

RICHLAND COUNTY  
PLANNING COMMISSION

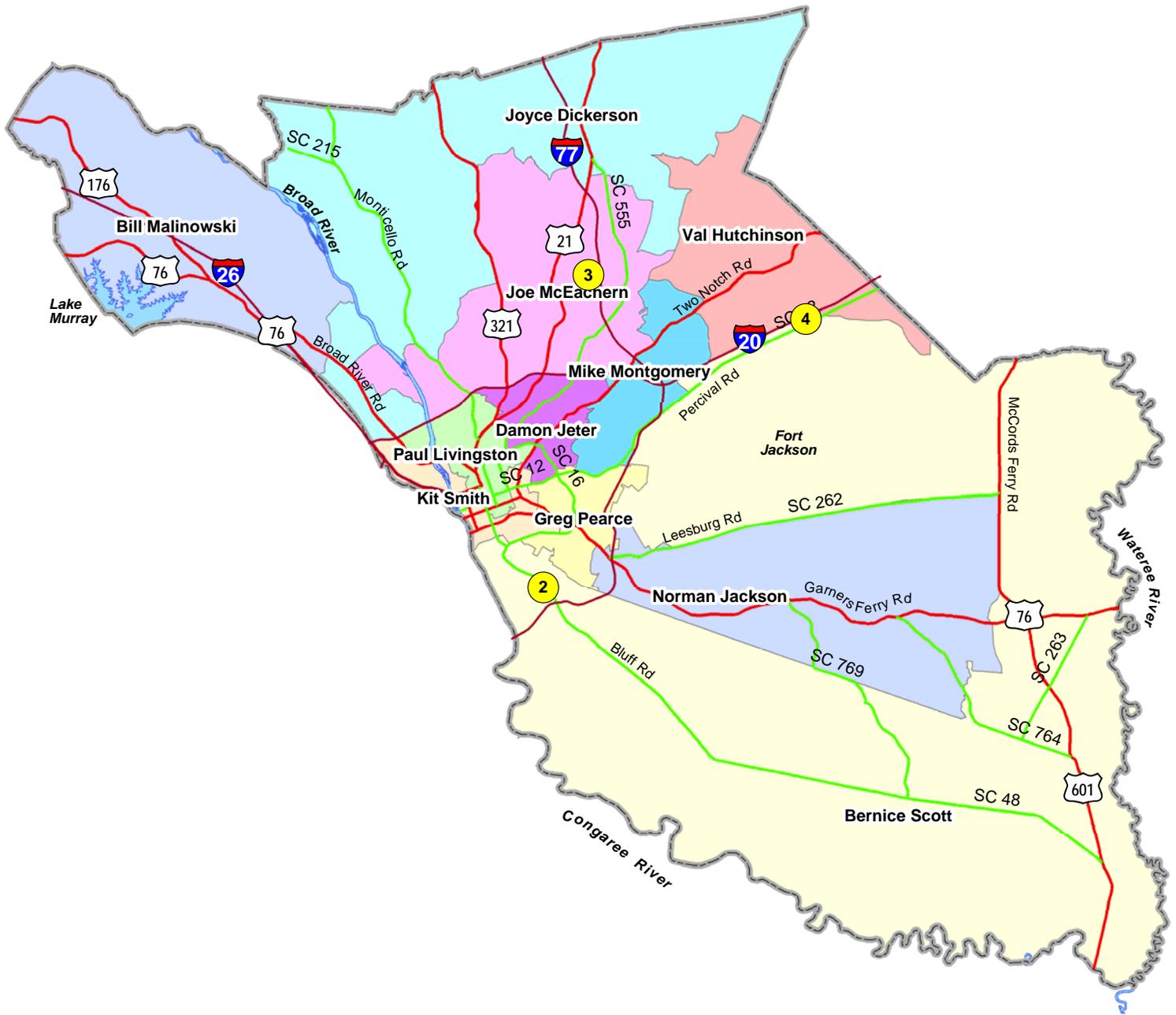


JUNE 4, 2007



# RICHLAND COUNTY PLANNING COMMISSION

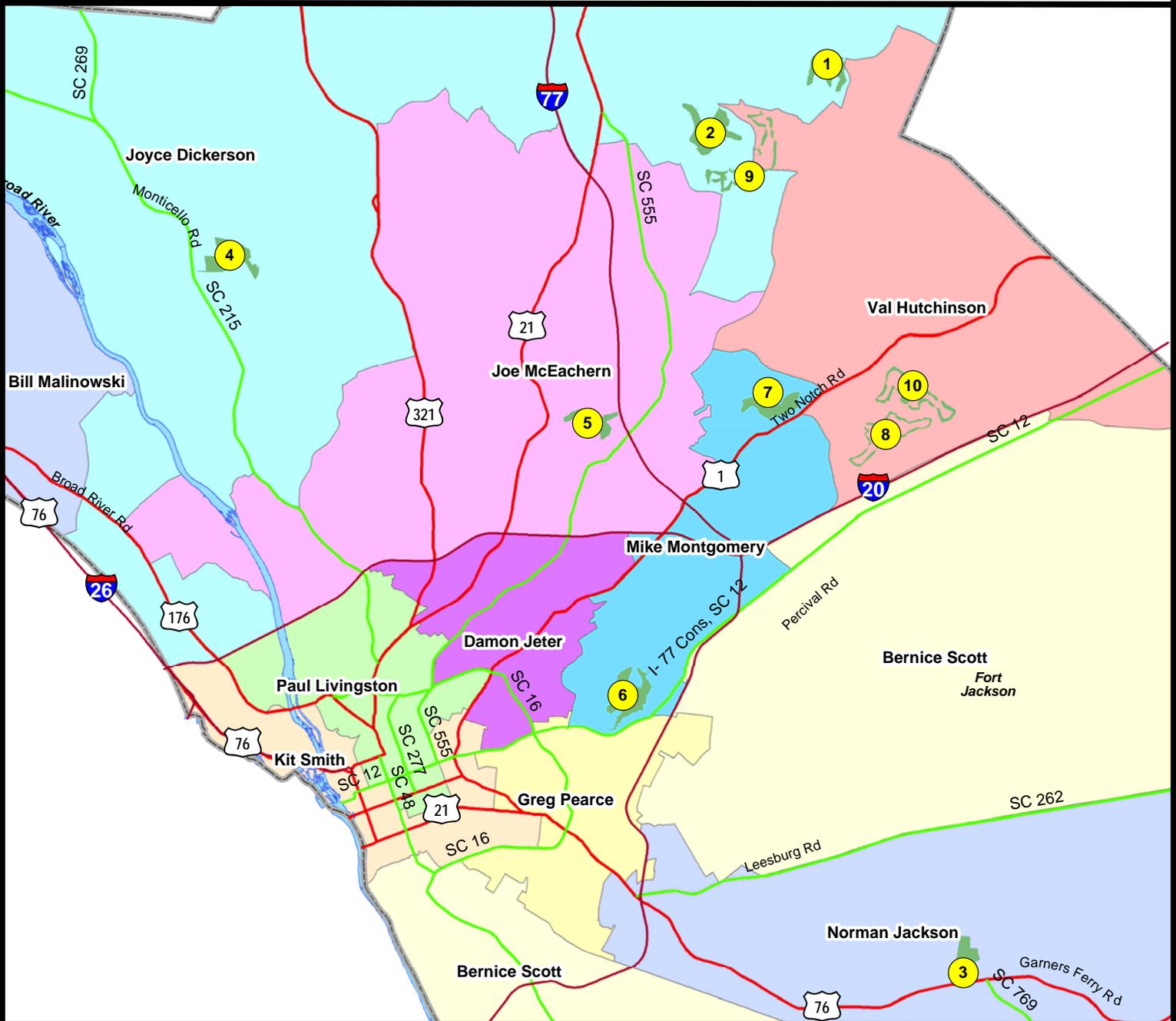
## JUNE 4, 2007



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 07-24 MA	Richland County Council	See back of this page	See back of this page	See back
2. 07-30 MA	Retreat Columbia	11115-06-02 & 11100-01-10 (p)	Barnes St. & Riley St.	Scott
3. 07-32 MA	Patrick Palmer	14600-03-16 (p)	I-77 & Killian Rd.	McEachern
4. 07-33 MA	Mark Jeffers	28800-04-05	Percival Rd. & Spears Creek Church Rd.	Scott

# CASE 07-24 MA

## RU/M-1/RS-LD/RM-HD to TRO



NO.	NAME	TMS NUMBER(S)	ZONING	DISTRICT
1.	Golf Club of South Carolina (aka Crickentree)	23400-05-05	RU	Dickerson
2.	Columbia Country Club	20500-06-22	RU	Dickerson
3.	Sedgewood Country Club	24800-06-31	RU	Jackson
4.	Linrick Golf Club	08100-02-05, 08100-02-07 & 08000-02-12	RU	Dickerson
5.	South Carolina Research & Northwoods Golf Club	17200-02-11 14500-02-20 14500-03-05	M-1 M-1 RM-HD	McEachern McEachern McEachern
6.	Forest Lake Club	16704-03-01	RS-LD	Montgomery
7.	Spring Valley Country Club	20010-01-05	RS-LD	Montgomery
8.	Wildewood Country Club	22716-01-01	RS-LD	Hutchinson
9.	Windermere Club	20406-02-01 & 20406-02-02	RS-LD	Dickerson
10.	Woodlands Country Club	25703-01-01	RS-LD	Hutchinson

**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, June 4, 2007**

**Agenda**

**1:00 PM**

**2020 Hampton Street**

**2<sup>nd</sup> Floor, Council Chambers**

**STAFF** Donny Phipps ..... Interim Planning Director  
Anna Almeida, AICP ..... 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 May 7, 2007 Minutes

**IV. AGENDA AMENDMENTS**

**V. NEW BUSINESS - ZONING MAP AMENDMENTS**

CASE # 07 – 24 MA			<b>Page</b>
APPLICANT	Richland County Council		<b>01</b>
REQUESTED AMENDMENT	RU/M-1/RS-LD/RM-HD to TRO		
PURPOSE	Traditional Recreation Open Space		
TAX MAP SHEET NUMBERS	Linrick Golf Club	08100-02-05	RU
		08100-02-07	RU
		08000-02-12	RU
	Sedgewood Country Club	24800-06-31	RU
	Golf Club of South Carolina (aka Crickentree)	23400-05-05	RU
	Columbia Country Club	20500-06-22	RU
	Forest Lake Club	16704-03-01	RS-LD
	Spring Valley Country Club	20010-01-05	RS-LD
	Wildewood Country Club	22716-01-01	RS-LD
	Windermere Club	20406-02-01	RS-LD
		20406-02-02	RS-LD
	Woodlands Country Club	25703-01-01	RS-LD
	South Carolina Research	17200-02-11	M-1
	Northwoods Golf Club	14500-02-20	M-1
		14500-03-05	RM-HD

CASE # 07 - 30 MA		<b>Page</b>
APPLICANT	Retreat Columbia	<b>27</b>
REQUESTED AMENDMENT	RU/M-1 to RM-HD (21.25 acres)	
PURPOSE	Multi-Family Dwellings	
TAX MAP SHEET NUMBER (S)	11115-06-02 & 11100-01-10 (p)	
LOCATION	Barnes & Riley St.	

CASE # 07 - 32 MA		<b>Page</b>
APPLICANT	Patrick Palmer	<b>33</b>
REQUESTED AMENDMENT	M-1 to GC (20.10)	
PURPOSE	General Commercial	
TAX MAP SHEET NUMBER (S)	14600-03-16 (p)	
LOCATION	I-77 & Killian Rd.	

CASE # 07 - 33 MA		<b>Page</b>
APPLICANT	Mark Jeffers	<b>39</b>
REQUESTED AMENDMENT	RU to GC (1.11)	
PURPOSE	General Commercial	
TAX MAP SHEET NUMBER (S)	15200-04-13	
LOCATION	Percival & Spears Creek Church Rds.	

**VI. NEW BUSINESS**

SD-06-94		<b>Page</b>
Project Name:	Lansing Distributors	<b>45</b>
PURPOSED	Sidewalk Waiver	
LOCATION	1511 Key Rd.	

