED AMENDMENT      | RS-LD to RS-MD (2.23 acres) |  |
| PURPOSE                  | Residential                 |  |
| TAX MAP SHEET NUMBER (S) | 11707-02-46                 |  |
| LOCATION                 | 5747 Weston Ave.            |  |

|                          |                       |             |
|--------------------------|-----------------------|-------------|
| CASE # 07 – 06 MA        |                       | <b>Page</b> |
| APPLICANT                | Dunbar Funeral Home   | <b>29</b>   |
| REQUESTED AMENDMENT      | RU to OI (2 + acres)  |             |
| PURPOSE                  | General Commercial    |             |
| TAX MAP SHEET NUMBER (S) | 20281-01-16 (p)       |             |
| LOCATION                 | 4219 Hardscrabble Rd. |             |

|                       |  |             |       |             |
|-----------------------|--|-------------|-------|-------------|
| CASE # 07 – 24 MA     |  |             |       | <b>Page</b> |
| APPLICANT             | Richland County Council                          |             |       | <b>35</b>   |
| REQUESTED AMENDMENT   | RU/M-1/RS-LD/RS-MD to TRO                        |             |       |             |
| PURPOSE               | Traditional Recreation Open Space                |             |       |             |
| TAX MAP SHEET NUMBERS | Columbia Country Club                            | 20500-06-22 | RU    |             |
|                       | Forest Lake Club                                 | 16704-03-01 | RS-LD |             |
|                       |  | 16704-02-01 | RS-LD |             |
|                       | Golf Club of South Carolina<br>(aka Crickentree) | 23400-05-05 | RU    |             |
|                       | Linrick Golf Course                              | 08100-02-05 | RU    |             |
|                       |  | 08000-02-12 | RU    |             |
|                       |  | 08000-02-07 | RU    |             |
|                       | Northwoods Golf Club                             | 14500-02-20 | M-1   |             |
|                       |  | 14500-03-05 | RM-HD |             |
|                       | South Carolina Research                          | 17200-02-11 | M-1   |             |
|                       | Spring Valley Country Club                       | 20010-01-05 | RS-LD |             |
|                       | Wildewood Country Club                           | 22716-01-01 | RS-LD |             |
|                       | Windermere Club                                  | 20406-02-01 | RS-LD |             |
|                       |  | 20406-02-01 | RS-LD |             |
|                       | Woodlands Country Club                           | 25703-01-01 | RS-LD |             |

**VIII. NEW BUSINESS**

**IX. COMPREHENSIVE PLAN**

**X. COUNTY COUNCIL & STAFF ACTIONS REPORT**

- a. Development Review Team Actions

**XI. ROAD NAME APPROVALS .....Page 59**

The E9-1-1 Addressing Office of Richland County Planning & Development Services has received a written request to rename the duplicated Thornton Circle located in Elgin, South Carolina, off Kelly Mill Road. The proposed street name submitted for consideration is **Flynn Lane**.

**XII. ADJOURNMENT**





# Richland County Planning & Development Services Department Subdivision Staff Report

**PC MEETING DATE:** April 2, 2007  
**RC PROJECT:** SD-05-231  
**APPLICANT:** Berkeley Phase 11 & 12 at Lake Carolina  
**LOCATION:** South of Anson Court

**TAX MAP NUMBER:** 23200-01-20 (P)  
**ACREAGE:** 8.4  
**EXISTING ZONING:** PUD-2 TND  
**NUMBER OF UNITS:** 31

**GROSS DENSITY:** 0.27 DU/acre  
**WATER PROVIDER:** City of Columbia  
**SEWER PROVIDER:** Palmetto Utilities

## Staff Recommendation

Conditional Approval

## Background

Berkeley Phase 11 & 12 at Lake Carolina consists of 31 single family lots subject to the provisions of the TND Overlay ordinance found in the Lake Carolina PUD.

## Roads

The proposed lots have frontage on Hidden Point Drive with several lots having lake frontage. The layout of this phase is consistent with the approved plan for this parcel and the overall PUD layout.

Hidden Point Drive will be connected to Anson Court and will provide connectivity to Lake Carolina.

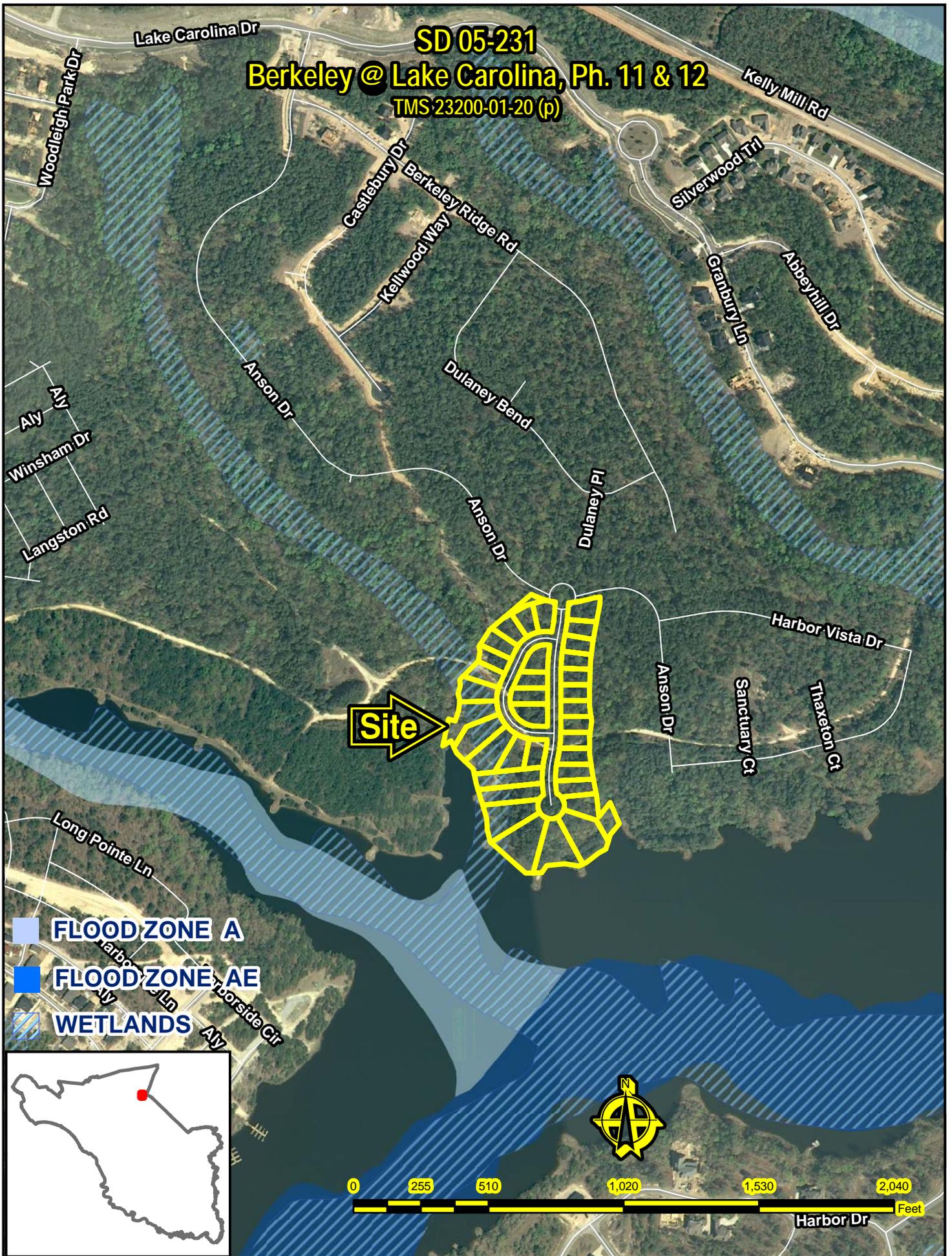
## Traffic Impact

The traffic generated by the Lake Carolina development and mitigation has been addressed in the Development Agreement.

## Conditions

1. Approval from the Richland County Public Works department regarding stormwater management.
2. Approval from Richland County Flood Coordinator.
3. Approval from E-911 Addressing.
4. Approval from the Richland County Fire Marshal.
5. Submission of a copy of approval from DHEC for the water and sewer line permits.
6. Submission of a controlled clearing plan for review and approval.
7. Approval from the City of Columbia for all water line easements.
8. Approval from Palmetto Utilities for all sewer line easements.

**SD 05-231**  
**Berkeley @ Lake Carolina, Ph. 11 & 12**  
TMS 23200-01-20 (p)



| LINE # | LINE TYPE | START POINT | END POINT | LENGTH | AREA |
|--------|-----------|-------------|-----------|--------|------|
| 1      | ...       | ...         | ...       | ...    | ...  |
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| 35     | ...       | ...         | ...       | ...    | ...  |

| LINE # | LINE TYPE | START POINT | END POINT | LENGTH | AREA |
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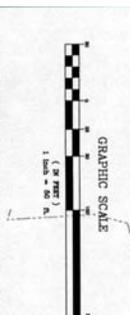
| LINE # | LINE TYPE | START POINT | END POINT | LENGTH | AREA |
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| 80     | ...       | ...         | ...       | ...    | ...  |

**BERKELEY PHASES 11 & 12 DEVELOPMENT DATA**

PHASE 11 LOTS: 24 LOTS  
 PHASE 12 LOTS: 24 LOTS  
 COMMON AREA: 1.68 ACRES  
 ROAD B/W: 1.68 ACRES  
 PHASE 11 & 12 TOTAL: 48 LOTS  
 COMMON AREA: 1.68 ACRES  
 ROAD B/W: 1.68 ACRES  
 TOTAL: 51.36 ACRES

**LEGEND**

- PHASE 11 LOTS
- PHASE 12 LOTS
- COMMON AREA
- ROAD B/W
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- EXISTING LOT
- PROPOSED LOT
- EXISTING ROAD
- PROPOSED ROAD



**NOTICE:** THIS PLAN IS A PRELIMINARY PLAT. IT IS SUBJECT TO THE APPROVAL OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE SOUTH CAROLINA DEPARTMENT OF HEALTH, ENVIRONMENT AND CONSUMER AFFAIRS. THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE SOUTH CAROLINA DEPARTMENT OF HEALTH, ENVIRONMENT AND CONSUMER AFFAIRS MAY REQUIRE CHANGES TO THIS PLAN. THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE SOUTH CAROLINA DEPARTMENT OF HEALTH, ENVIRONMENT AND CONSUMER AFFAIRS MAY REQUIRE CHANGES TO THIS PLAN. THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE SOUTH CAROLINA DEPARTMENT OF HEALTH, ENVIRONMENT AND CONSUMER AFFAIRS MAY REQUIRE CHANGES TO THIS PLAN.

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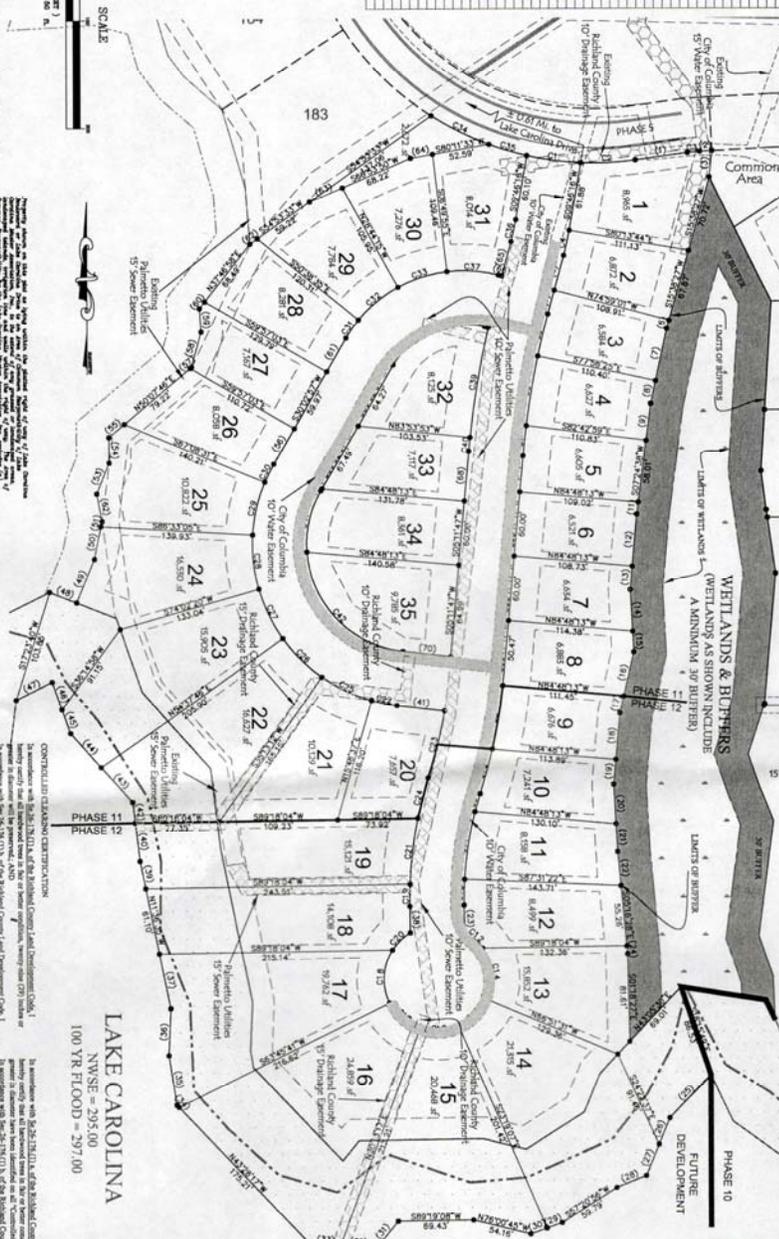
**OWNER:**  
 URS CORP.  
 1000 PENNSYLVANIA AVENUE, N.W.  
 WASHINGTON, D.C. 20004  
 (202) 638-2000

**ENGINEER:**  
 JAMES C. GIBSON, INC.  
 1000 PENNSYLVANIA AVENUE, N.W.  
 WASHINGTON, D.C. 20004  
 (202) 638-2000

**CONVEYANCE:**  
 JAMES C. GIBSON, INC.  
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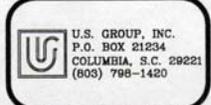
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| Scale        | ...     |
| Date         | ...     |
| Sheet Number | 2 of 13 |

**Berkeley Phase 11 & 12 at Lake Carolina**  
 Preliminary Plat  
 Richland County, South Carolina



|          |     |
|----------|-----|
| Revision | ... |
| Date     | ... |
| By       | ... |



# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** April 2, 2007  
**RC PROJECT:** 07-07 MA  
**APPLICANT:** Don Lovett  
**LOCATION:** Hwy 378 east bound before Hwy 601

**TAX MAP NUMBER:** 37200-06-01(p)  
**ACREAGE:** 3.00  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** March 19, 2007

## Staff Recommendation

**Denial**

## Background /Zoning History

The site is currently zoned Rural (RU) and is located on Garners Ferry Road (Hwy 76 & 378) with approximately 189 linear feet of frontage. The lot has been subdivided off of a 6.46 acre parent tract.