SD-06-18		<b>Page</b>
Project Name:	Hidden Pond Subdivision	<b>49</b>
PURPOSED	Sidewalk Waiver	
LOCATION	Wildewood Subdivision	

**VII. TEXT AMENDMENT**

- a. Neighborhood Mixed Use District Text Amendment to the Land Use Plan

**VIII. COMPREHENSIVE PLAN**

**IX. ROAD NAME APPROVALS..... Page 53**

**X. ADJOURNMENT**



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

**PC MEETING DATE:** June 4, 2007  
**RC PROJECT:** 07-24 MA  
**APPLICANT:** Richland County

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**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

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**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

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**PROPERTY OWNER:** H.H. Holding Co, Inc.  
Sedgewood Country Club  
**LOCATION:** Garners Ferry Road  
**TAX MAP NUMBER:** 24800-06-31  
**ACREAGE:** 182.3  
**EXISTING ZONING:** RU

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

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

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**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

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**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

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

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**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

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**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>
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**June 26, 2007**

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

# 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

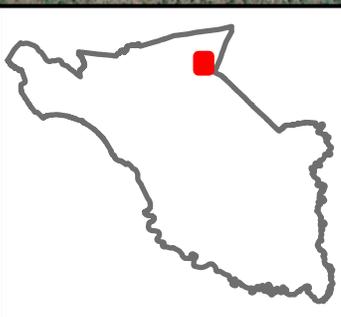
Lake Carolina

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



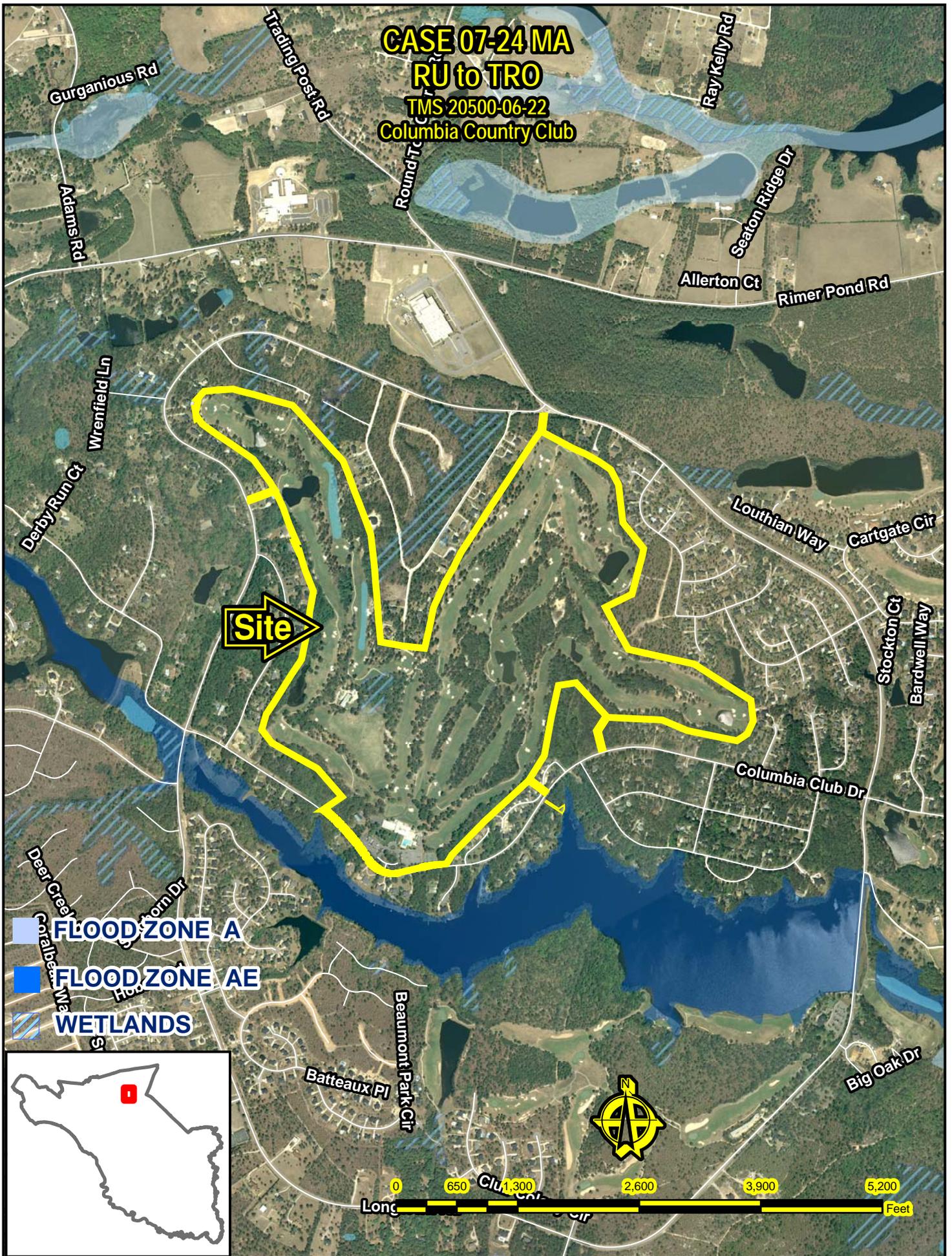
M-1



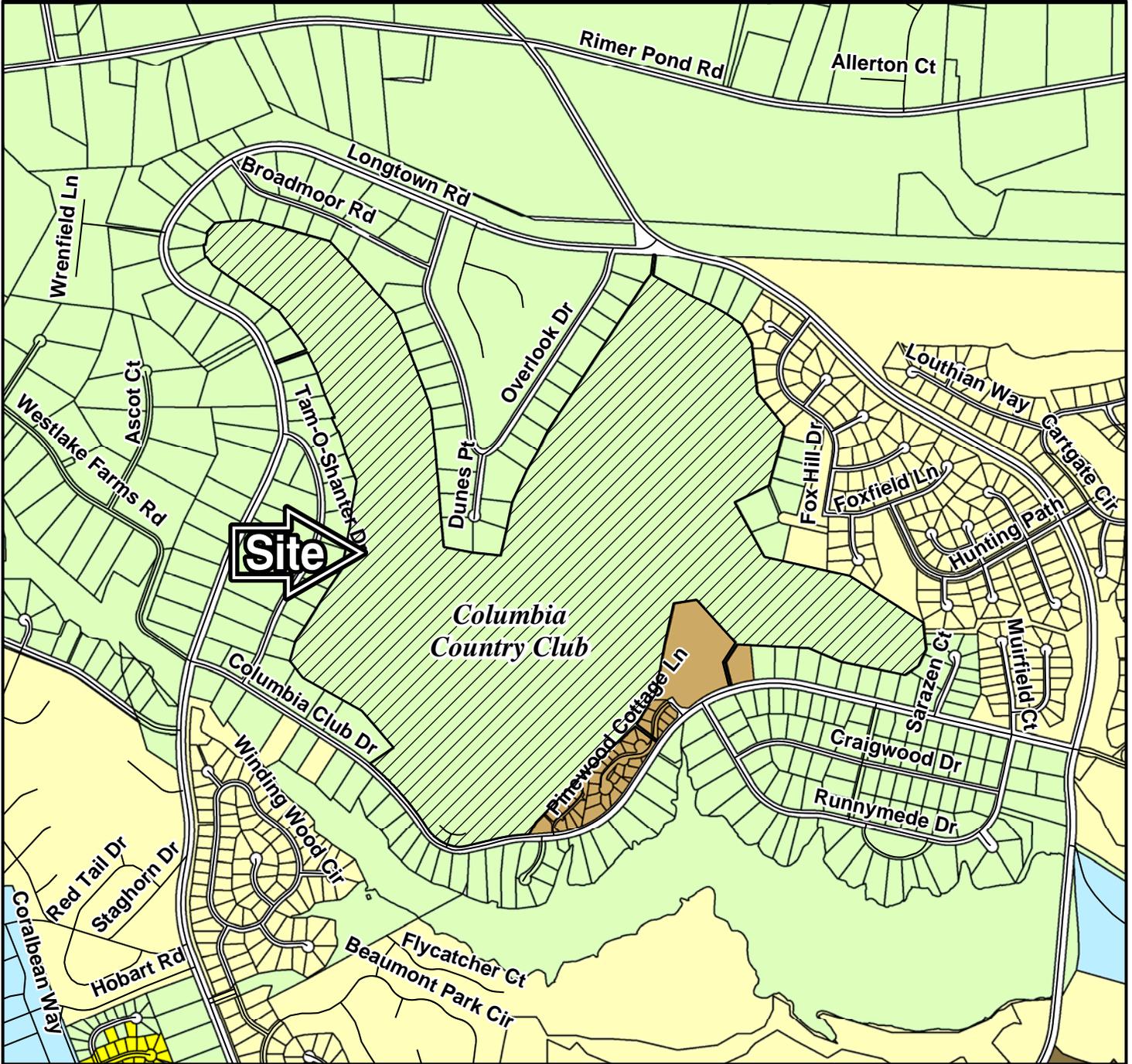
RU



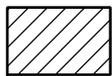
**CASE 07-24 MA**  
**RU to TRO**  
TMS 20500-06-22  
Columbia Country Club