In 2006 a map amendment request was submitted and heard by the Planning Commission on October 2, 2006, the applicant withdrew his request prior to being heard.

## Summary

RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area 22,000 square feet or as required by DHEC.

### Roads

The site is located on Garners Ferry Road which is classified as a four lane divided major arterial road currently maintained by SCDOT.

### Existing Zoning

|                      |    |                        |
|----------------------|----|------------------------|
| <b><u>North:</u></b> | RU | Vacant                 |
| <b><u>South:</u></b> | RU | Single Family dwelling |
| <b><u>East:</u></b>  | RU | Single Family dwelling |
| <b><u>West:</u></b>  | RU | Vacant                 |

### Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Lower Richland Subarea Proposed Land Use Map” designates this area as Rural in the Rural and Open Space District.

Objective: “To maintain the separate identity of rural areas as alternatives to urbanization, by guiding development compatible with their open character, natural resources and traditional settlement patterns”.

Non-Compliance: The site would not be compatible with the open character or residential development in the surrounding area.

Principal: “Limited general highway commercial uses which principally rely on through traffic for customers may be located along major highways provided the site is adjacent to existing commercially zoned land, or located at least one-quarter mile from the next commercial use of similar scale”.

Non-Compliance: The site is surrounded by residential dwellings or vacant land zoned rural. No commercially zoned land is located near this site.

### Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station # 173 is located between Congress Road (S-69) and Piney Branch Road (S1053). The current volume is 17,000 ADT which is currently operating at a Level-of-Service “B”.

## **Conclusion**

The subject parcel is located off of Garners Ferry Road and has current Rural District (RU) zoning for 3.0 acres with approximately 189 linear feet of frontage. The depth of the parcel is approximately 704 linear feet. Contiguous to this parcel is a single-family subdivision zoned Rural District (RU). The Rural Commercial (RC) zoning district is intended to compliment the community by providing merchandizing and services within the community. The impact of which would be minimal based on the zoning limitations on size of structure, maximum allowable aggregate gross area can not exceed 20,000 square feet. The impact of this rezoning request, because of the size and shape of the parcel and the permitted uses would not compliment the community. The size of the land area combined with the intense permitted uses could have an undesirable impact.

## **Zoning Public Hearing Date**

**April 24, 2007**

# CASE 07-07 MA RU to RC



## ZONING CLASSIFICATIONS



Subject  
Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



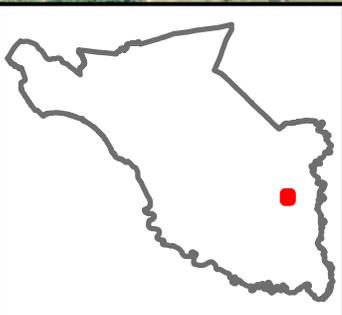
PDD



RU



**CASE 07-07 MA**  
**RU to RC**  
**TMS 37200-06-01 (p)**



**CASE 07-07 MA**  
**RU to RC**  
**TMS 37200-06-01 (p)**

Garners Ferry Rd

Robert McKenzie Rd

**Site**

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





# **Richland County Planning & Development Services Department Map Amendment Staff Report**

**PC MEETING DATE:** April 2, 2007  
**RC PROJECT:** 07-19 MA  
**APPLICANT:** Tyler Stone  
**LOCATION:** Bluff Road

**TAX MAP NUMBER:** 18900-02-06  
**ACREAGE:** 158.37  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** February 20, 2007

## **Staff Recommendation**

**Disapproval**

## **Background /Zoning History**

The site is currently zoned Rural District (RU) and is located on Bluff Road with approximately 1,893 linear feet of frontage.

According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

## **Summary**

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free to objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances. There is no minimum lot area except as required by DHEC. Though residential uses are not a permitted the district has no minimum or maximum density standard.

## Roads

The site is located on Bluff Road which is a two lane minor arterial road currently maintained by SCDOT.

## Existing Zoning

|                      |        |   |
|----------------------|--------|---|
| <b><u>North:</u></b> | M-1/RU | Farmland/                                       |
| <b><u>South:</u></b> | RU     | Congaree National Swamp                         |
| <b><u>East:</u></b>  | RU     | Farmland  |
| <b><u>West:</u></b>  | RU/M-1 | Vacant land/ Richland County Detention Facility |

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “**Lower Richland Subarea Proposed Land Use Map**” designates this area as Residential in the Developing Urban District.

Objective: “Provide areas with commercial and industrial facilities and services that are related to each other in an efficient manner, served by adequate infrastructure and readily accessible to the public”.

Non-Compliance: The majority of the surrounding uses do not compliment the zoning request.

Principal: “Industrial uses that produce excessive noise, smoke, odors, glare or pollutants that go beyond the lot line should not be located adjacent residential or commercial use”.

Non-Compliance: The site is bound to the south, east and west by rural property, single family homes, and environmentally sensitive lands.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 244 located on Bluff Road northwest of the site, the current traffic volume is 6200 ADT which is classified at a Level-of-Service “B”.

## Conclusion

The parcel is currently wooded and vacant. The current use by citizens of Richland County appears to be a hunting refuge, as such; the grounds are natural and undisturbed. The nearest developments are residential in nature with a few small businesses.

The adjacent zoning is Light Industrial District (M-1) and one parcel contains the Richland County Jail. Across Bluff Road from the subject parcel is the Congaree National Swamp. There is an abundance of Light Industrial District (M-1) property adjacent to this site which remains undeveloped.

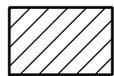
|                                   |
|-----------------------------------|
| <b>Zoning Public Hearing Date</b> |
|-----------------------------------|

**April 23, 2007**

# CASE 07-19 MA RU to LI



## ZONING CLASSIFICATIONS



Subject  
Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



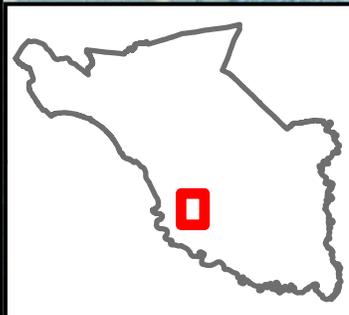
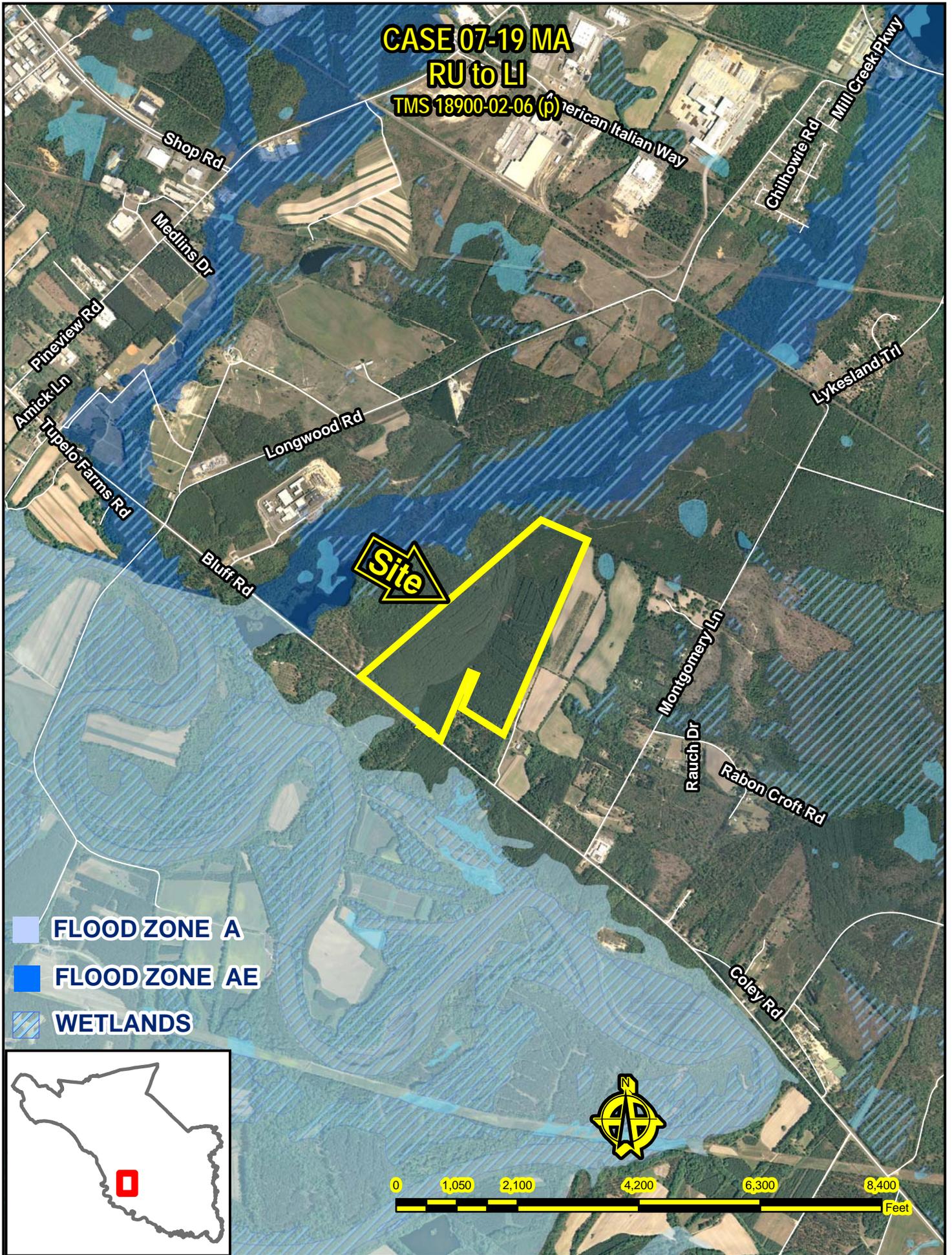
M-1



RU



**CASE 07-19 MA**  
**RU to LI**  
**TMS 18900-02-06 (p)**



**CASE 07-19 MA**  
**RU to LI**  
**TMS 18900-02-06 (p)**

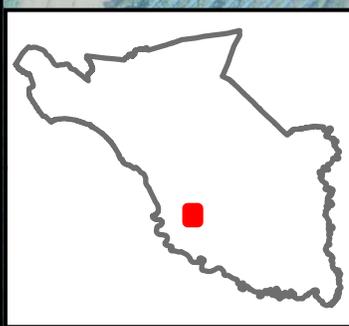
Longwood Rd

**Site**

Montgomery Ln

Bluff Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





# **Richland County Planning & Development Services Department**

## **Map Amendment Staff Report**

**PC MEETING DATE:** April 2, 2007  
**RC PROJECT:** 07-15 MA  
**APPLICANT:** Keith Moore  
**LOCATION:** Spears Creek Church Road

**TAX MAP NUMBER:** 25700-02-02  
**ACREAGE:** 2.15  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** March 19, 2007

### **Staff Recommendation**

**Approval**

### **Background /Zoning History**

The site is currently zoned Rural District (RU) and is located on Spears Creek Church Road. The site has approximately 290 linear feet of road frontage.

According to County records in 1999 this site received a special exception (Case # 99-039) by the Board of Zoning Appeals for the placement of a plant nursery. According to county records the original zoning of Residential, Single Family-Low Density. District (RS-LD) as adopted September 7, 1977. Prior to 1984 a map amendment was approved for Rural District (RU).

### **Summary**

The Rural (RU) District is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. Rural zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area is 33,000 square feet, or as determined by DHEC, but in no case shall it be less than 33,000 square feet. Maximum density allowed is one (1) principal dwelling unit per lot except for permitted accessory dwellings.

The Neighborhood Commercial (NC) District is intended to accommodate commercial and services uses oriented primarily to servicing the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

**Roads**

The site is located on Spears Creek Church Road which is classified a two lane undivided collector road currently maintained by SCDOT.

| <b>Existing Zoning</b> |                  |  |
|------------------------|------------------|--|
| <b><u>North:</u></b>   | PUD              | Woodcreek Farms PUD                              |
| <b><u>South:</u></b>   | RU/M-1           | Pontiac Elementary School/ Pontiac Business Park |
| <b><u>East:</u></b>    | City of Columbia | Woodcreek Farms PUD                              |
| <b><u>West:</u></b>    | City of Columbia | Fire Station                                     |

**Plans & Policies**

The Imagine Richland 2020 Comprehensive Plan/ “**Northeast Subarea Proposed Land Use Map**” designates this area as Industrial in the Developing Urban area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Compliance: The site is approximately one half (1/2) mile from I-20 which provides for good access for a neighborhood commercial use.

Principal: “Commercial uses should not encroach or penetrate established residential areas”.

Compliance: The existing residential areas are located to the north and east of the site and no existing contiguous commercial use.

### **Traffic Impact**

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 451 located on Spears Creek Church Road northwest of the site and I-20, the current volume is 8,000 ADT which is classified at a Level-of-Service "C".

### **Conclusion**

The subject parcel is approximately 2 acres and approximately 300 linear feet from Pontiac Elementary School on Spears Creek Church Road and Pontiac Business Park.

The areas predominant development is Woodcreek Farms PUD, approximately 2,338 acres, was approved in January 2000, with residential, commercial, places of worship and golf course uses.

This mixed use development has and will place commercial sites along Spears Creek Church Road. The single family residential lots average approximately 20,000 square feet with apartments, and a variety of residential types. The commercial area of the development was aligned with the permitted uses of General Commercial.

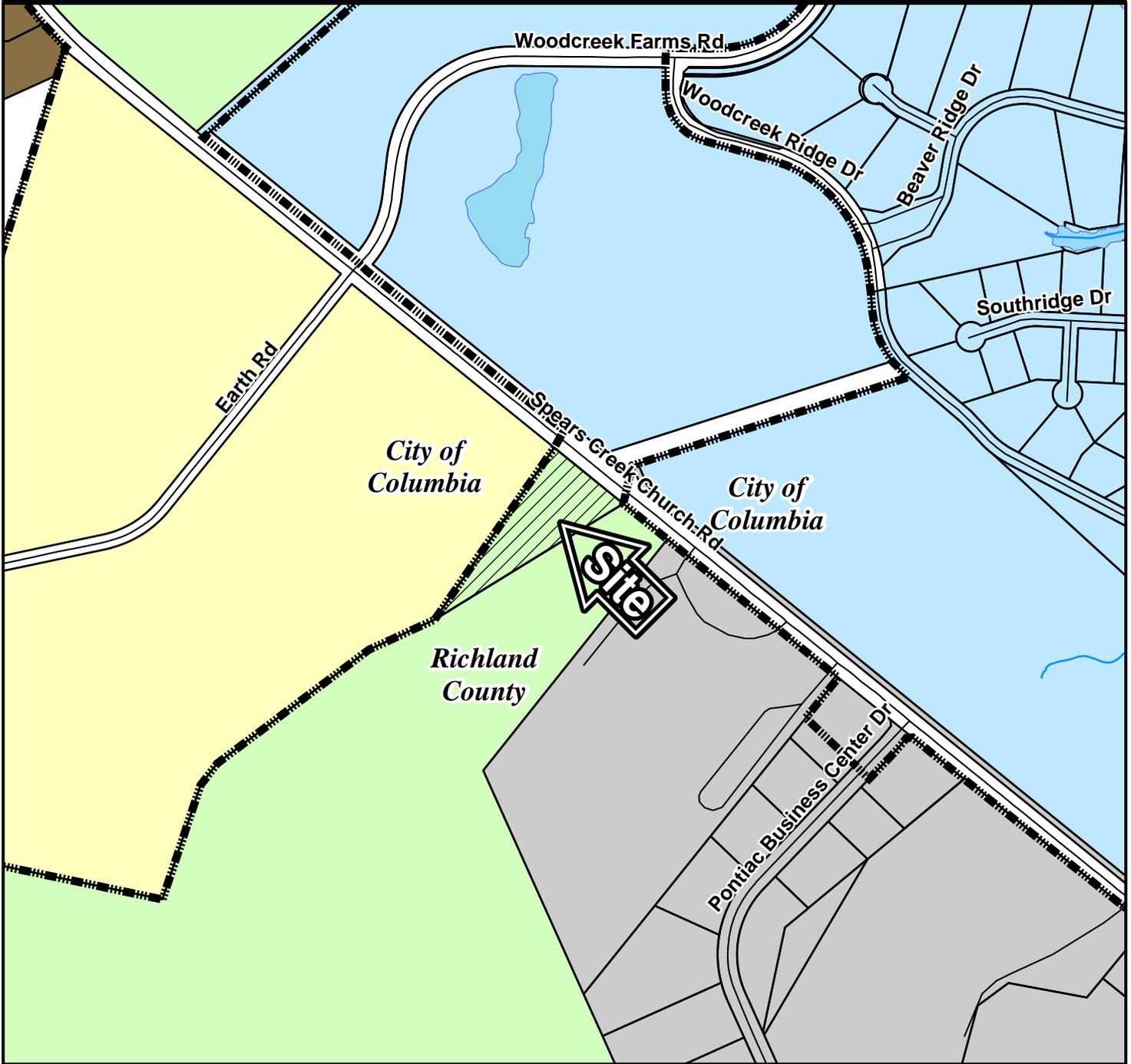
Though the surrounding parcels are zoned Rural District (RU) they remain vacant and the proximity to Interstate I-20 is less than half a mile. The adjacent parcel is in the jurisdiction of the City of Columbia and construction has begun on a new Fire Station.

The Planning Staff recommends approval of this map amendment.

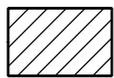
### **Zoning Public Hearing Date**

**April 23, 2007**

# CASE 07-15 MA RU to NC



## ZONING CLASSIFICATIONS



Subject  
Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



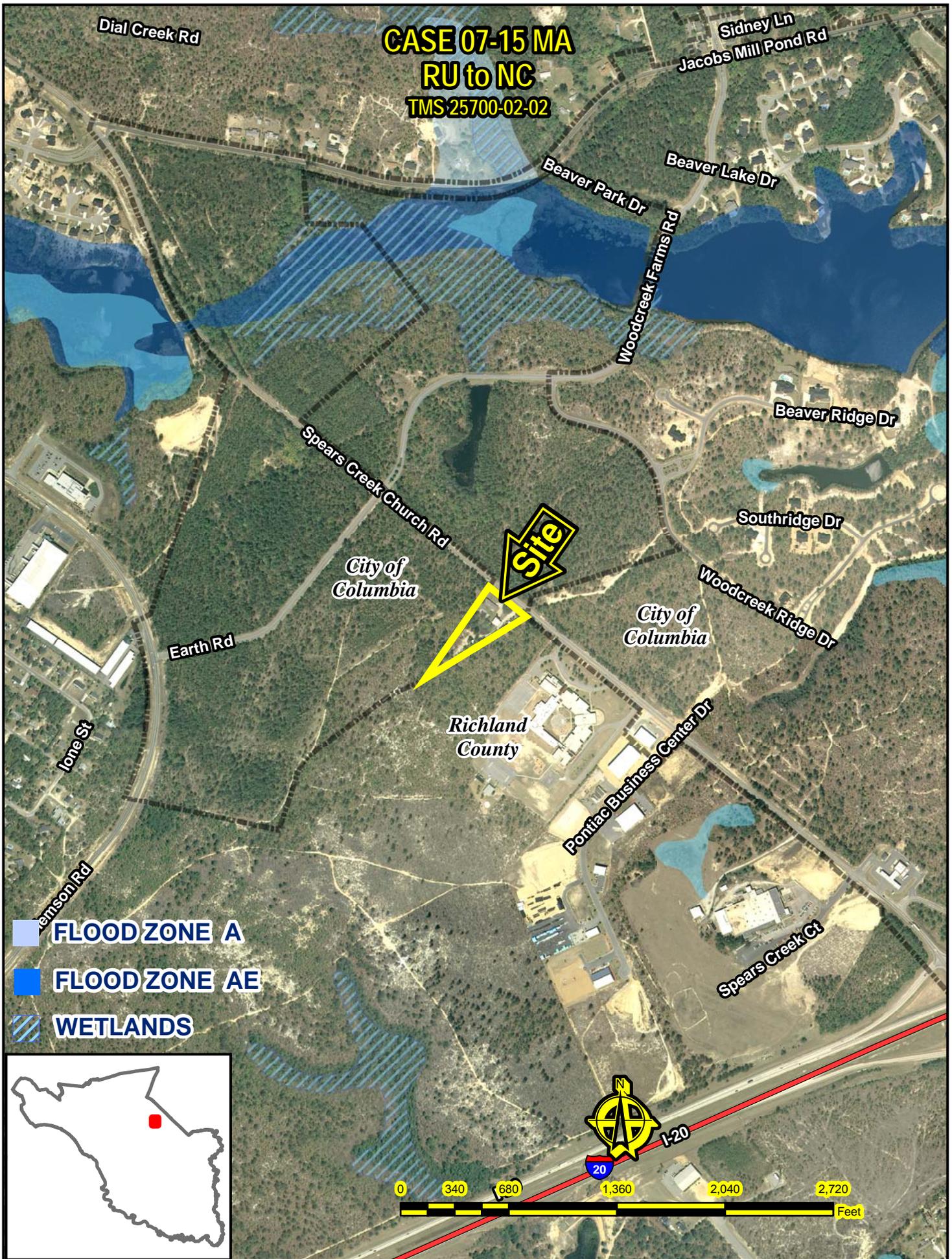
M-1



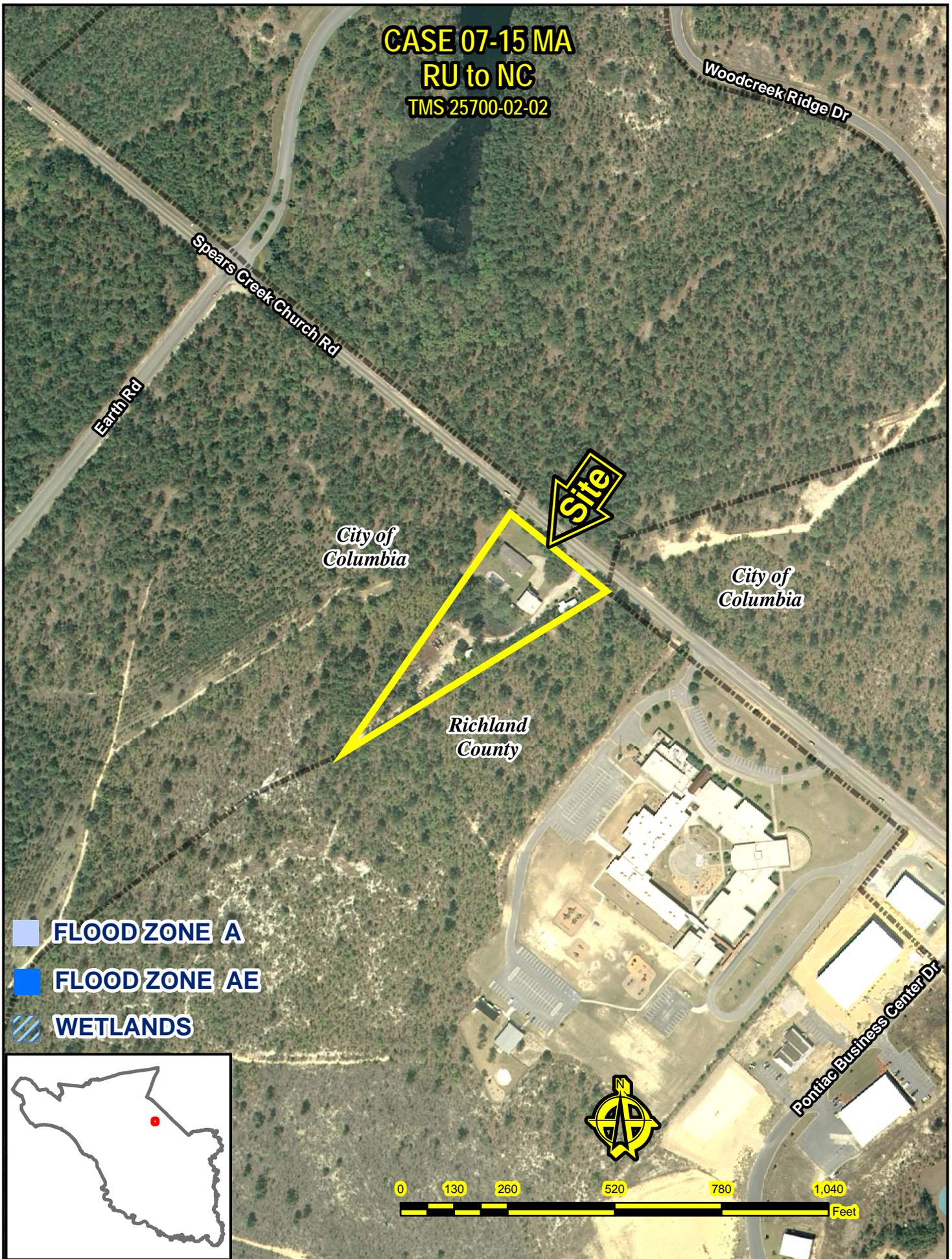
RU



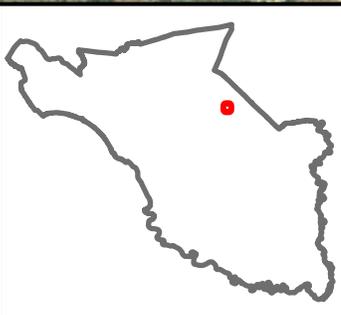
**CASE 07-15 MA**  
**RU to NC**  
**TMS 25700-02-02**



**CASE 07-15 MA**  
**RU to NC**  
**TMS 25700-02-02**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS





## **Richland County Planning & Development Services Department Map Amendment Staff Report**

**PC MEETING DATE:** April 2, 2007  
**RC PROJECT:** 07-16 MA  
**APPLICANT:** Brad Lail  
**LOCATION:** Parklane Road & Old Legrand Road

**TAX MAP NUMBER:** 17104-02-02, 03 & 04  
**ACREAGE:** 11.26  
**EXISTING ZONING:** RU/NC  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** March 19, 2007

### **Staff Recommendation**

**Approval**

### **Background /Zoning History**

The site is currently zoned Rural District (RU) and Neighborhood Commercial District (NC) and is located on the corner of Old Legrand Road and Parklane. The portion of the site zoned Neighborhood Commercial is approximately 1.97 acres with the remaining 12.29 acres zoned Rural.

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977. Prior to 1997 a map amendment was approved for Neighborhood Commercial District (NC) on the 1.97 acre site.

### **Summary**

General Commercial District (GC) is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. There is no minimum lot size exclusive of DHEC requirements and residential use permits the highest density of sixteen (16) units per acre.

## Roads

The site has frontage on both Old Legrand Road with approximately 1,087 linear feet of frontage and Parklane Road with approximately 589 linear feet of frontage. Old Legrand Road is a two lane local road currently maintained by Richland County; Parklane Road is a four lane undivided minor arterial road currently maintained by SCDOT.

## Existing Zoning

|                      |                  |  |
|----------------------|------------------|--|
| <b><u>North:</u></b> | RU/M-1           | Carolina Research Park                             |
| <b><u>South:</u></b> | RU/RM-<br>HD/M-1 | Apartment Complex                                  |
| <b><u>East:</u></b>  | I-77             |  |
| <b><u>West:</u></b>  | OI/M-1           | South Carolina Archives Building/ City of Columbia |

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Subarea Proposed Land Use Map” designates this area as Industrial in the Established Urban area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use and minimizes incompatibility between existing and proposed land uses”.

Compliance: The surrounding uses are office and commercial in nature and the site is located on within one half (1/2) mile to I-77.

Principal: “Commercial and office activities should be confined to existing zoned areas and/or proposed locations of major traffic junctions and clustered locations as opposed to strip development”.

Compliance: The surrounding uses complement a general commercial zoning designation. The site is located near the intersection of Farrow Road and Parklane Road which is a major traffic junction.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 298 located on Parklane Road south of the site; the current traffic volume is 13,600 ADT which is classified at a Level-of-Service “B”.

**Conclusion**

The predominant uses in the surrounding area are office, commercial and some light industrial uses, indicative of the growing medical office market in the area.

Access to I-77 has been key to the ongoing success of the area in attracting tenants in the Carolina Research Park. A portion of the site which is 1.97 acres is currently zoned neighborhood commercial (NC) with the remainder of the site zoned rural (RU) which is not compatible with the surrounding area.