# 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

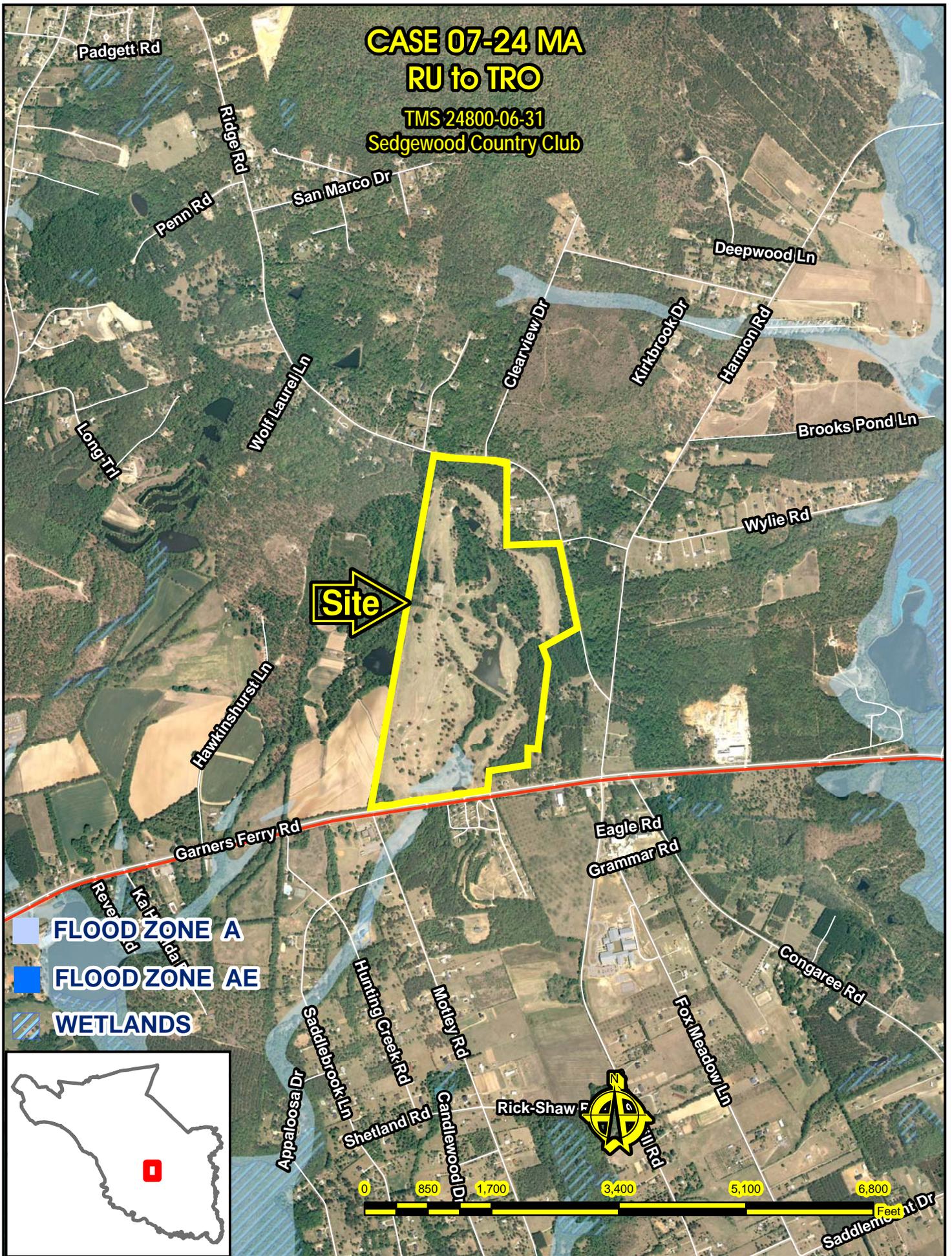


RU

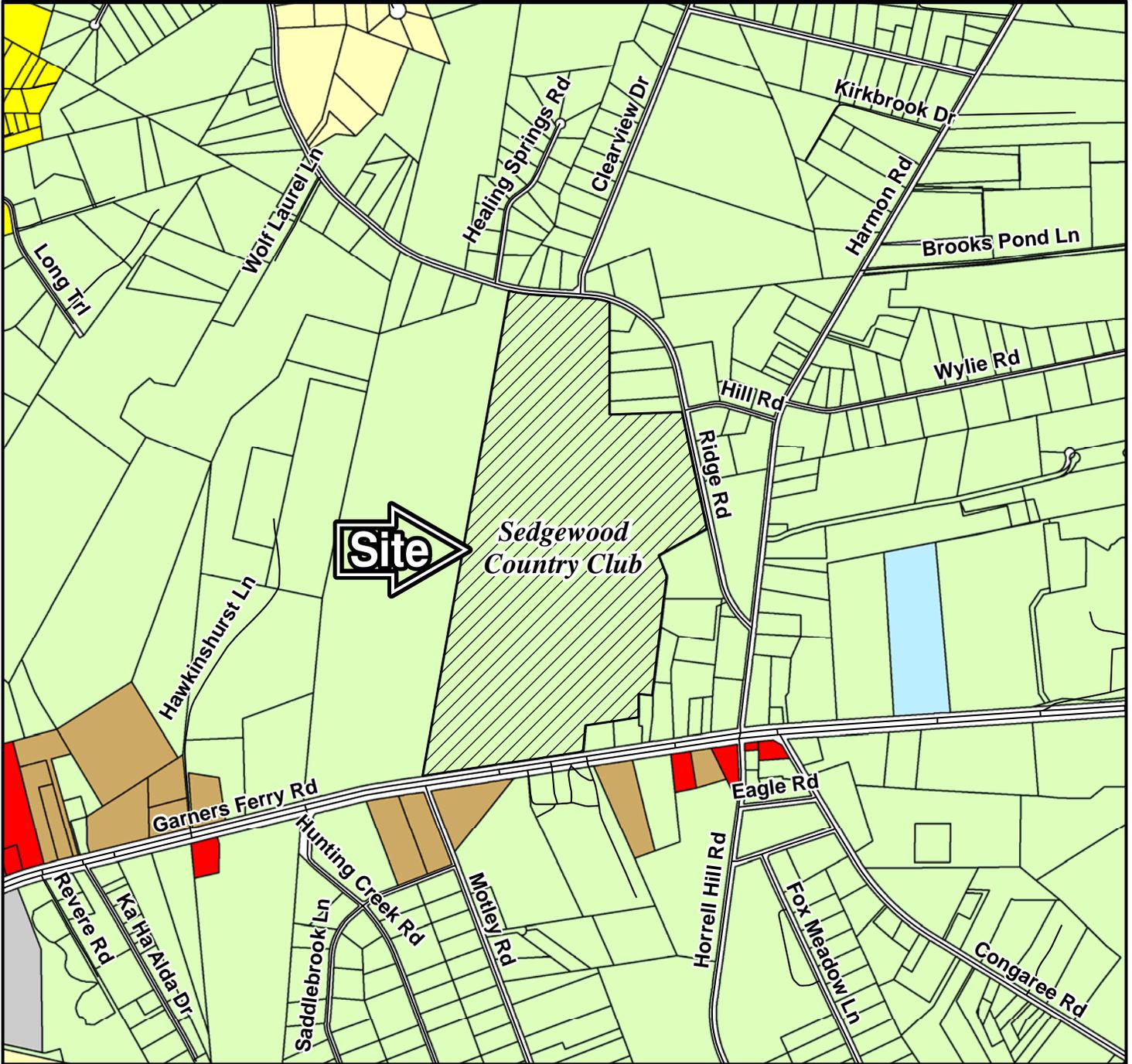


# CASE 07-24 MA RU to TRO

TMS 24800-06-31  
Sedgewood Country Club



# CASE 07-24 MA RU 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

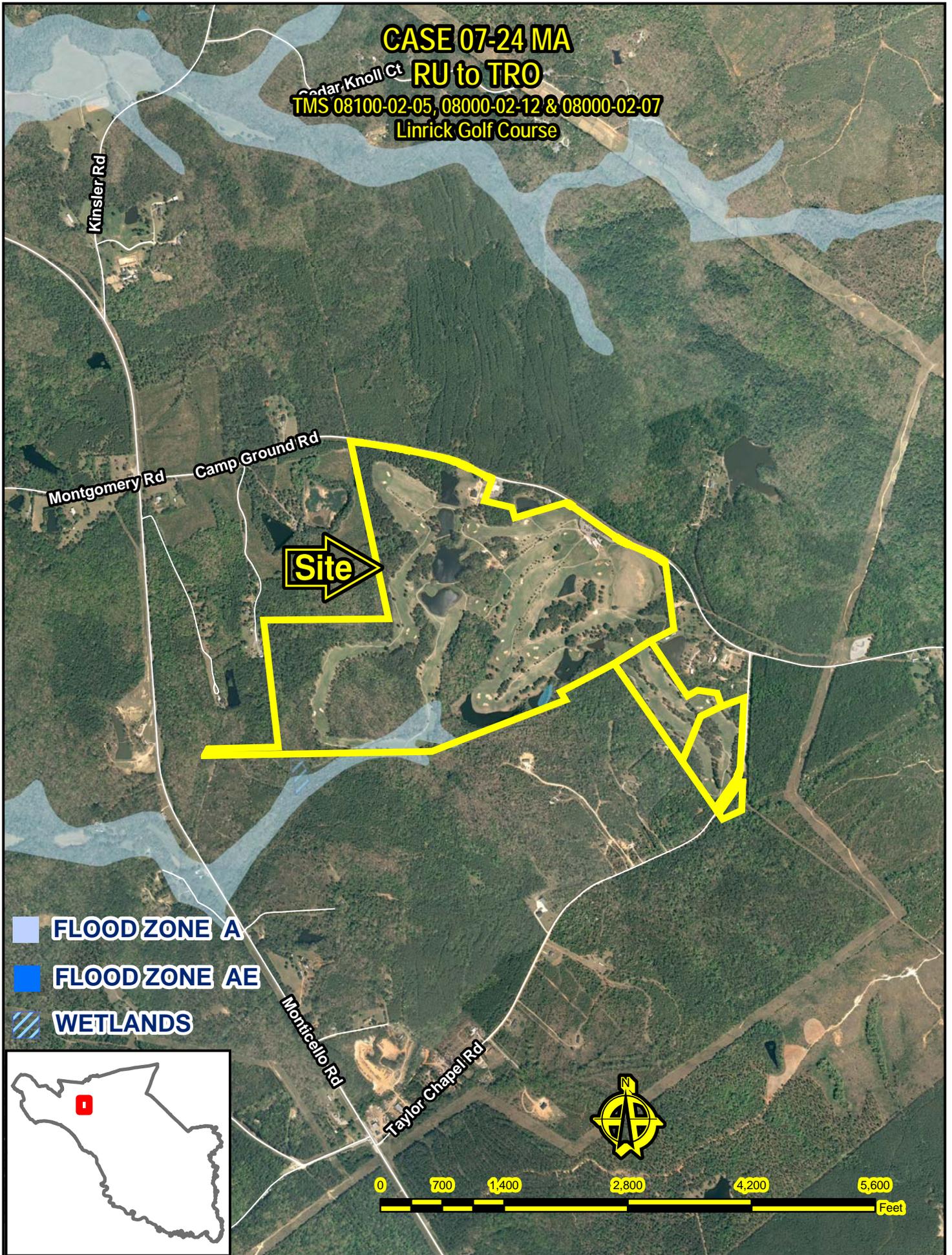


**CASE 07-24 MA**

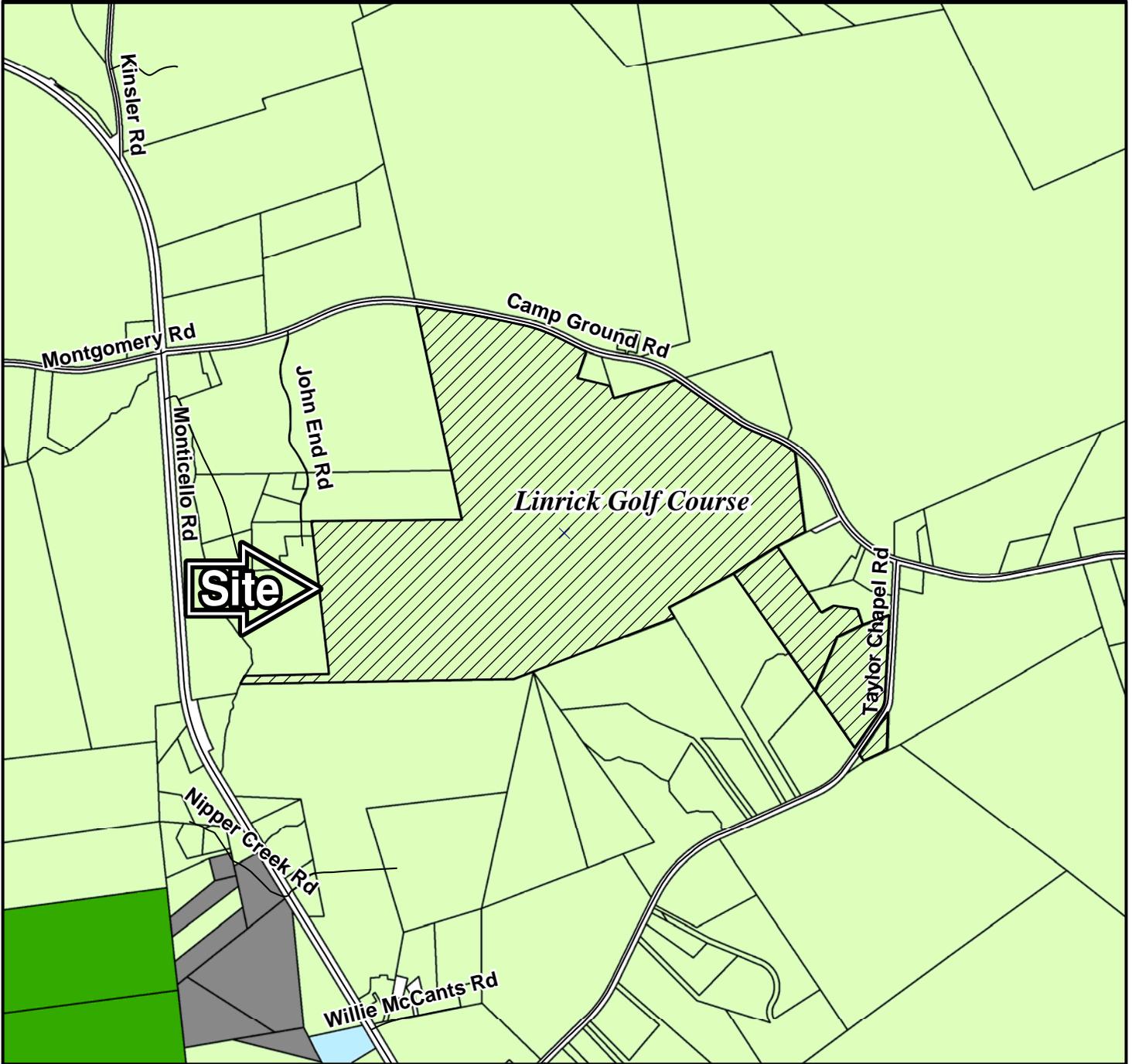
**RU to TRO**

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

Linrick Golf Course



# CASE 07-24 MA RU to TRO



## ZONING CLASSIFICATIONS

  
Subject  
Property

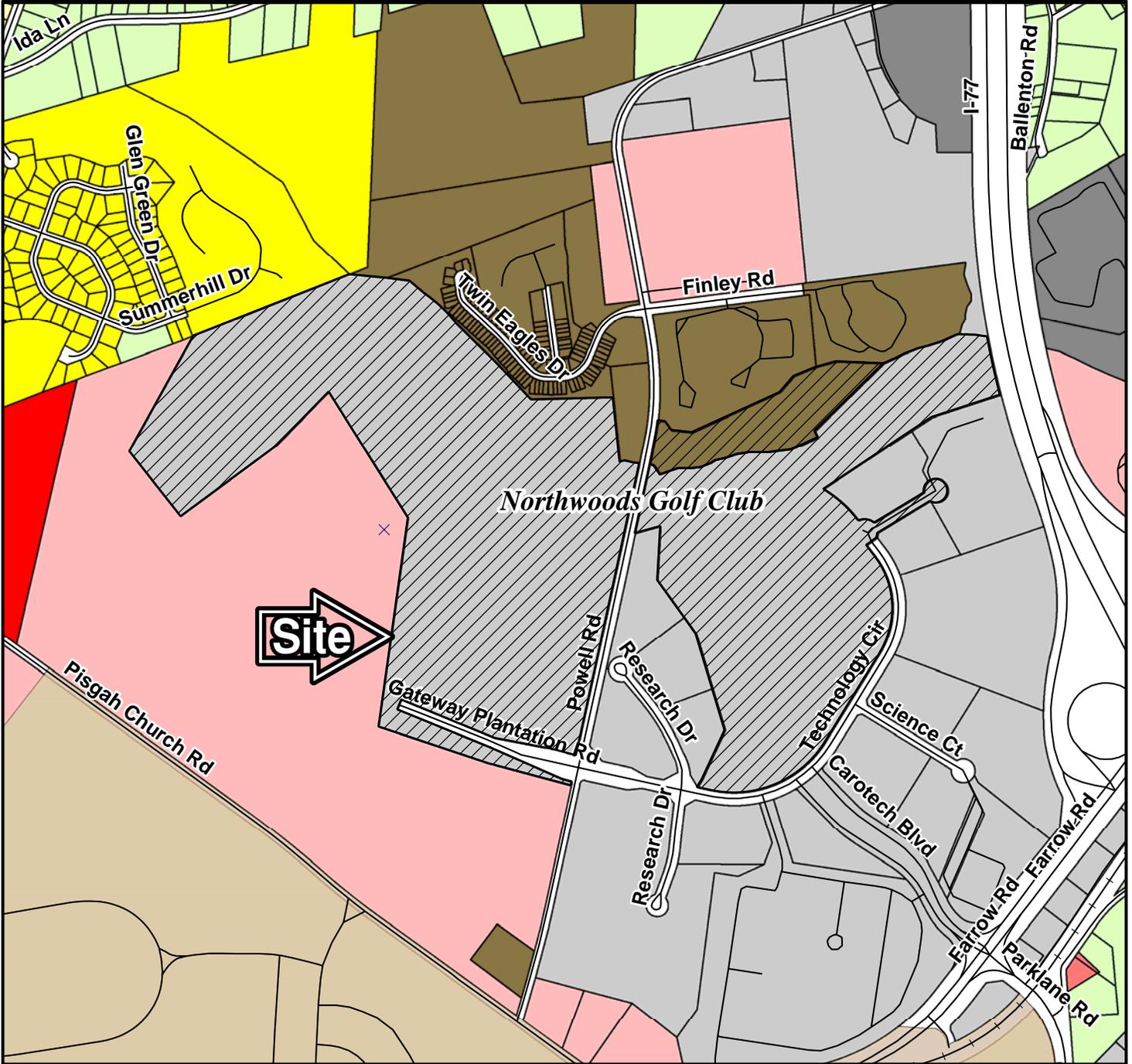
 RR	 RS-MD	 RM-MD	 NC	 HI
 RS-E	 RS-HD	 RM-HD	 GC	 PDD
 RS-LD	 MH	 OI	 M-1	 RU