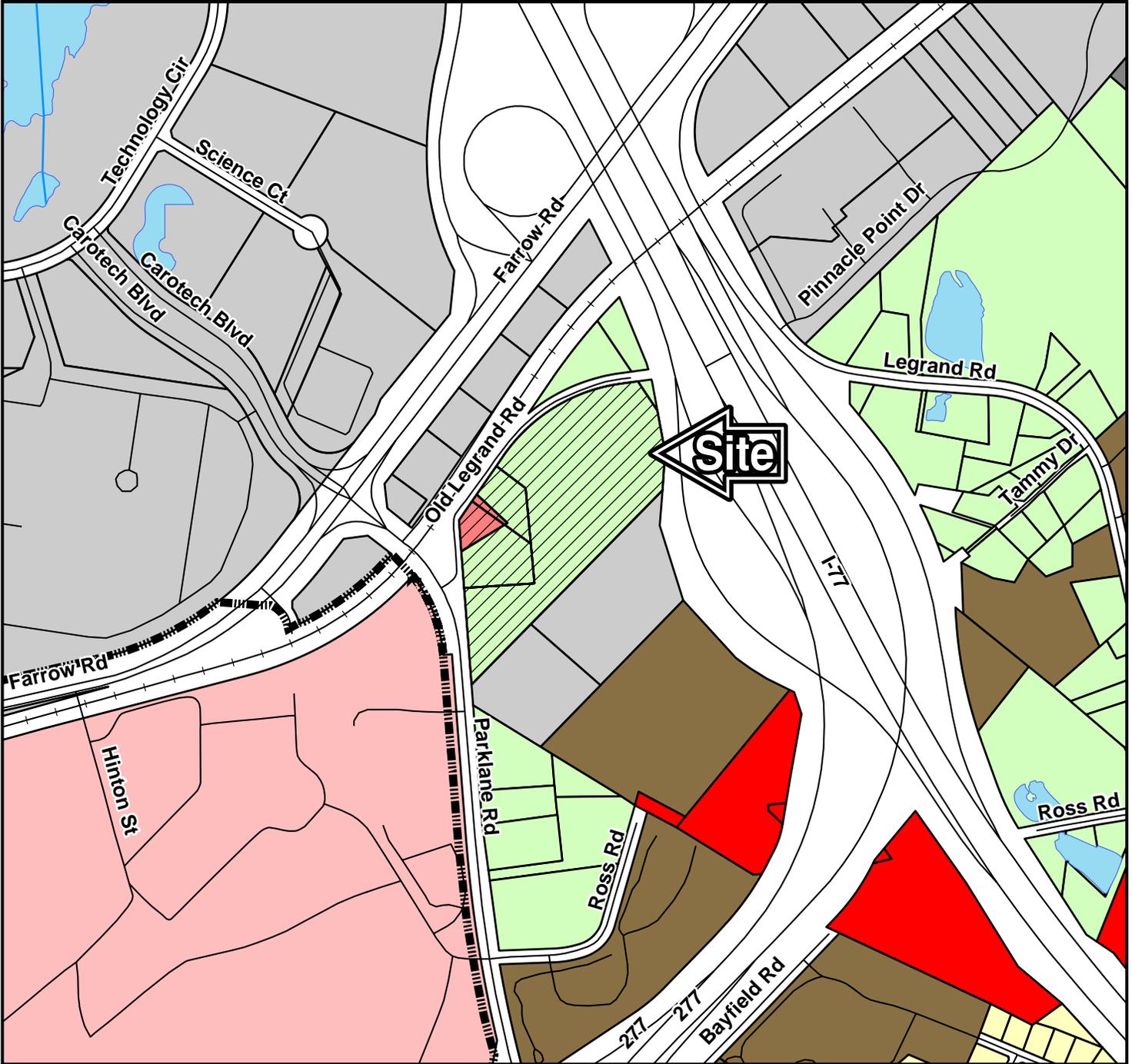
Planning Staff recommends approval of this map amendment.

**Zoning Public Hearing Date**

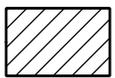
**April 23, 2007**

# CASE 07-16 MA

## RU/NC to GC



### ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



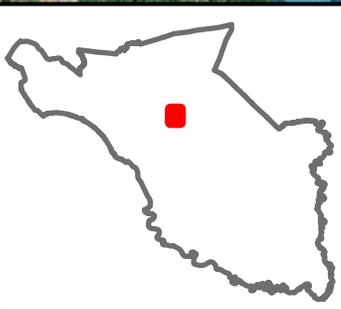
RU



**CASE 07-16 MA**  
**RU/NC to GC**  
**TMS 17104-02-02, 03 & 04**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



**CASE 07-16 MA**  
**RU/NC to GC**  
**TMS 17104-02-02, 03 & 04**





# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** April 2, 2007  
**RC PROJECT:** 07-06 MA  
**APPLICANT:** Dunbar Funeral Home/ Stewart Enterprises Inc.  
**LOCATION:** Hardscrabble Road north of Jaybird Rd.

**TAX MAP NUMBER:** 20281-01-16 (P)  
**ACREAGE:** 2.52  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** OI

**PC SIGN POSTING:** March 19, 2007

## Staff Recommendation

**Approval**

## Background /Zoning History

The site is currently zoned Rural District (RU) and is located on Hardscrabble Road with approximately 318 linear feet of frontage.

According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

## Summary

The OI District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter.

No minimum lot area, except as determined by DHEC. Maximum density for residential uses is no more than sixteen (16) dwelling units per acre.

## Roads

The site is located on Hardscrabble Road which is a two lane minor arterial currently maintained by SCDOT.

## Existing Zoning

|                      |          |  |
|----------------------|----------|--|
| <b><u>North:</u></b> | GC       | Pizza Parlor, Dry Cleaners, Waffle House |
| <b><u>South:</u></b> | RU       | Single Family residence/ Vacant          |
| <b><u>East:</u></b>  | RS-HD/GC | Subdivision/ Church                      |
| <b><u>West:</u></b>  | RU       | Wooded                                   |

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Subarea Proposed Land Use Map” designates this area General Commercial in the Developing Urban area.

Objective: “Establish commercial pockets or clusters as needed to serve the area”.

Compliance: The site is approximately 900 + linear feet from the intersection of Clemson Road which currently provides commercial establishments.

Principal: “Commercial and Office activities should be confined to or expanded at existing clusters, and/or locations as identified on the Proposed Land Use Map”.

Compliance: The site is located in the defined general commercial area identified on the Proposed Land Use Map.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 437 on Hardscrabble Road; current volume is 12,900 ADT which is currently at a Level-of-Service “F”.

## Conclusion

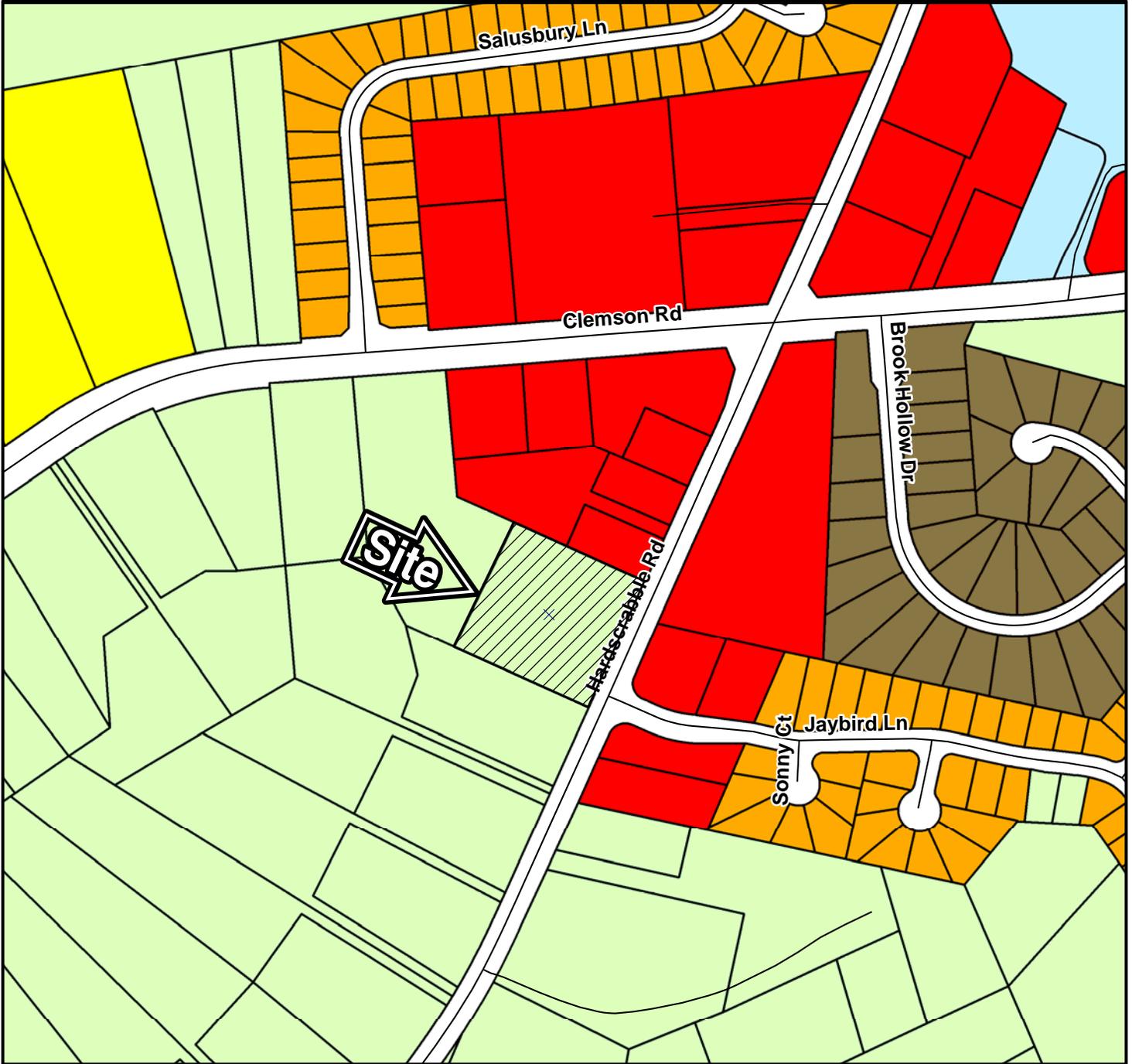
The site is located approximately 900 linear feet from a major intersection Clemson Road and Hardscrabble Road which currently is a hub for general commercial uses. The commercial uses are concentrated north and south along Hardscrabble Road but remain close to this node. Currently adjacent to the site there are numerous commercial uses ranging from dry cleaners, fast food and a church.

The transportation level of service does not support increased intensity of land use and a permitted use of residential at the highest density permitted.

**Zoning Public Hearing Date**

**April 23, 2007**

# CASE 07-06 MA RU to OI



## ZONING CLASSIFICATIONS



Subject  
Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



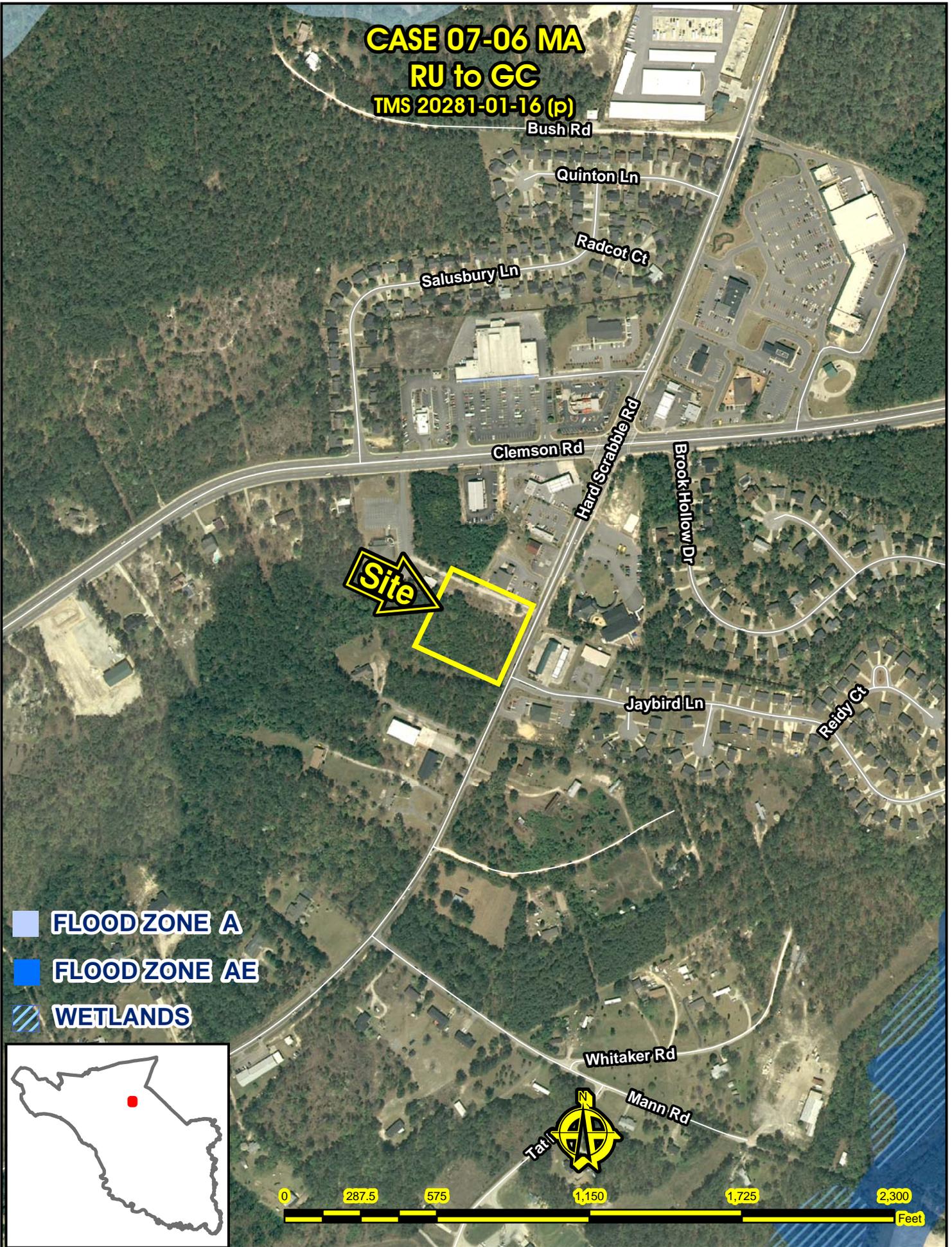
M-1



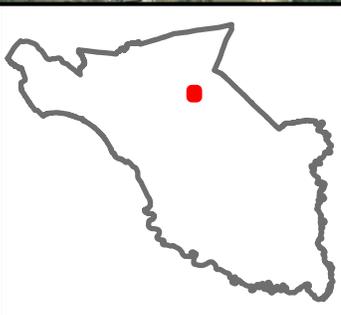
RU



**CASE 07-06 MA**  
**RU to GC**  
**TMS 20281-01-16 (p)**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



**CASE 07-06 MA**  
**RU to OI**  
**TMS 20281-01-16 (p)**

Salisbury Ln

Clemson Rd

Hardscrabble Rd

Jaybird Ln

Sonny Ct

**Site**

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





**Richland County Planning & Development  
Services Department  
Map Amendment Staff Report**

**PC MEETING DATE:** April 2, 2007  
**RC PROJECT:** 07-24 MA  
**APPLICANT:** Richland County

---

**PROPERTY OWNER:** Columbia Country Club  
Columbia Country Club  
**LOCATION:** 135 Columbia Club Drive  
**TAX MAP NUMBER:** 20500-06-22  
**ACREAGE:** 289.43  
**EXISTING ZONING:** RU

---

**PROPERTY OWNER:** Golf Club of SC General Partnership/Southern  
Management Agency  
Golf Club of South Carolina (aka) Crickentree  
**LOCATION:** 1084 Langford Road  
**TAX MAP NUMBER:** 23400-05-05  
**ACREAGE:** 183.23  
**EXISTING ZONING:** RU

---

**PROPERTY OWNER:** Richland County  
Linrick Golf Course  
**LOCATION:** Camp Ground Road  
**TAX MAP NUMBER:** 08100-02-05; 08000-02-12; 08000-02-07  
**ACREAGE:** 229.05  
**EXISTING ZONING:** RU

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**PROPERTY OWNER:** Northwoods Group Inc.  
Northwoods Golf Club  
**LOCATION:** Powell Road  
**TAX MAP NUMBER:** 14500-02-20; 14500-03-05  
**ACREAGE:** 111.81  
**EXISTING ZONING:** M-1/RM-HD

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**PROPERTY OWNER:** SC Research Authority  
**South Carolina Research**  
**LOCATION:** 1 Technology Circle  
**TAX MAP NUMBER:** 17200-02-11  
**ACREAGE:** 99.03  
**EXISTING ZONING:** M-1

---

**PROPERTY OWNER:** Forest Lake Company  
**Forest Lake Club**  
**LOCATION:** 340 Country Club Drive  
**TAX MAP NUMBER:** 16704-03-01; 16704-02-01  
**ACREAGE:** 111.13  
**EXISTING ZONING:** RS-LD

---

**PROPERTY OWNER:** Spring Valley Country Club  
**Spring Valley Country Club**  
**LOCATION:** 300 Spring Valley Road  
**TAX MAP NUMBER:** 20010-01-05  
**ACREAGE:** 182  
**EXISTING ZONING:** RS-LD

---

**PROPERTY OWNER:** Golf Trust of America LP  
**Wildewood Country Club**  
**LOCATION:** 90 Mallet Road  
**TAX MAP NUMBER:** 22716-01-01  
**ACREAGE:** 160.80  
**EXISTING ZONING:** RS-LD

---

**PROPERTY OWNER:** Fairways Development General Partners  
**Windermere Club**  
**LOCATION:** 921 Longtown Road West  
**TAX MAP NUMBER:** 20406-02-01  
**ACREAGE:** 162.38  
**EXISTING ZONING:** RS-LD

**PROPERTY OWNER:** Woodlands Golf Club LP  
**Woodlands Country Club**  
**LOCATION:** 100 Norse Way  
**TAX MAP NUMBER:** 25703-01-01  
**ACREAGE:** 185.44  
**EXISTING ZONING:** RS-LD

**PROPOSED ZONING:** Traditional Recreation Open Space District (TROS)  
**PC SIGN POSTING DATE:** March 26, 2007

**Staff Recommendation**

**Approval**

**Background /Zoning History**

The parcels individual zoning is listed for each Golf Course above. The zoning of each individual parcel reflects the zoning of the development it complements and/or surrounds. The development was based on the permitted land uses for the specific land development project. In each case, the golf course/recreational open space, developed as the project developed. The current zoning districts are:

- Rural District (RU)
- Residential, Single Family-Low Density District (RS-LD)
- Light Industrial District (M-1)
- Residential, Multi- Family-High Density (RM-HD)

The newly created zone district of Traditional Recreation Open Space District (TROS) has as its purpose the preservation, conservation of recreation and/or open space; to provide opportunities for improved public and/or private recreation activities, and to provide for a community wide network of opens space, buffer zones, and recreation spaces.

**Conclusion**

Richland County Comprehensive Plan 2020 has as an objective to provide and reserve common open space, recreational open space, parks which preserve for posterity our green spaces, reducing stormwater runoff, enhancing air quality and maintaining a quality of life for the citizens of Richland County and those to come. The Richland County Land Development Code adopted July 2005 provides the police power to achieve those objectives. Open space

preservation is an important part of land development, recognized by all levels of government, its officials and staff.

Richland County has in the past years embarked on many initiatives. The Richland County Conservation Commission, Greenway Plan being consulted by Palmetto Conservation Foundation, Appearance Commission, Greenspace Infrastructure Planning for the region being initiated by the Council of Governments and the Transportation Study Commission which will look at pedestrian and bicycle linkages throughout the county including parks and open space. Richland County Land Development Code provides for relaxation of requirements with provision of open space. Along with this green space preservation, Richland County has established ordinances to protect trees, require mitigation of trees lost to development, landscape requirements and buffer yard requirements.

Establishment of the Traditional Recreation Open Space District (TROS) is an initiative to bring consistency to existing land uses and preserve the recreational open space for the communities for the greater good of the county. The Richland County Comprehensive Plan objective of preservation of open space is to provide a zone district. Each development brought to fruition a recreational project, with wide open spaces, tree protection, storm water runoff protection, and protection of our air quality. The lands with all their existing land use will be protected and preserved.

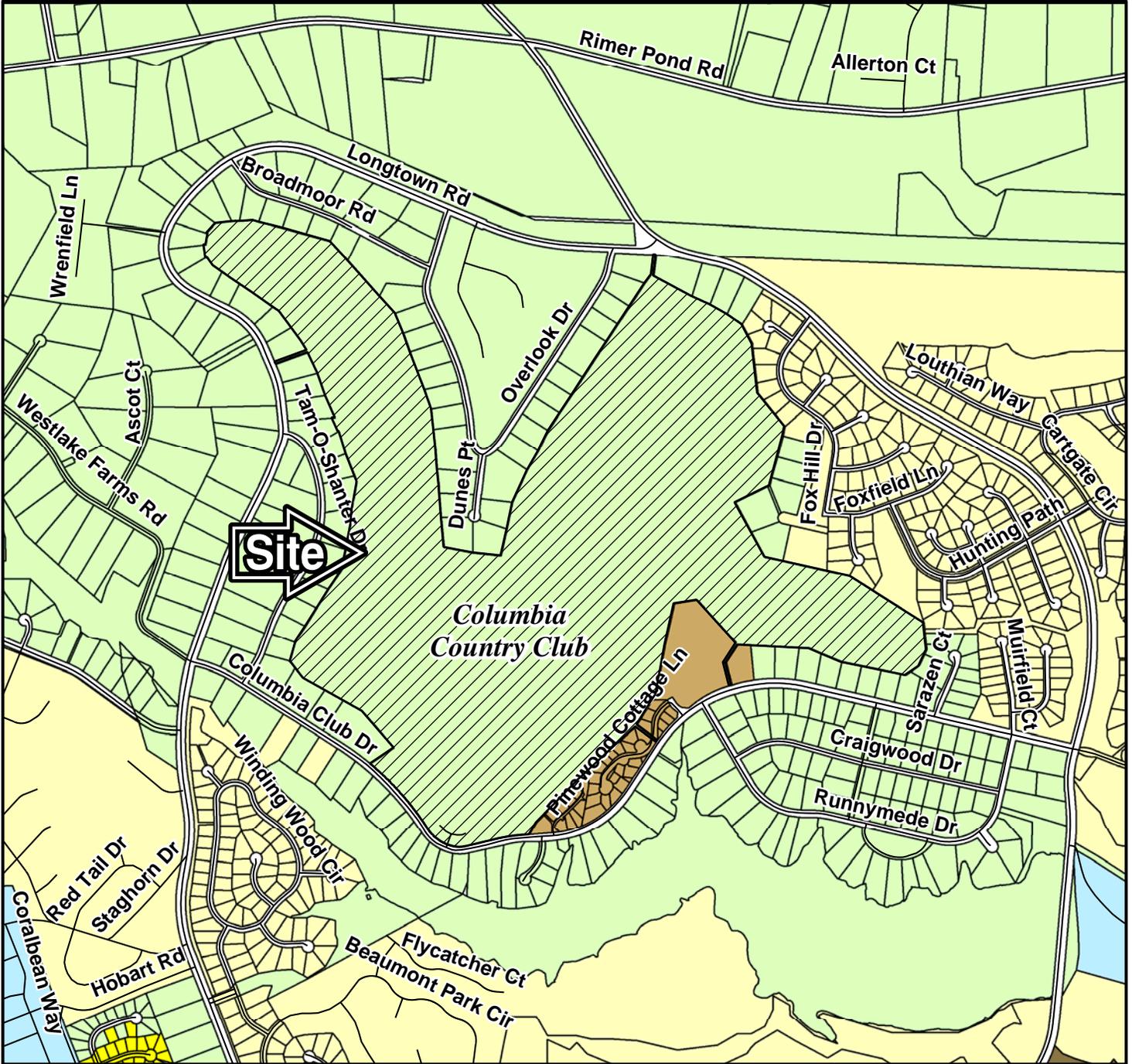
Planning Staff recommends approval of these map amendments.

|                                   |
|-----------------------------------|
| <b>Zoning Public Hearing Date</b> |
|-----------------------------------|