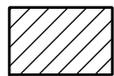
**CASE 07-24 MA**  
**M-1/RM-HD to TRO**  
TMS 14500-02-20, 14500-03-05 & 17200-02-11  
Northwoods Golf Club



# CASE 07-24 MA M-1/RM-HD 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



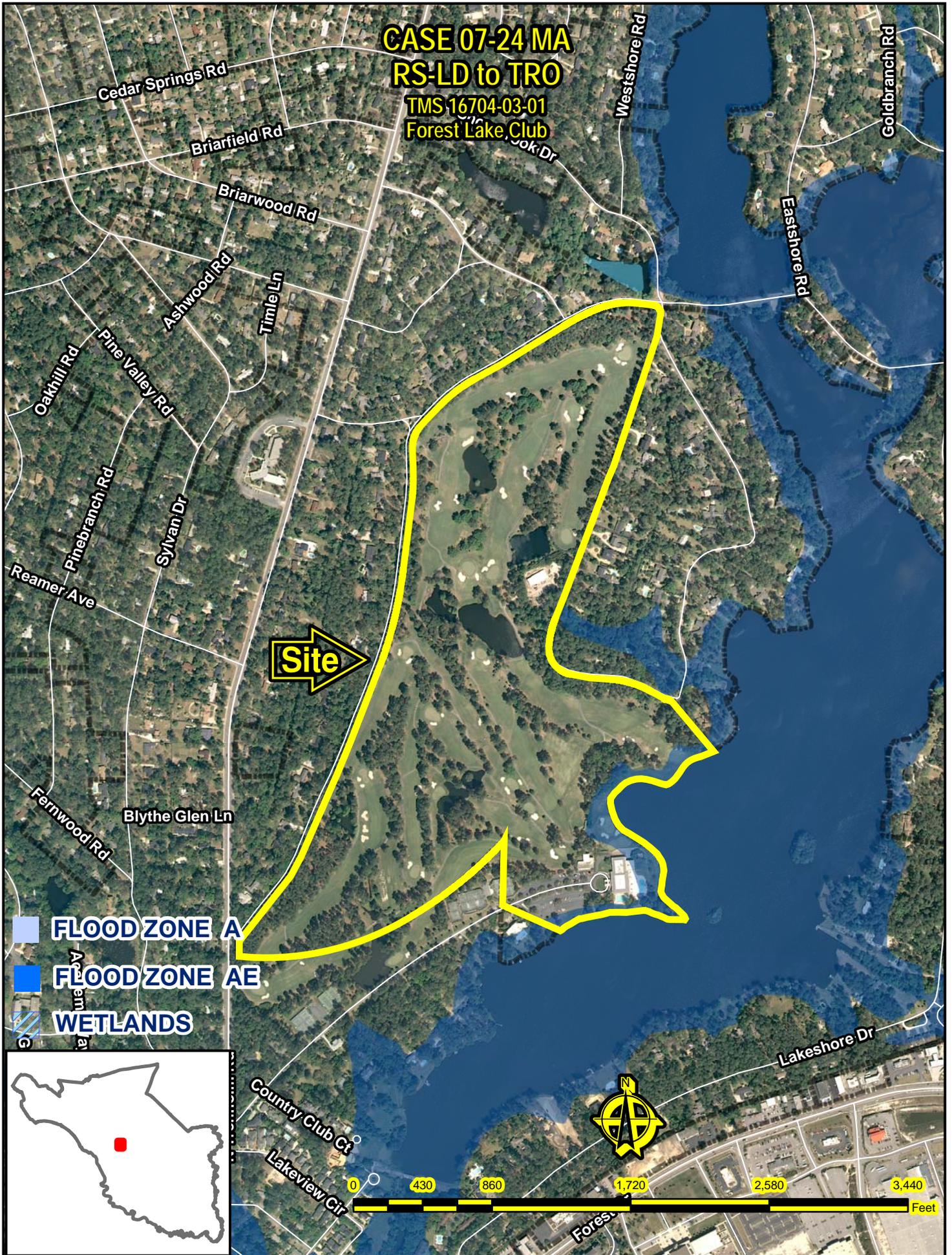
M-1



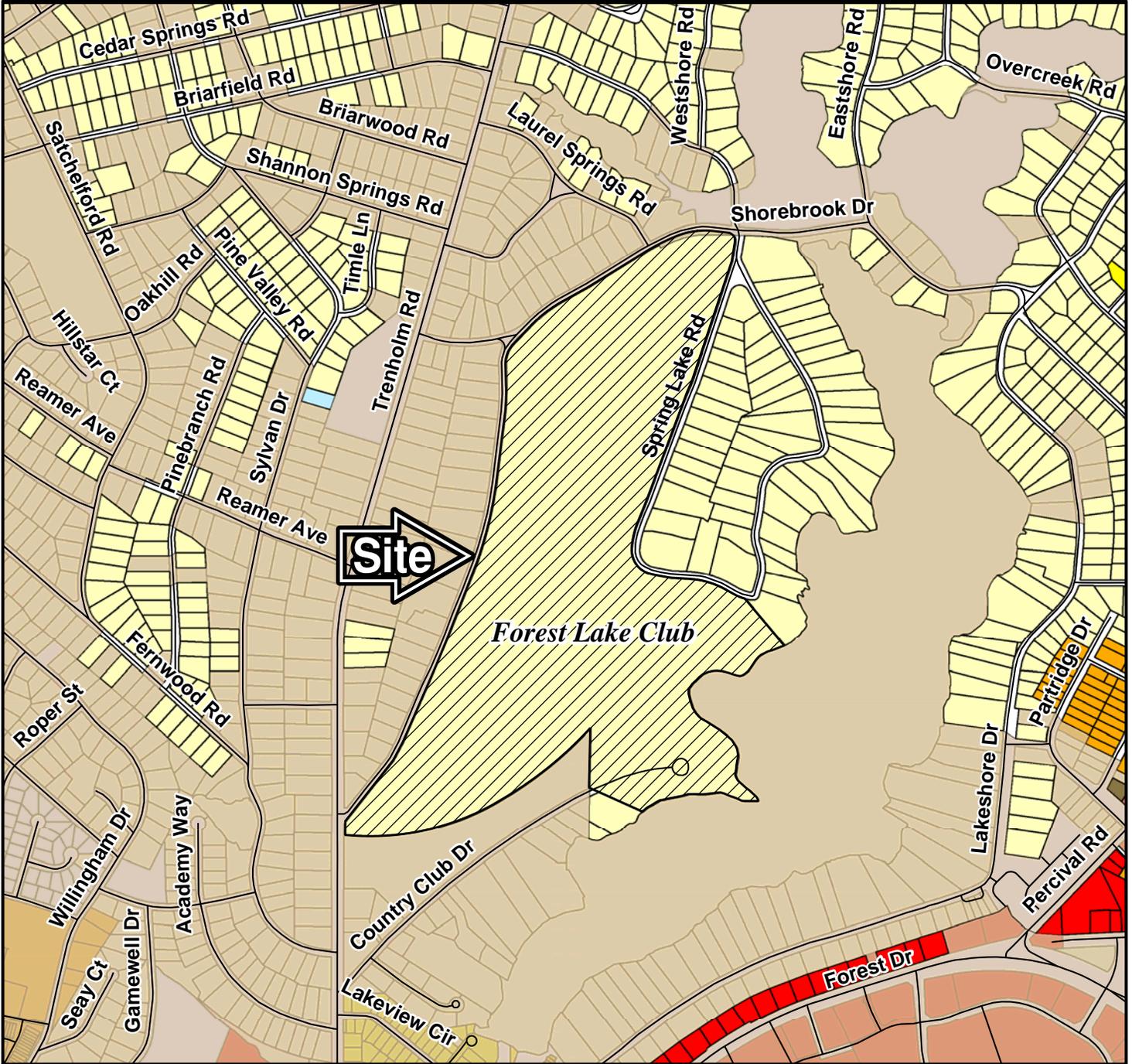
RU



**CASE 07-24 MA**  
**RS-LD to TRO**  
TMS 16704-03-01  
Forest Lake 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