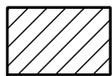
**April 23, 2007**

**CASE 07-24 MA**  
**Zoning Maps**  
**&**  
**Aerials**

# CASE 07-24 MA RU to TRO



## ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



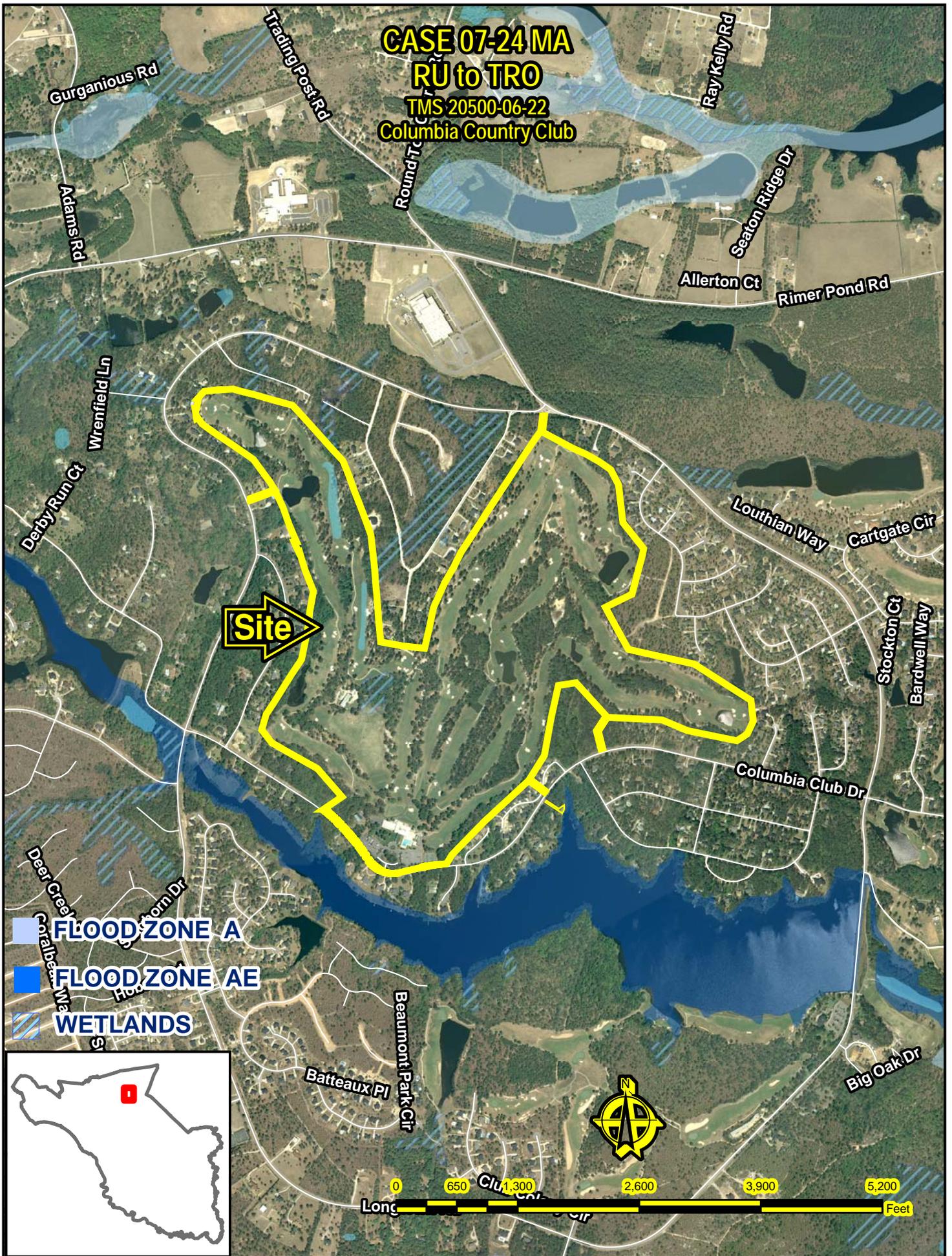
PDD



RU

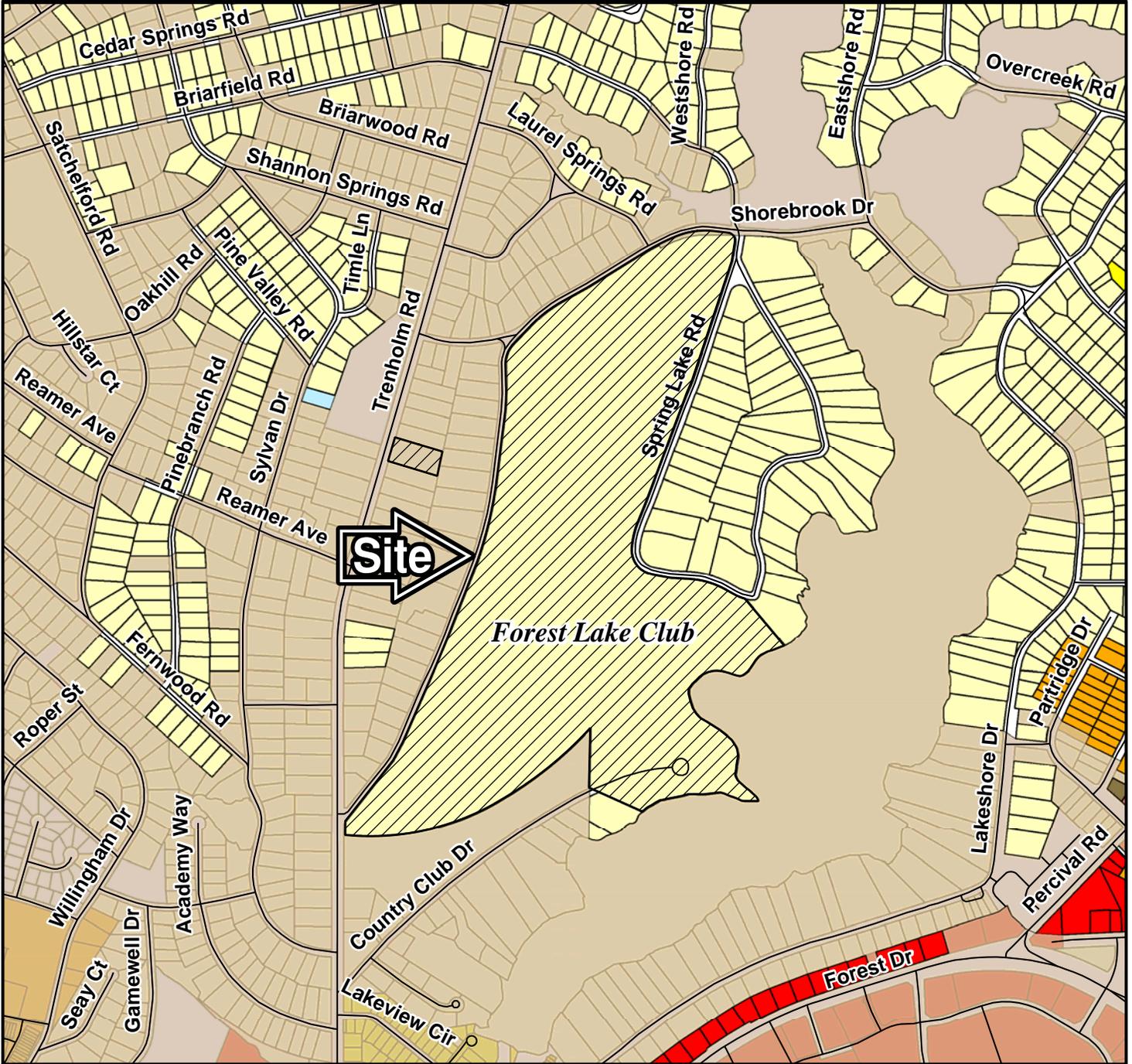


**CASE 07-24 MA**  
**RU to TRO**  
TMS 20500-06-22  
Columbia Country Club

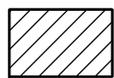


# CASE 07-24 MA

## RS-LD to TRO



### ZONING CLASSIFICATIONS



Subject Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1

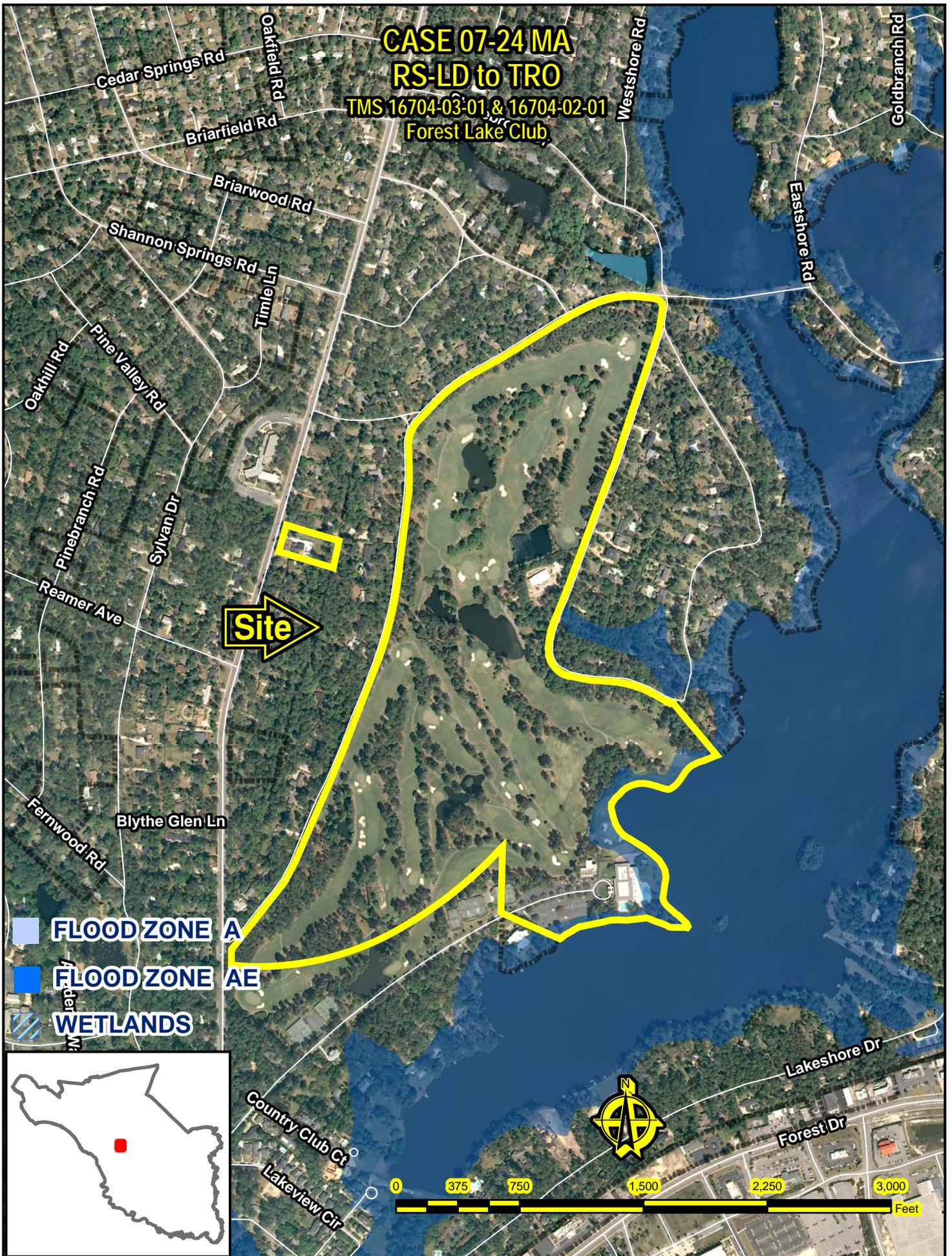


RU



# CASE 07-24 MA RS-LD to TRO

TMS 16704-03-01 & 16704-02-01  
Forest Lake Club



# CASE 07-24 MA RU to TRO



## ZONING CLASSIFICATIONS



Subject Property

|   |   |   |   |   |
|---|---|---|---|---|
|  RR    |  RS-MD |  RM-MD |  NC  |  HI  |
|  RS-E  |  RS-HD |  RM-HD |  GC  |  PDD |
|  RS-LD |  MH    |  OI    |  M-1 |  RU  |



**CASE 07-24 MA**

**RU to TRO**

TMS 23400-05-05

Golf Club of South Carolina  
(aka Crickentree)

Grover Wilson Rd

Abell Rd

Langford Rd

Labrador Dr

Bowhunter Dr

**Site**

Ruff Rd

Beechwood Ln

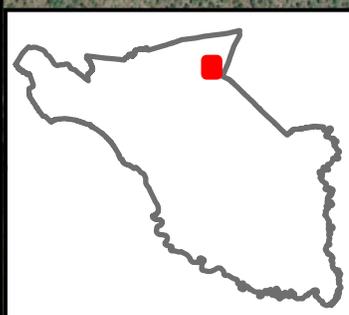
EJW Rd

Bud Keef Rd

Lake Carolina

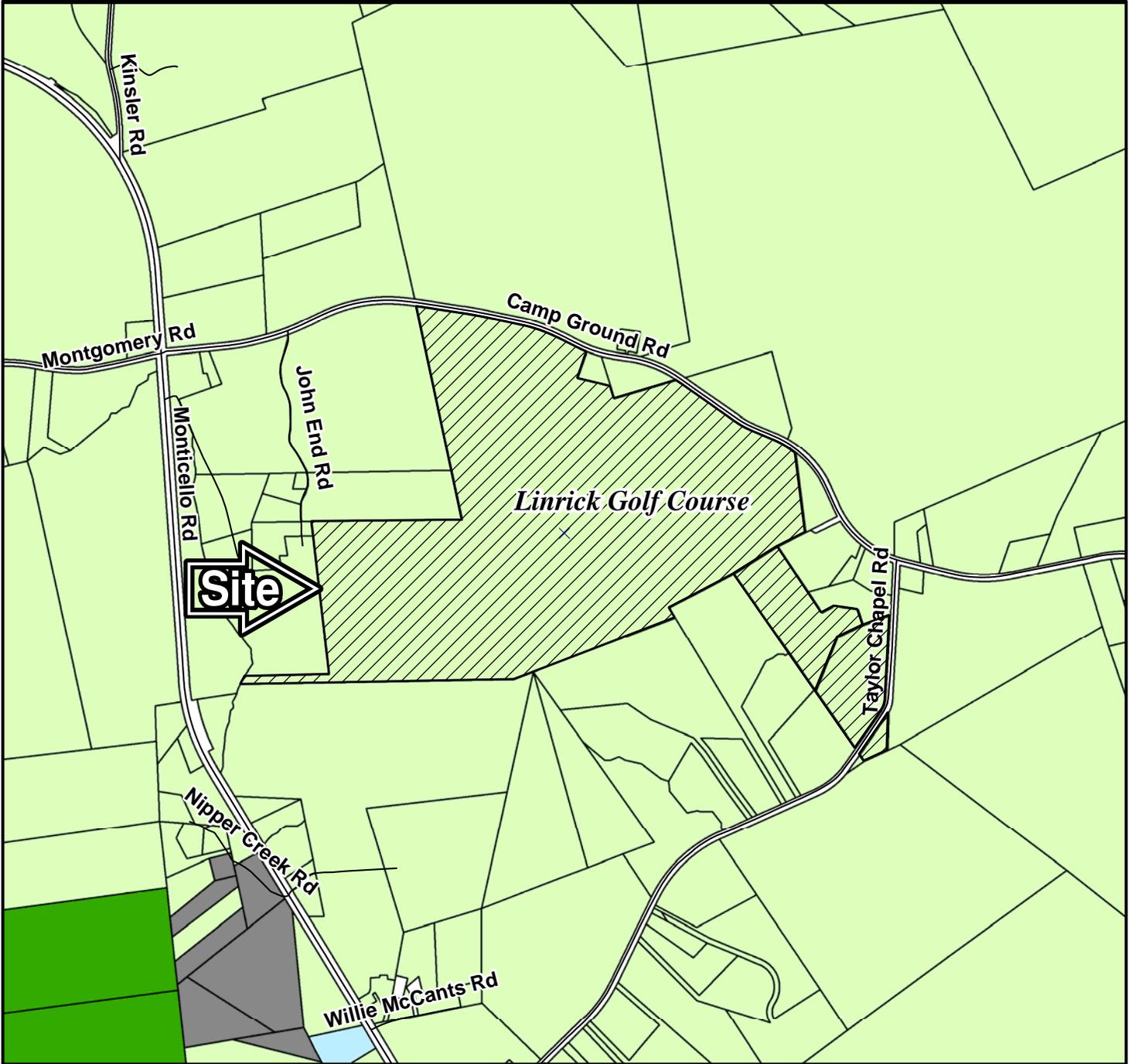
Kelly Mill Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



# CASE 07-24 MA

## RU to TRO



### ZONING CLASSIFICATIONS



Subject Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU



**CASE 07-24 MA**

**RU to TRO**

TMS 08100-02-05, 08000-02-12 & 08000-02-07

Linrick Golf Course

Kinsler Rd

Montgomery Rd

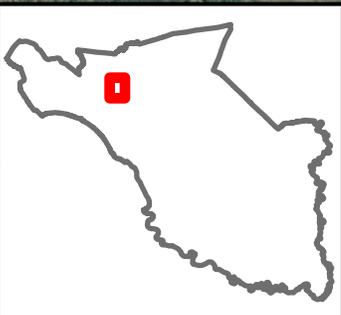
Camp Ground Rd

Site

FLOOD ZONE A

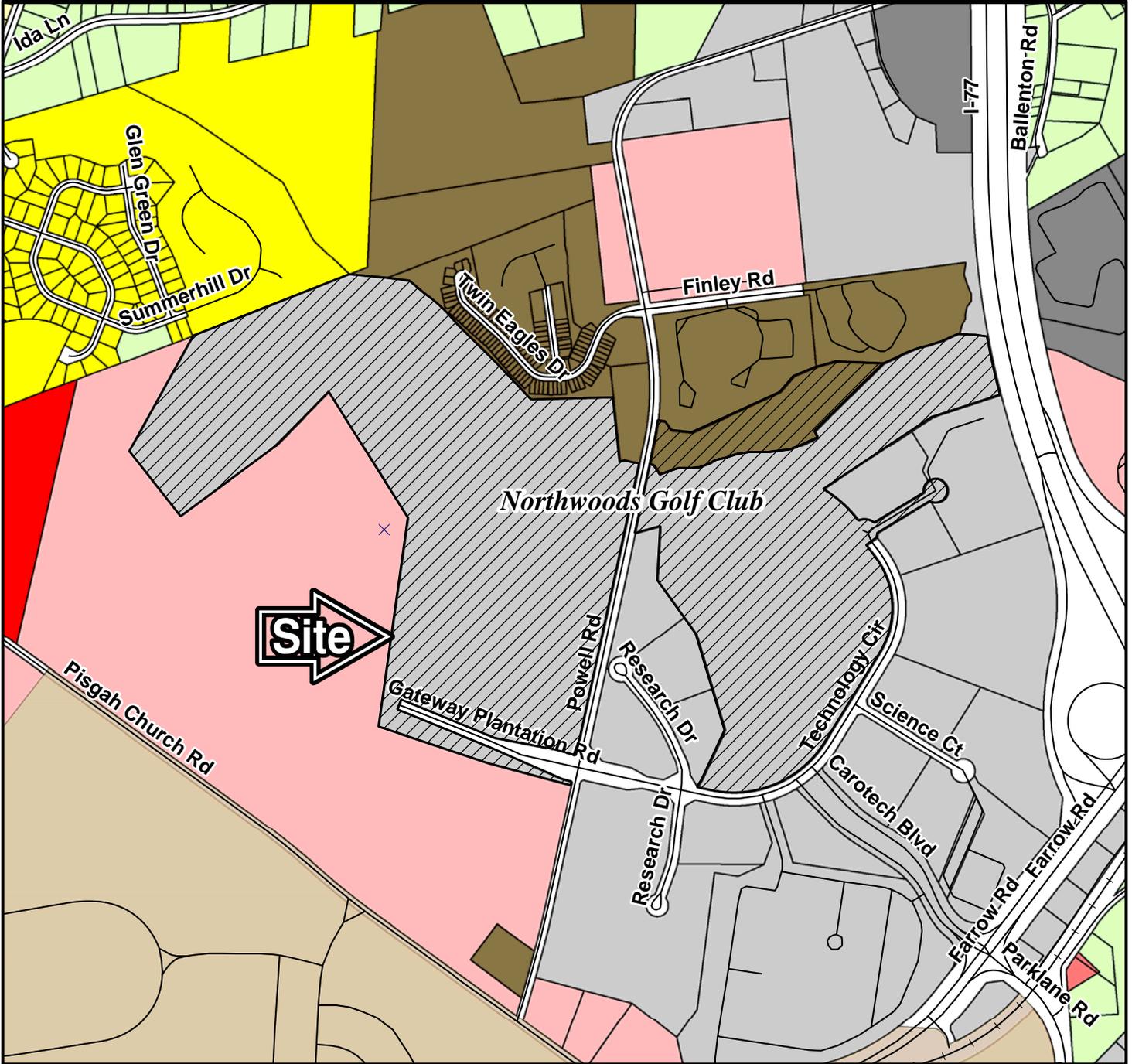
FLOOD ZONE AE

WETLANDS

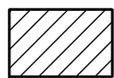


# CASE 07-24 MA

## M-1/RM-HD to TRO



### ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



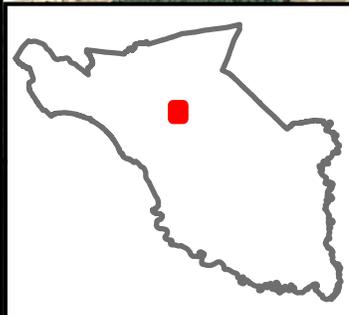
PDD



RU

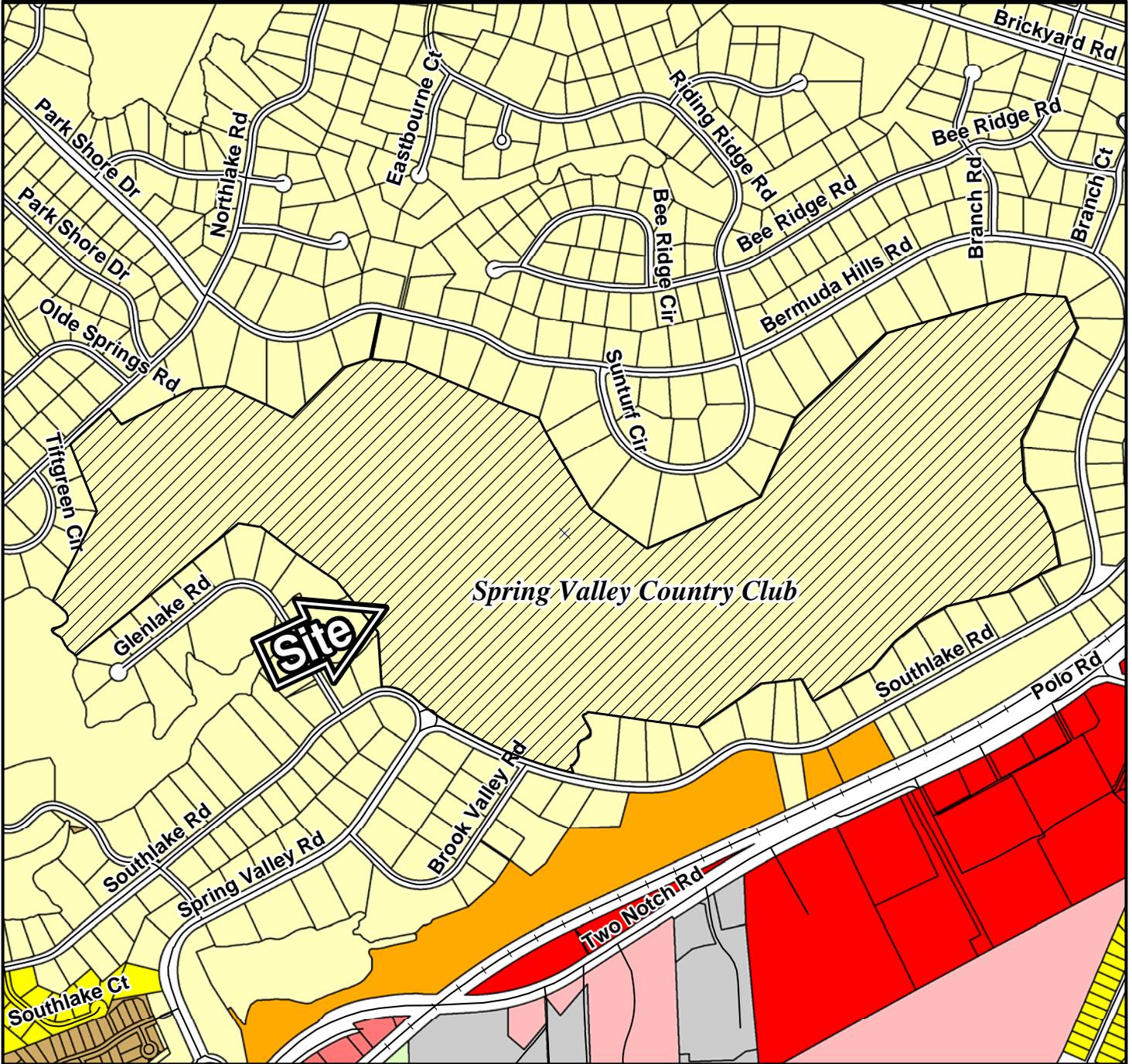


**CASE 07-24 MA**  
**M-1/RM-HD to TRO**  
TMS 14500-02-20, 14500-03-05 & 17200-02-11  
Northwoods Golf Club



# CASE 07-24 MA

## RS-LD to TRO

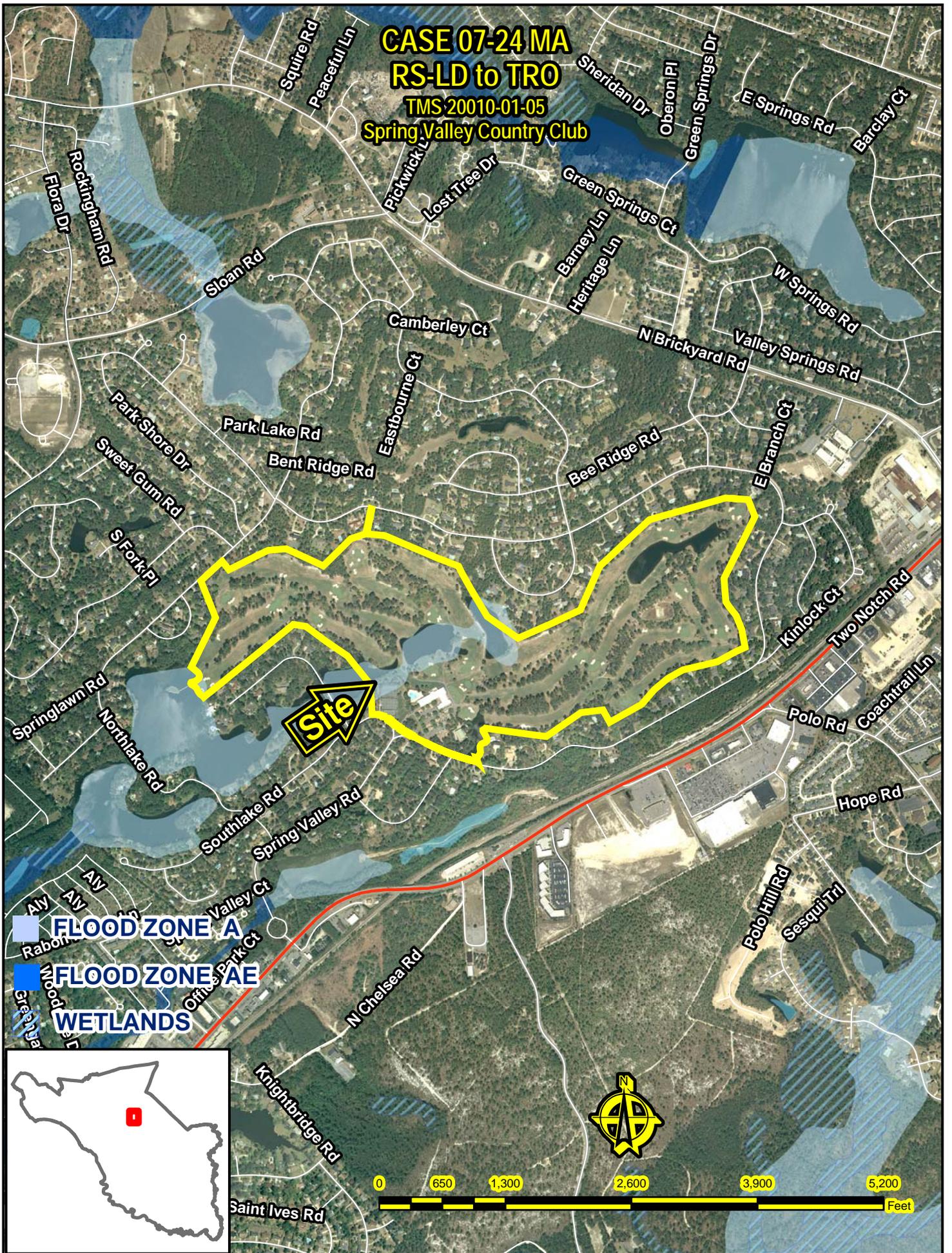


### ZONING CLASSIFICATIONS

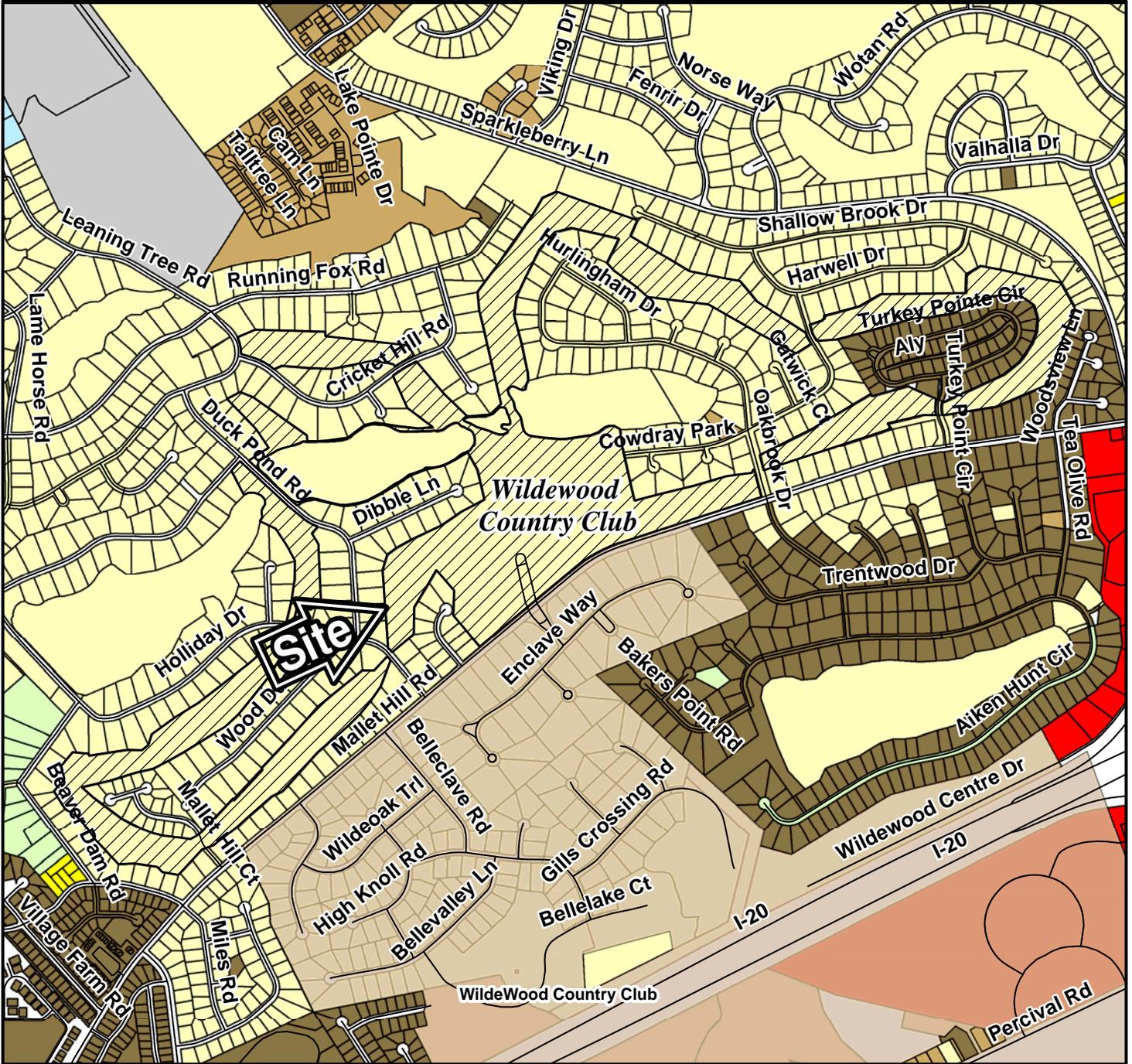
|                  |  |       |  |       |  |       |  |     |  |     |
|------------------|--|-------|--|-------|--|-------|--|-----|--|-----|
|                  |  | RR    |  | RS-MD |  | RM-MD |  | NC  |  | HI  |
| Subject Property |  | RS-E  |  | RS-HD |  | RM-HD |  | GC  |  | PDD |
|                  |  | RS-LD |  | MH    |  | OI    |  | M-1 |  | RU  |