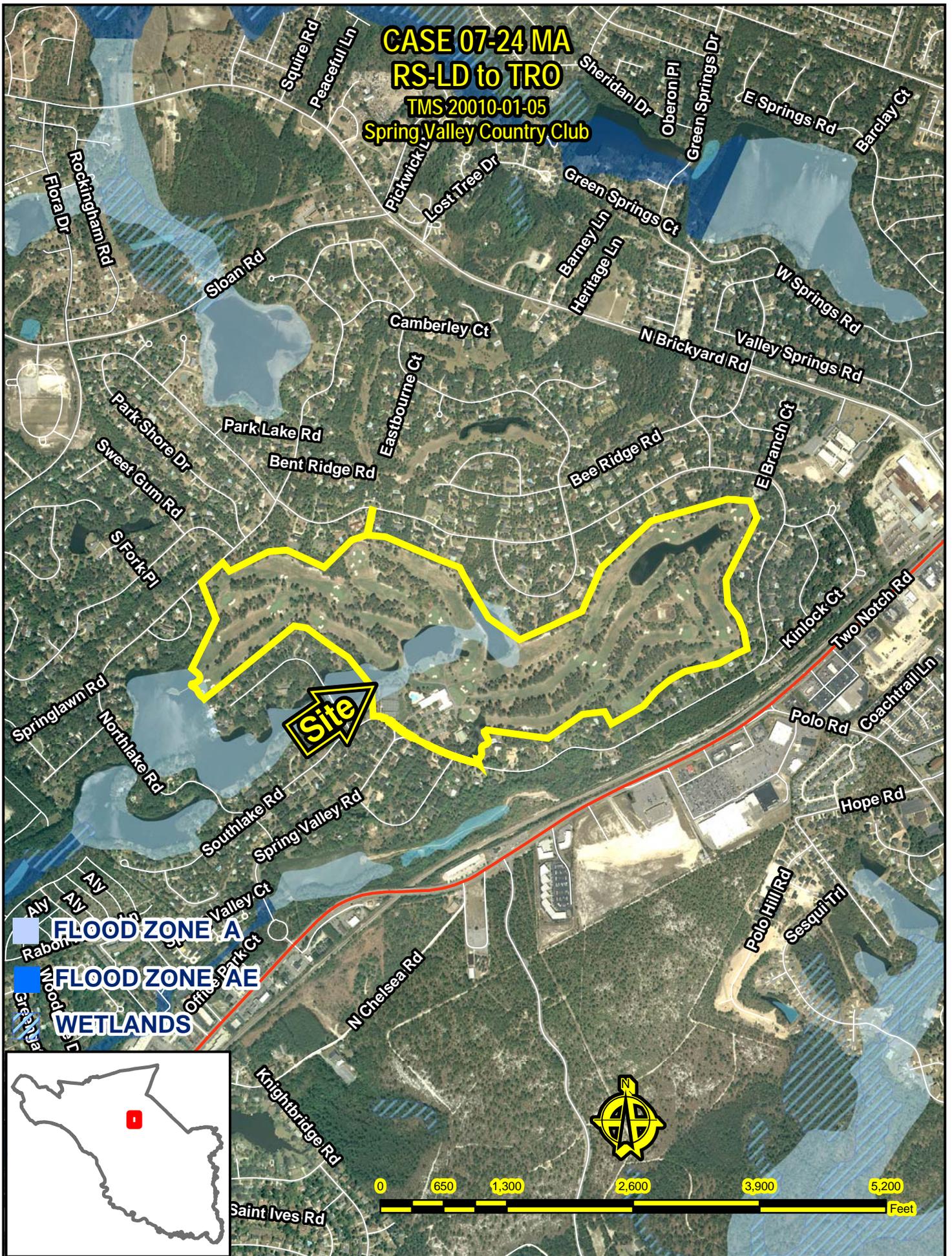
M-1



RU

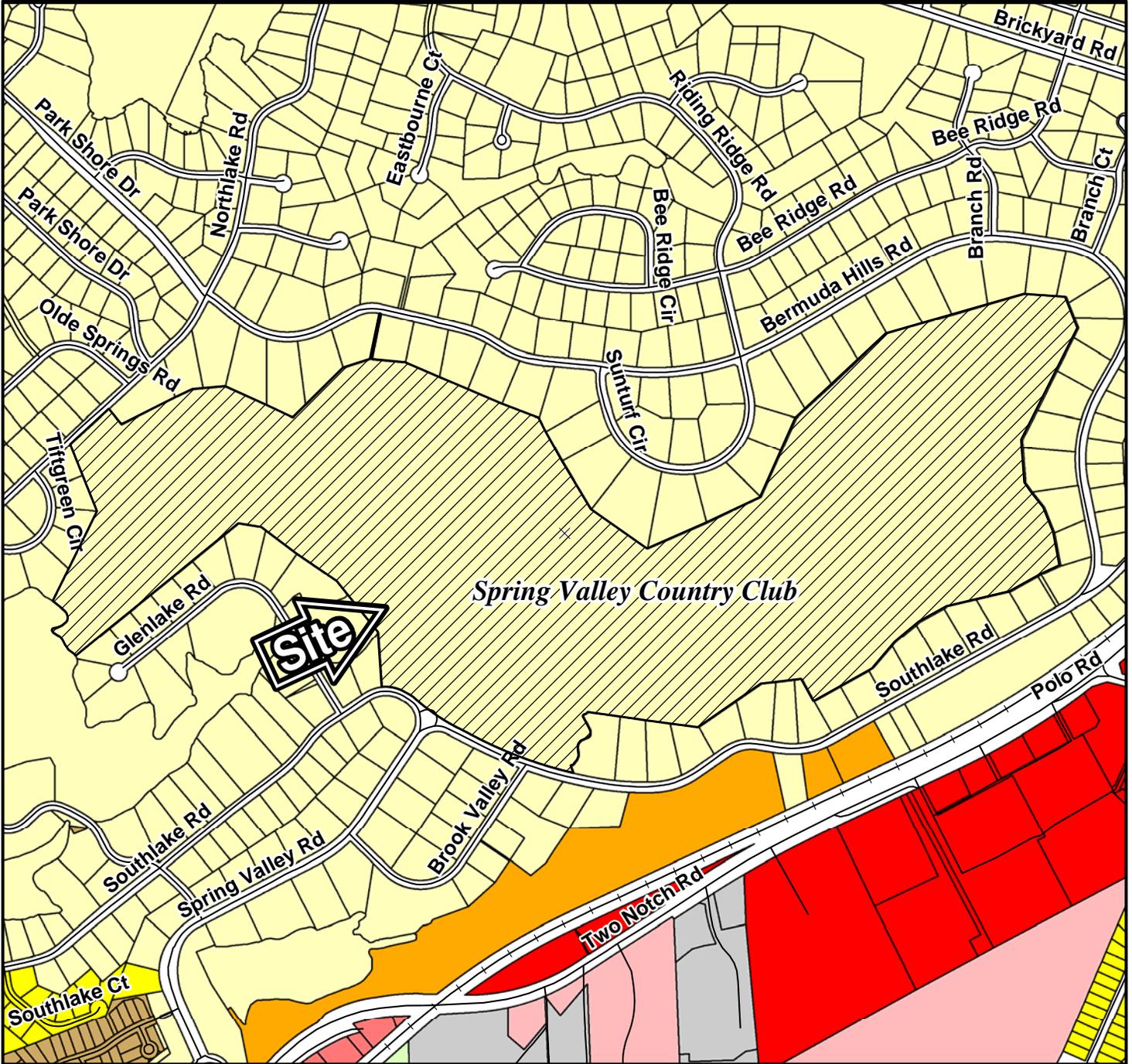


**CASE 07-24 MA**  
**RS-LD to TRO**  
**TMS 20010-01-05**  
**Spring Valley Country Club**



# 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



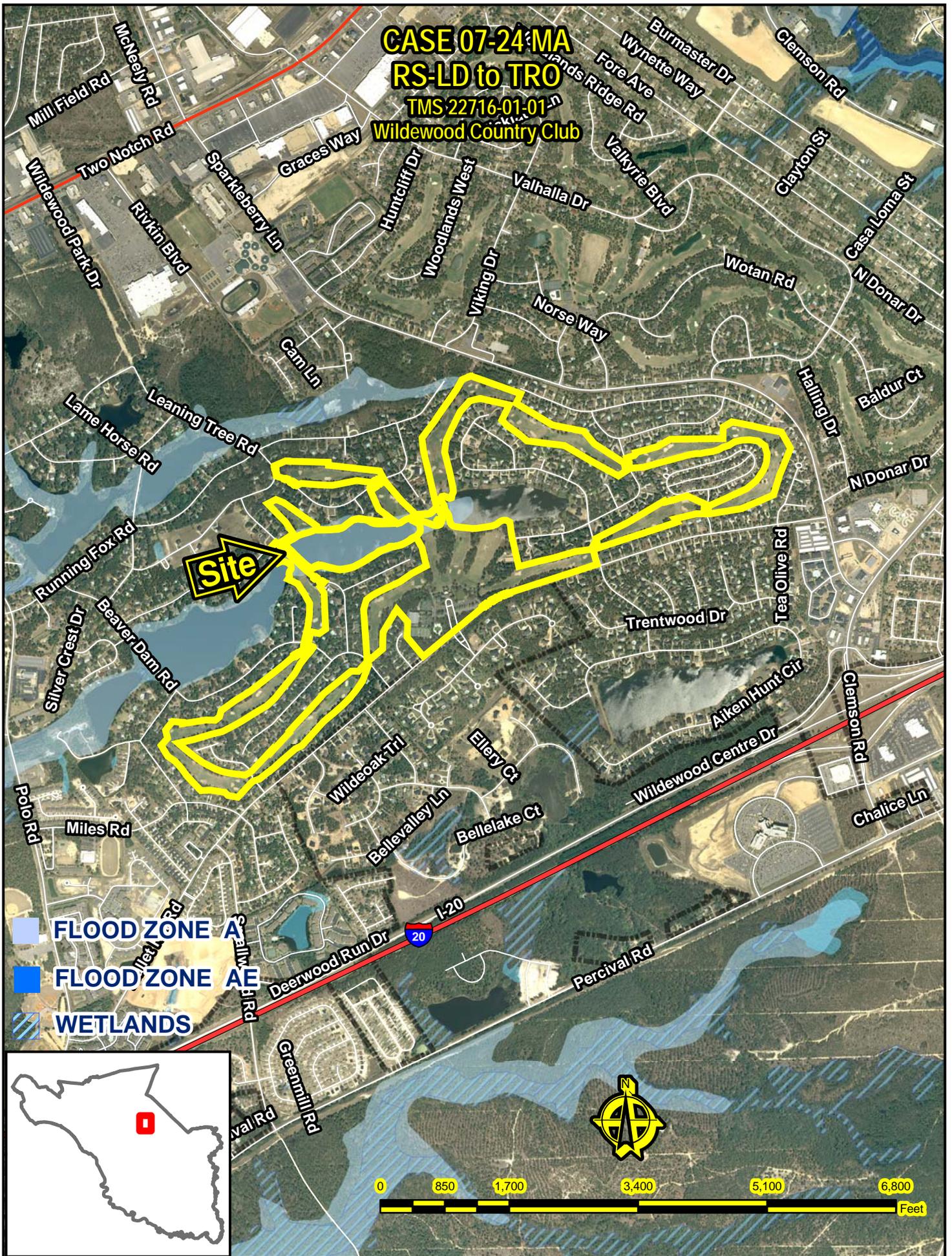
M-1



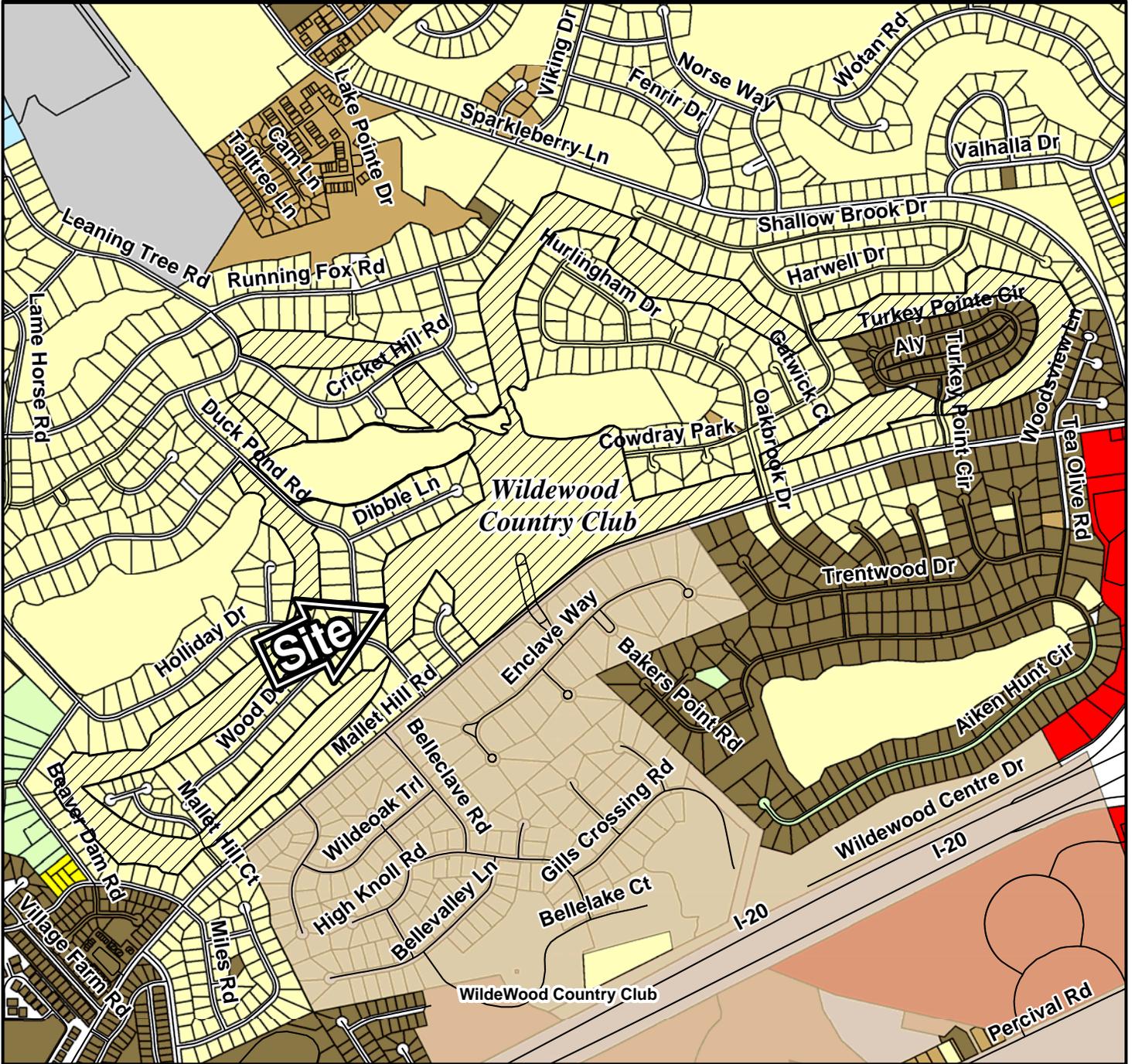
RU



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

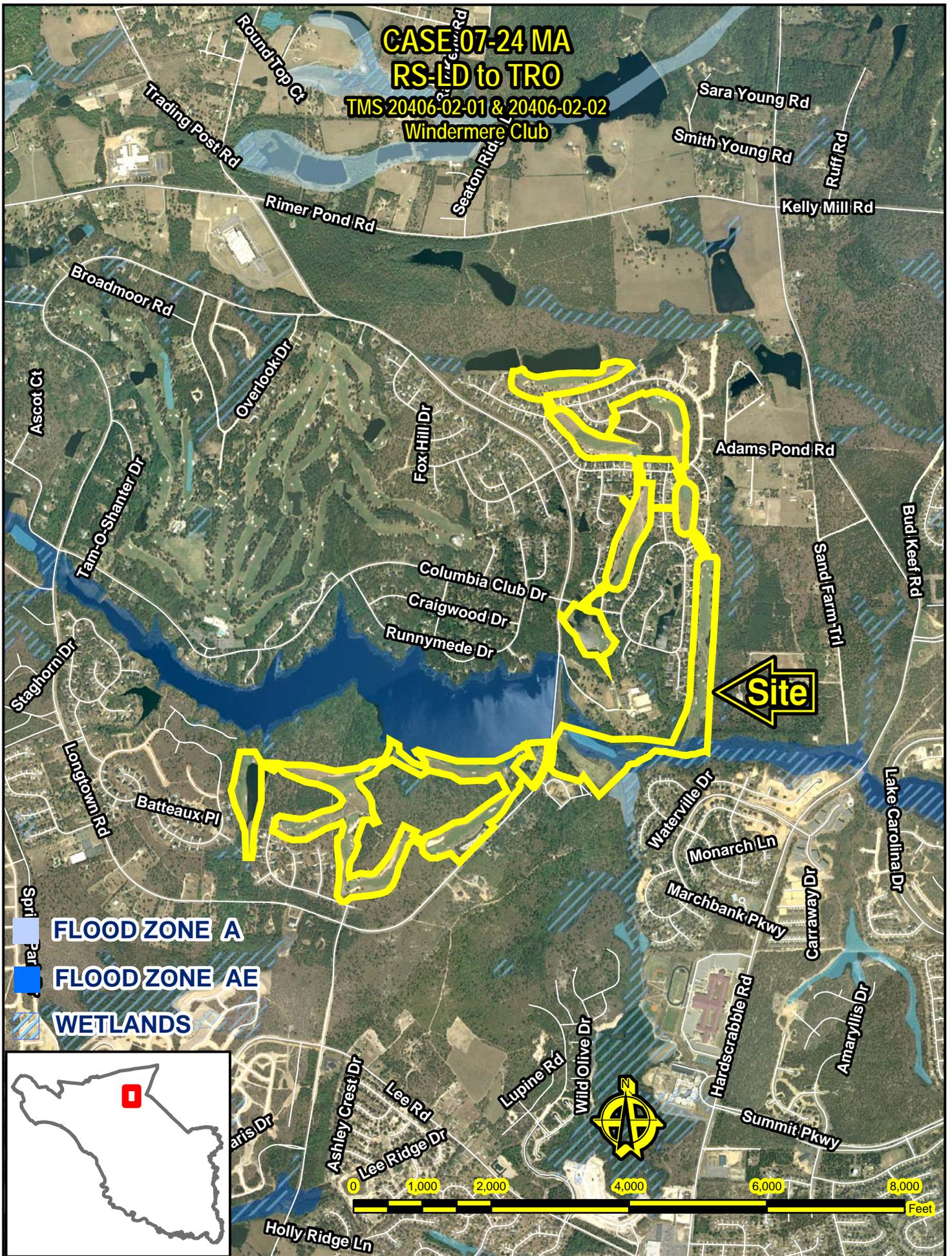


RU



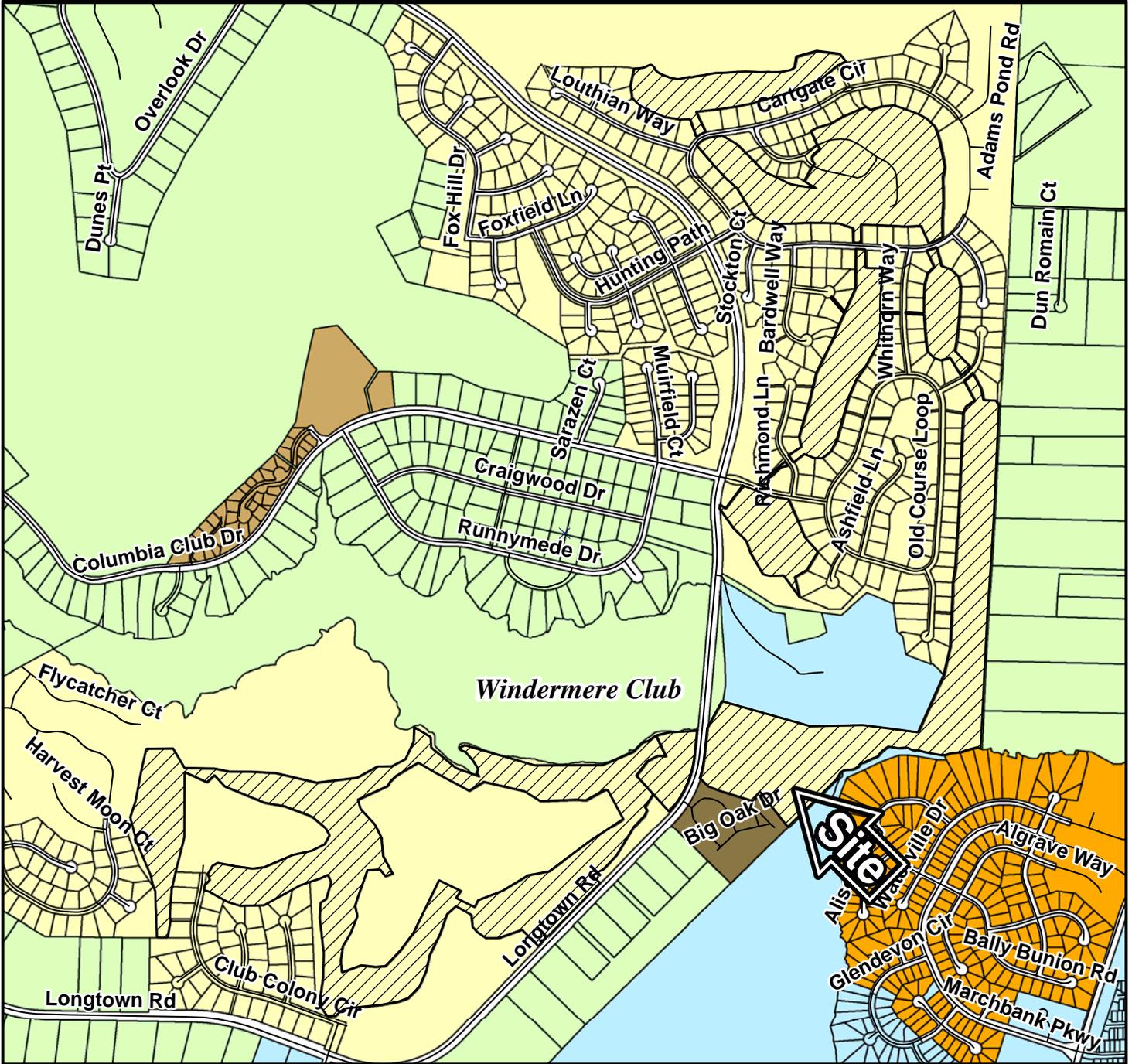
**CASE 07-24 MA  
RS-LD to TRO**

**TMS 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



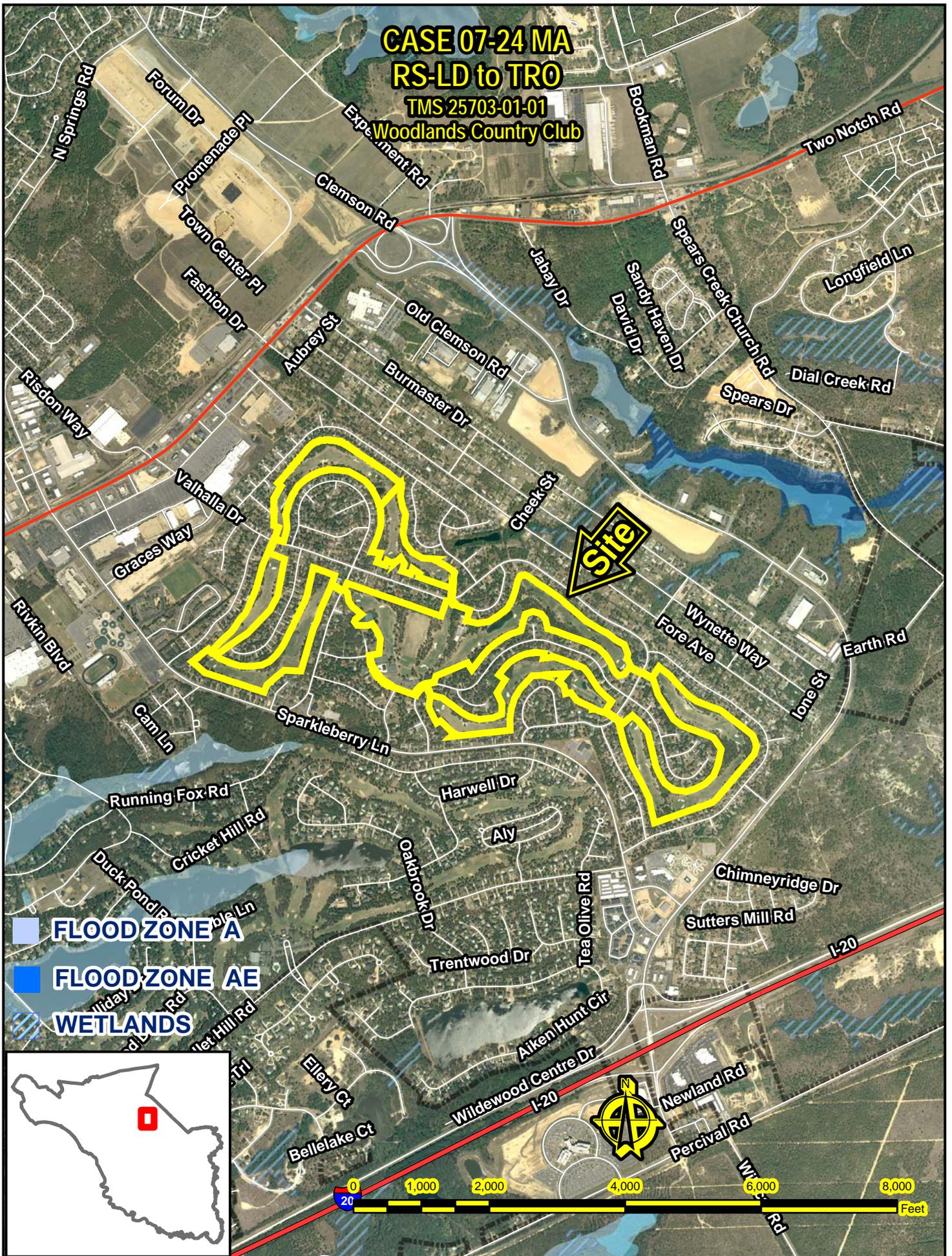
M-1



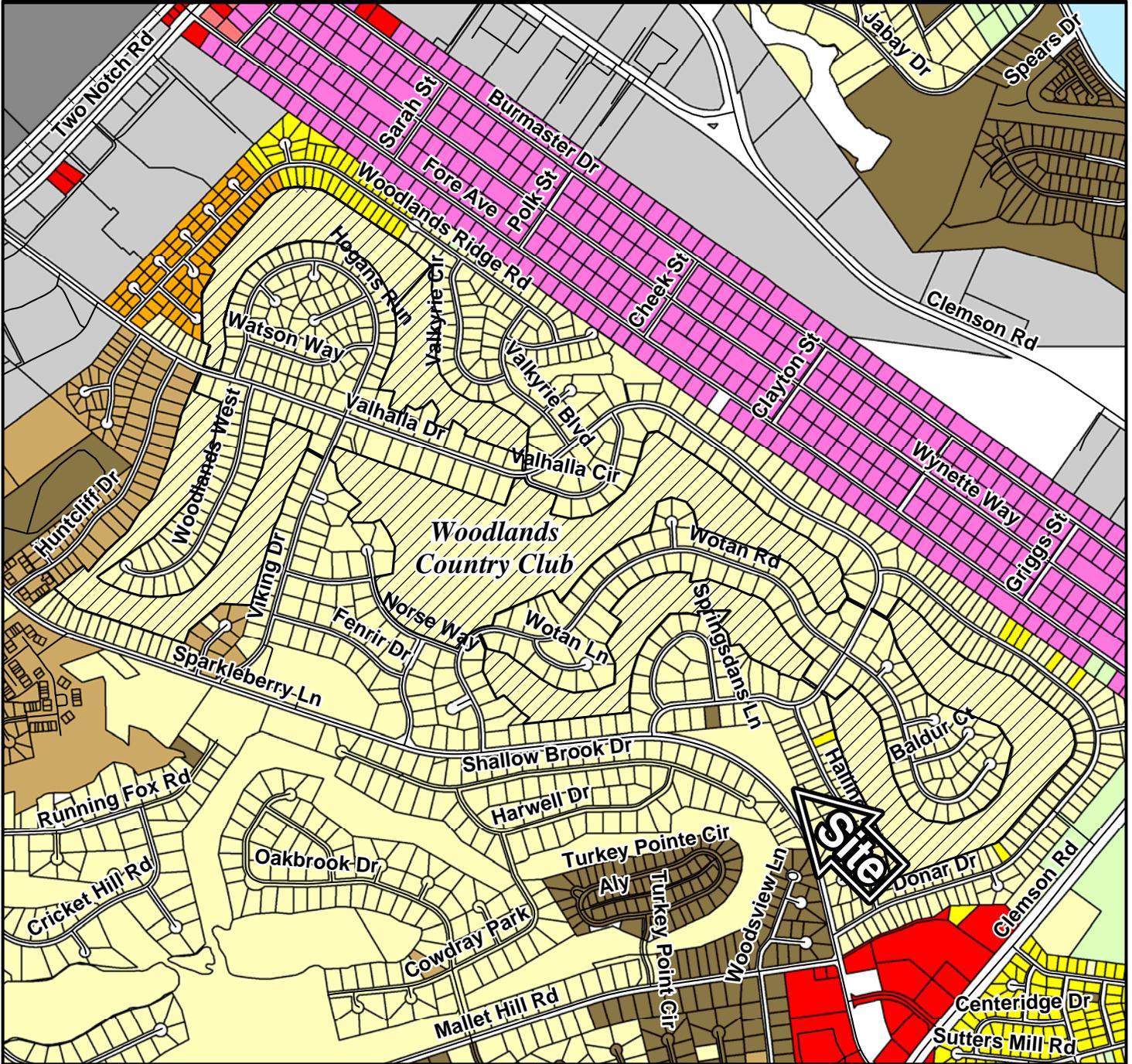
RU



**CASE 07-24 MA**  
**RS-LD to TRO**  
TMS 25703-01-01  
**Woodlands 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







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

**PC MEETING DATE:** June 4, 2007

**RC PROJECT:** 07-30MA  
**APPLICANT:** Williams & Associates c/o Scott Haines  
**PROPERTY OWNER:** Gilbert Blizzard c/o Robert E. Kneece, Jr. & Columbia Venture, LLC. c/o The McCollum Co, Inc.

**LOCATION:** Bluff Road ,Old Bluff Road & Blair Road  
**TAX MAP NUMBER:** 11100-01-10 (P) & 11115-06-02

**ACREAGE:** 21.25  
**EXISTING ZONING:** M-1/RU  
**PROPOSED ZONING:** RM-HD

**PC SIGN POSTING:** May 18, 2007

**Staff Recommendation**

**Approval**

**Background /Zoning History**

The one parcel (TMS1115-06-02) is currently zoned Light Industrial District (M-1) is approximately 9.5 acres and has frontage on Bluff Road. The second parcel (11100-01-10) is approximately 12 acres with frontage on Old Bluff Road, zoned Rural District (RU). The frontages are as follows: on Bluff Road (SC 48) with approximately 358 linear feet of frontage, Blair Road with approximately 402 linear feet of frontage and Old Bluff Road with approximately 804 linear feet of frontage.

According to County records the current zoning of Rural District (RU) and Light Industrial District (M-1) reflects the original zoning as adopted September 7, 1977.

## Summary

The RM – HD District is intended to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

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 Bluff Road, Blair Road and Old Bluff Road; Bluff Road is considered a four lane undivided major arterial, Blair Road is a two lane local Road and Old Bluff Road is a dirt drive. Bluff Road and Blair Road are currently maintained by SCDOT.

## Existing Zoning

<b><u>North:</u></b>	M-1/NC/RM-MD	Single family dwelling/Industrial/Commercial
<b><u>South:</u></b>	RU	Agricultural
<b><u>East:</u></b>	HI/M-1/RM-HD	Industrial
<b><u>West:</u></b>	RU/RM-MD	Single family dwellings/Cemetery

## Plans & Policies

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

Objective: “Vary residential densities and development according to the character of the area”.

Compliance: The site is adjacent to property zoned Residential-Multi family Medium Density (RM-MD), Rural District (RU) and Light Industrial District (M-1). This map amendment would extend the multi-family zoning further south eliminating more of the industrially zoned property.

Principal: “The established urban area should contain overall higher density levels ( maximum of 17 dwelling units per acre) than the remaining two districts and where single-family development occurs adjacent to higher intensity uses, multi-family development, at a compatible density, may be used as a buffer”.

Compliance: The zoning designation requested would allow for sixteen (16) units to the acre and would buffer the Residential Multi-family Medium Density zoning from the remaining industrial zoning along Bluff Road.

### **Traffic Impact**

The current traffic counts were received from SCDOT in June, 2006 and represent the Annual Average Daily Trips in 2005. The nearest count station is #238 located on Bluff Road southeast of George Rogers Boulevard; the current traffic volume is 19,100 ADT which is currently at a Level-of-Service "C".

### **Conclusion**

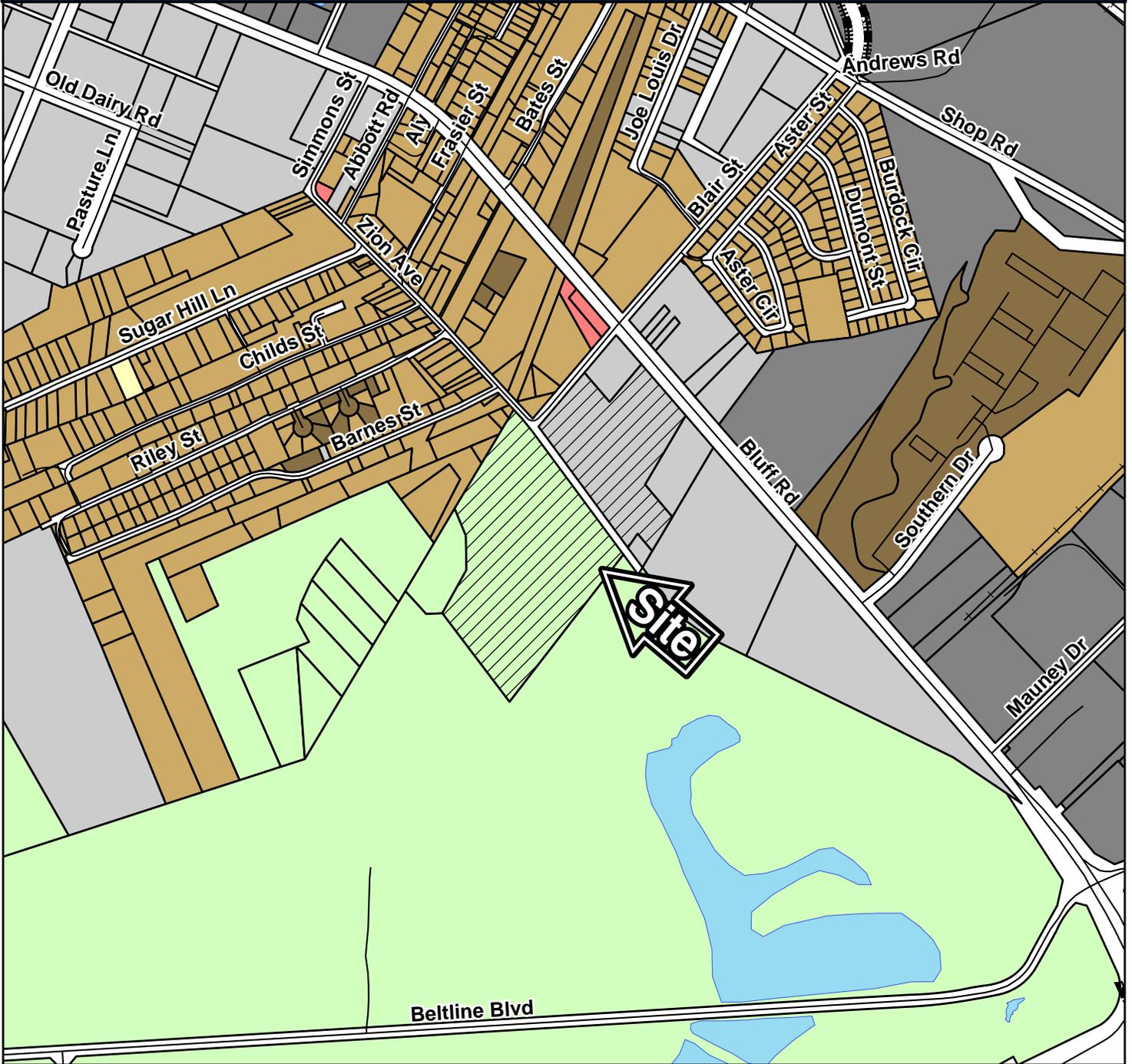
Located south of the site the County has rezoned approximately thirty (30) acres of Heavy Industrial land (HI) to Residential Multi-family High Density (RM-HD) for townhouse development (Copper Beach). Adjacent to the site the surrounding area is predominantly single-family homes and some industrial uses. The growing trend along Bluff Road in the recent past has been proposals of higher density housing geared toward student housing resulting in the removal of industrially zoned property. The map amendment would be consistent with prior map amendments which have been granted. Though the map amendments for multi-family are encroaching on the industrial corridor, although inconsistent with our Richland County Future Land Use Map, is reflective of the growth in the area.

Planning staff recommends approval of this map amendment.

### **Zoning Public Hearing Date**

**June 26, 2007**

# CASE 07-30 MA RU/M-1 to RS-MD

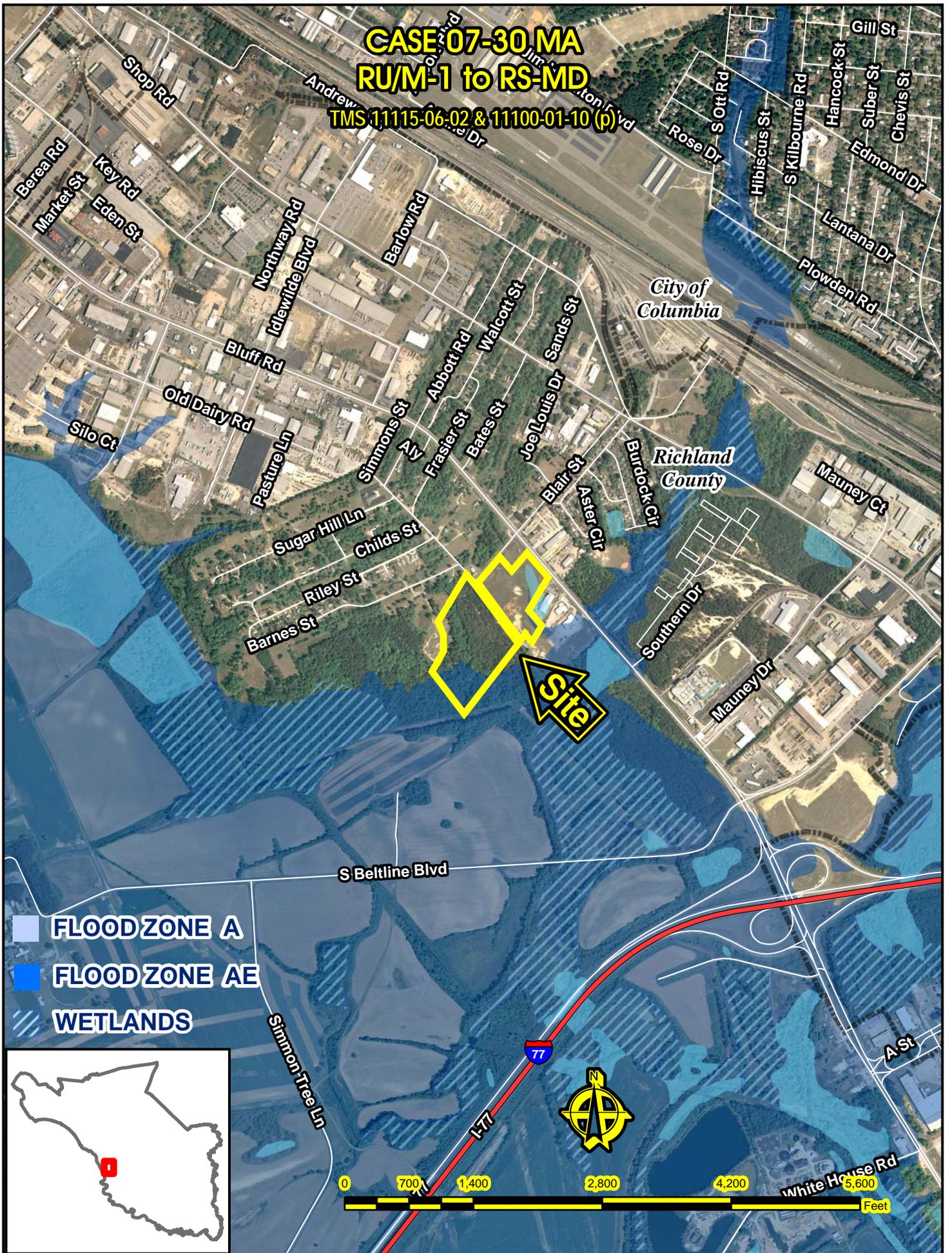


## ZONING CLASSIFICATIONS

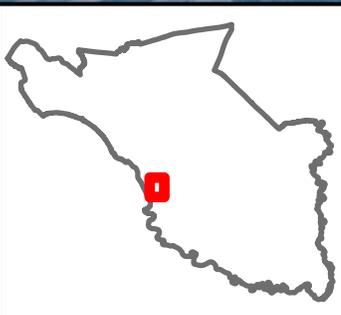


 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

**CASE 07-30 MA**  
**RU/M-1 to RS-MD**  
**TMS 11115-06-02 & 11100-01-10 (p)**

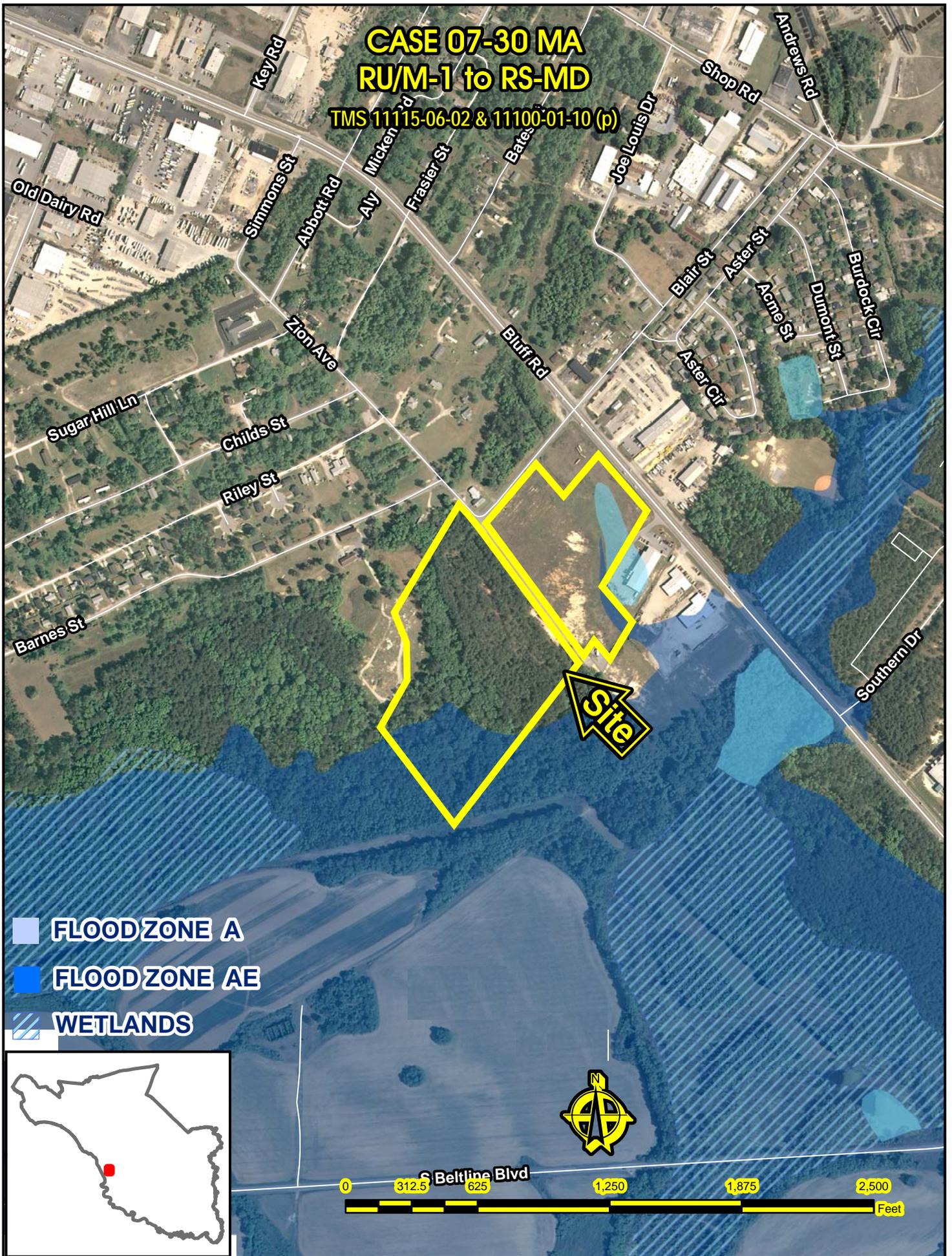


- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



# CASE 07-30 MA RU/M-1 to RS-MD

TMS 11115-06-02 & 11100-01-10 (p)