**CASE 07-24 MA**  
**RS-LD to TRO**  
**TMS 20010-01-05**  
**Spring Valley Country Club**



# CASE 07-24 MA RS-LD to TRO



## ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



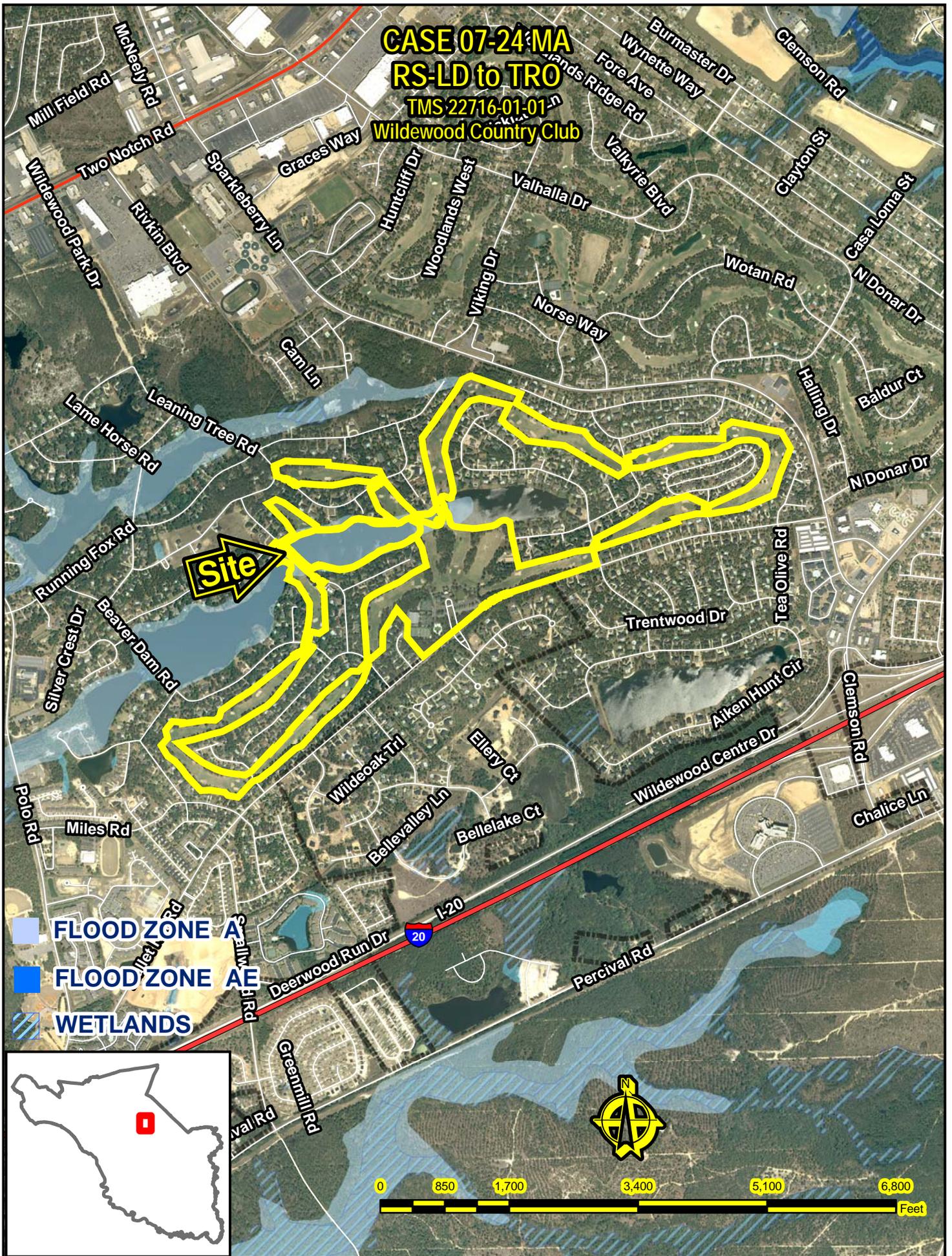
PDD



RU

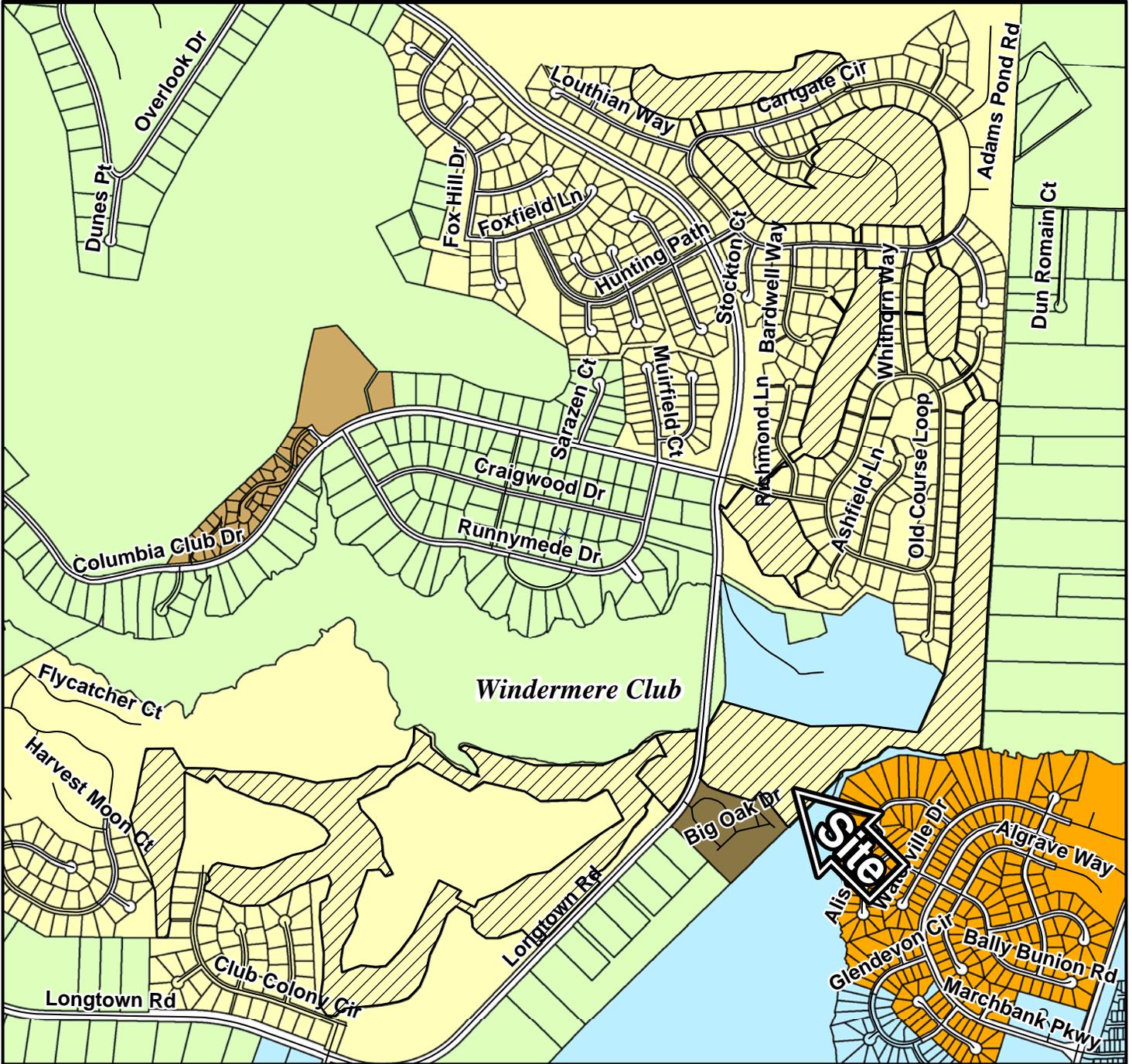


**CASE 07-24 MA**  
**RS-LD to TRO**  
**TMS 22716-01-01**  
**Wildwood Country Club**



# CASE 07-24 MA

## RS-LD to TRO



### ZONING CLASSIFICATIONS



Subject Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1

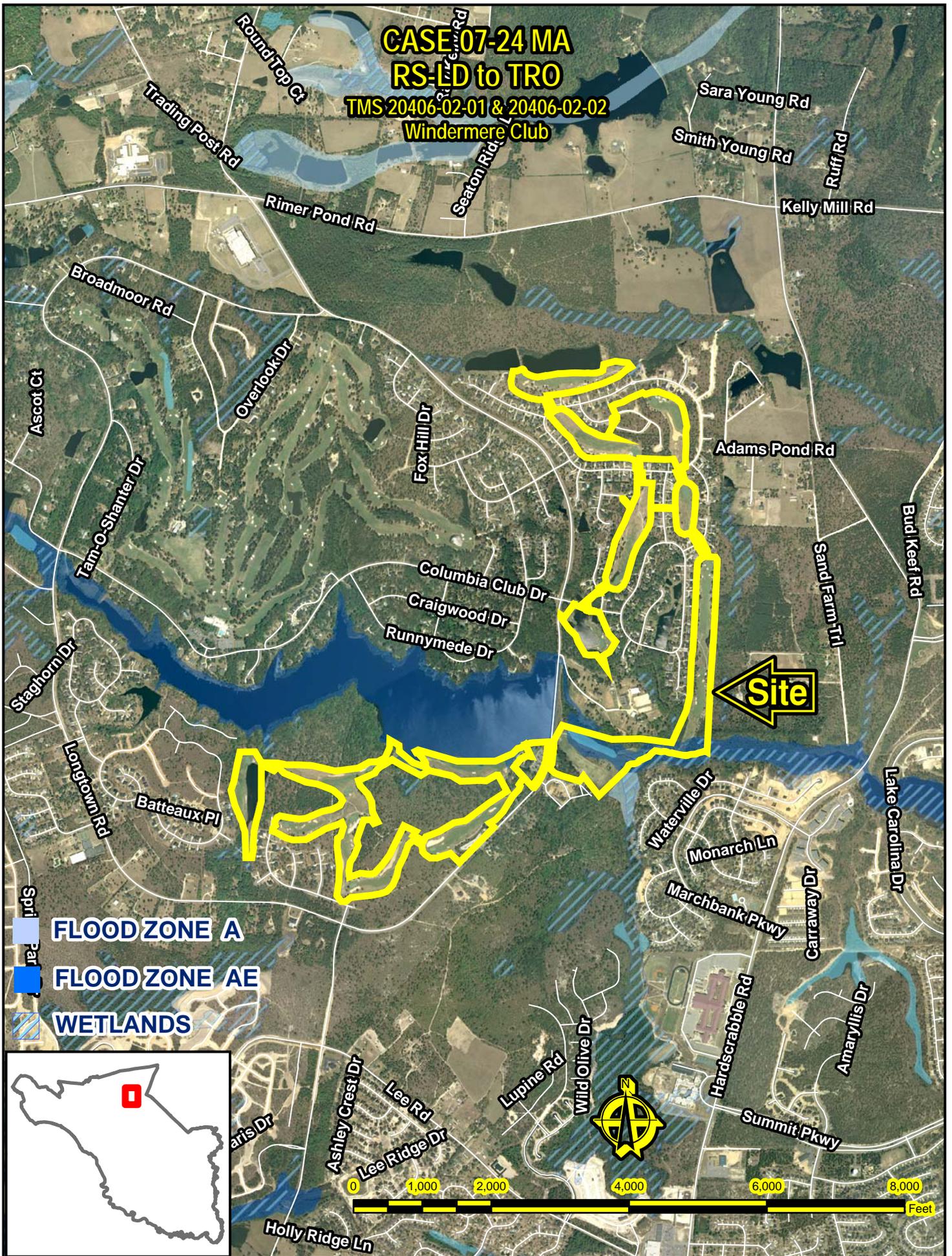


RU



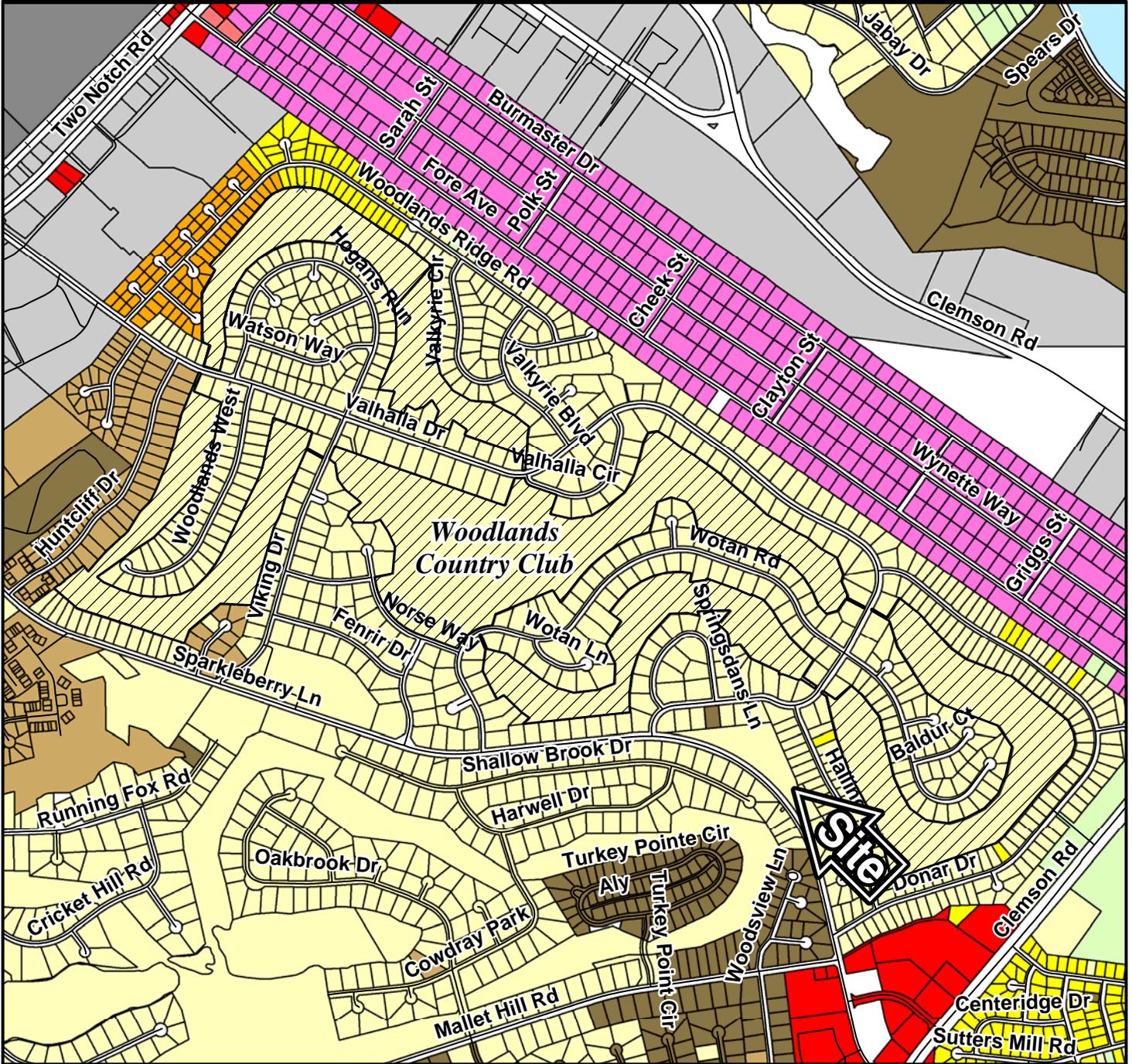
**CASE 07-24 MA  
RS-LD to TRO**

**TMS 20406-02-01 & 20406-02-02  
Windermere Club**

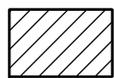


# CASE 07-24 MA

## RS-LD to TRO



### ZONING CLASSIFICATIONS



Subject Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU







**RICHLAND COUNTY, SOUTH CAROLINA  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

**TO:** Planning Commission Members: Interested Parties  
**FROM:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator  
**DATE:** March 26, 2007  
**RE:** Subdivision and Street Name Approval

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements. **The proposed subdivision/commercial names are included for your information only.**

**Action Requested**

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

| <b>APP'D SUBDIVISION NAMES</b> | <b>GENERAL LOCATION</b>                              |
|--------------------------------|--|
| Buttermilk Station S/D         | Proposed Project off I-277 & Farrow, Northeast       |
| Cheswick Park S/D              | Proposed Apartment Complex off Clemson Rd, Northeast |
| Coronata Park S/D              | Proposed Apartment Complex off Clemson Rd, Northeast |
| Palms @ Premiere Park, The S/D | Proposed Apartment Complex off Clemson Rd, Northeast |

| <b>PROPOSED STREET NAMES</b> | <b>GENERAL LOCATION</b>                                   |
|------------------------------|---|
| Abney Holly Way              | Future Abney Hill Estates, S/D, Blythewood                |
| Abneywoods Dr                | Future Abney Hill Estates, S/D, Blythewood                |
| Aiden                        | Future Stonemont, Ph 2, Irmo                              |
| Beckwood                     | Future Stonemont, Ph 2, Irmo                              |
| Beech Forest                 | Future Stonemont, Ph 2, Irmo                              |
| Dandelion                    | Proposed Summers Trace S/D, Off Blythewood Rd, Blythewood |
| Dragonfly                    | Proposed Summers Trace S/D, Off Blythewood Rd, Blythewood |
| Graceful Oaks Way            | Future Abney Hill Estates, S/D, Blythewood                |

|                   |   |
|-------------------|---|
| Laurel Glen Dr    | Future Abney Hill Estates, S/D, Blythewood                |
| Midland Valley Dr | Future Abney Hill Estates, S/D, Blythewood                |
| Moonflower        | Proposed Summers Trace S/D, Off Blythewood Rd, Blythewood |
| Morning Glory     | Proposed Summers Trace S/D, Off Blythewood Rd, Blythewood |
| Mulberry Hill     | Future Abney Hill Estates, S/D, Blythewood                |
| Navigator         | Future Abney Hill Estates, S/D, Blythewood                |
| Pike              | Future Stonemont, Ph 2, Irmo                              |
| Poclio            | Future Stonemont, Ph 2, Irmo                              |
| Robin Song        | Proposed Summers Trace S/D, Off Blythewood Rd, Blythewood |
| Stone Hollow      | Future Stonemont, Ph 2, Irmo                              |
| Sunlight          | Proposed Summers Trace S/D, Off Blythewood Rd, Blythewood |
| Tarpley           | Future Stonemont, Ph 2, Irmo                              |
| Tree House        | Proposed Summers Trace S/D, Off Blythewood Rd, Blythewood |
| Vail              | Future Stonemont, Ph 2, Irmo                              |
| Vinca             | Proposed Project off Wilson Blvd, Northeast               |
| Wolf Ridge        | Future Stonemont, Ph 2, Irmo                              |





Richland County Government  
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Columbia, SC 29204

Phone (803) 576-2180  
Fax (803) 576-2182

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