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

**PC MEETING DATE:** June 4, 2007  
**RC PROJECT:** 07-32 MA  
**APPLICANT:** Patrick Palmer c/o Seven Acre Cut, LLC  
**PROPERTY OWNER:** Phoenix Partners  
**LOCATION:** Killian Road & I-77

**TAX MAP NUMBER:** 14600-03-16  
**ACREAGE:** 20.10  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** May 18, 2007

## **Staff Recommendation**

**Approval**

## **Background /Zoning History**

The site is currently zoned Light Industrial (M-1) and is located on Killian Road with approximately 695 linear feet of frontage.

According to County records a rezoning request was submitted 2006 (06-41MA) M-1 to GC for the parcel west of the site, which is contiguous to the subject property.

## **Summary**

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

## Roads

The site is located on Killian Road which is a four lane undivided road currently maintained by SCDOT.

## Existing Zoning

<b><u>North:</u></b>	GC/RU	Proposed Wal-Mart Super-center/ Single Family homes
<b><u>South:</u></b>	M-1	Vacant property
<b><u>East:</u></b>	M-1	Vacant/Commercial
<b><u>West:</u></b>	GC	Vacant/Commercial

## Plans & Policies

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

Industrial/Commercial Objectives: “To establish commercial pockets or clusters as needed to serve the area”

Non-Compliance: The site is located off of a two lane farm to market road surrounded by agricultural uses and single family residences.

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

Compliance: The I-77 corridor provides good access to commercial activities and the recent rezonings that have taken place would accomplish the clustering rather than the strip development limiting the intrusion into existing residentially zoned.

## Traffic Impact

Killian Road at present is at a Level-of-Service “F”. The Wal-Mart development which is proposed to be built at the north-west quadrant of I-77 and Killian Road has agreed to widening, installation of a traffic light and deceleration and acceleration lanes. These improvements have been approved by the SCDOT and the developer. At the time of site plan or subdivision for the map amendments previously approved all improvements would be coordinated with the County and SCDOT.

**Conclusion**

In analyzing the proposed development within this vicinity, the recent rezoning request, the limited expansion of Killian Road and the close proximity to the I-77 corridor, it can be concluded that this area is better suited for commercial uses. It is also noted that the intrusion of commercial/office and retail uses should be kept as close to the I-77 corridor as possible.

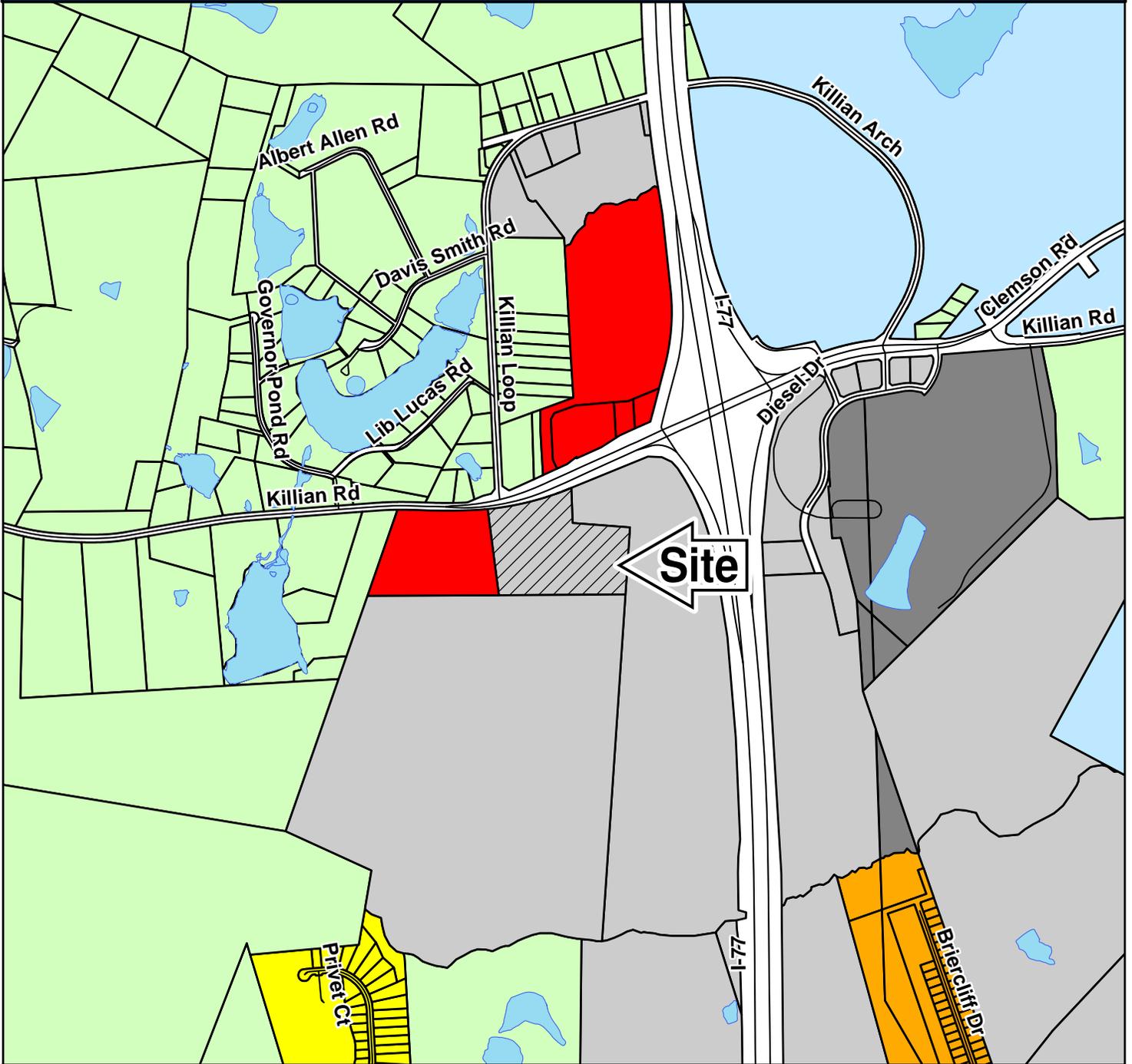
Planning Staff recommends approval of this map amendment.

**Zoning Public Hearing Date**

**June 26, 2007**

# CASE 07-32 MA

## M-1 to GC

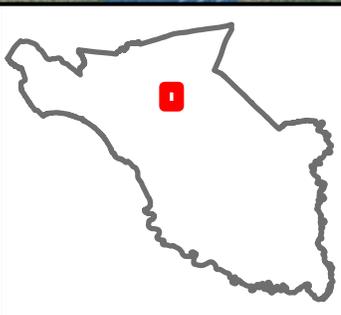
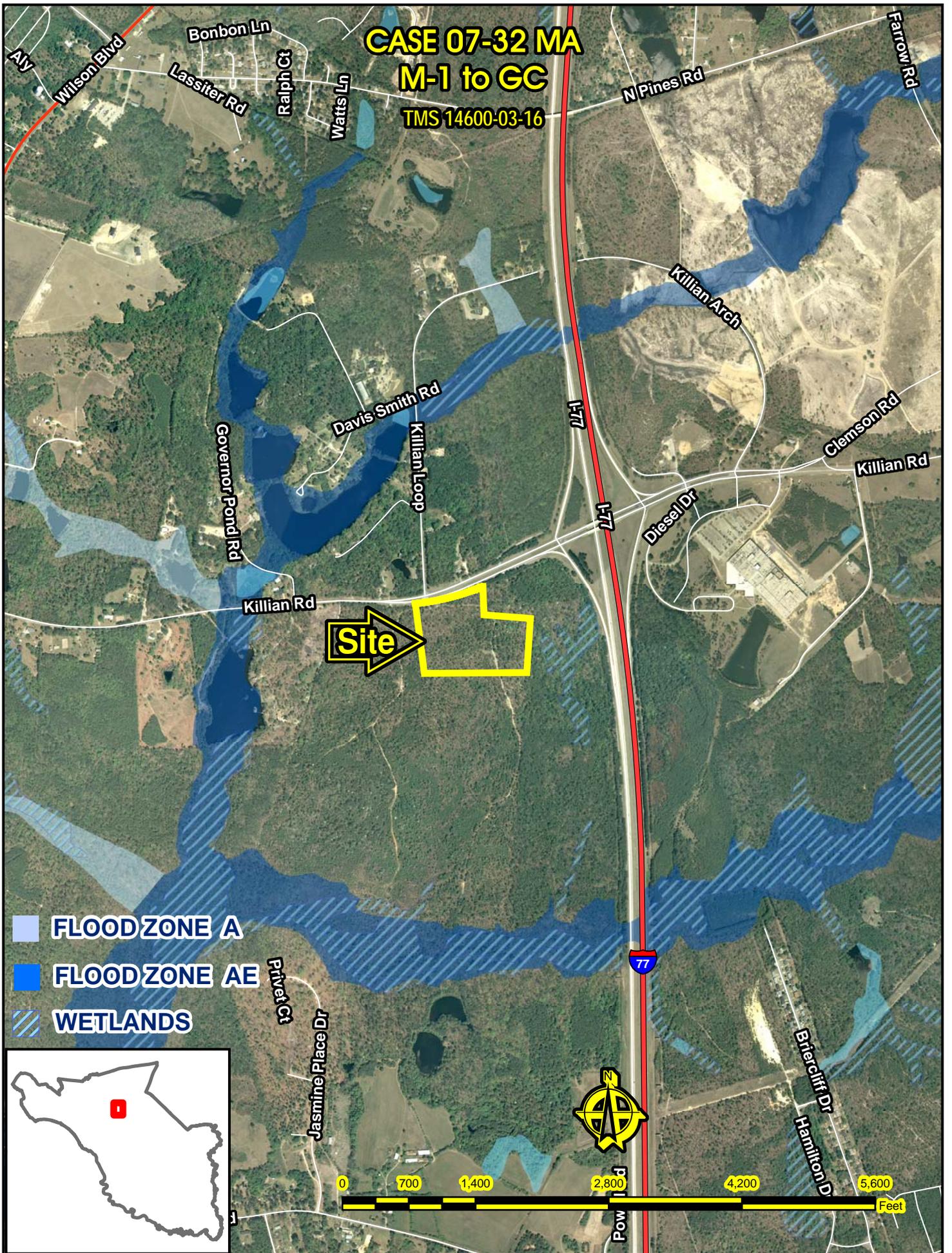


### ZONING CLASSIFICATIONS



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

**CASE 07-32 MA**  
**M-1 to GC**  
TMS 14600-03-16



**CASE 07-32 MA**  
**M-1 to GC**  
TMS 14600-03-16

Albert Allen Rd

Davis Smith Rd

Killian Loop

Lib Lucas Rd

Killian Rd

Diesel Dr

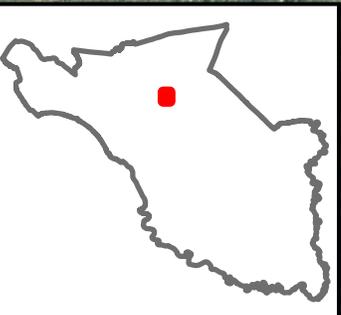
127

127

77



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





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

**PC MEETING DATE:** June 4, 2007  
**RC PROJECT:** 07-33 MA  
**APPLICANT:** Mark Jeffers  
**PROPERTY OWNER:** The Nash Corporation c/o Mark Jeffers  
**LOCATION:** Percival Road east of Spears Creek Church Road

**TAX MAP NUMBER:** 28800-04-05  
**ACREAGE:** 1.11  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** May 18, 2007

## Staff Recommendation

**Approval**

## Background /Zoning History

The site is currently zoned Rural (RU) and is located on Percival Road with approximately 237 linear feet of frontage.

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977. However, a map amendment was received in 1996 (96-29MA) D-1 to M-1 for the property at the corner of Percival Road and Spears Creek Church Road, contiguous to the subject parcel.

## Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

## Roads

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

## Existing Zoning

<b><u>North:</u></b>	RU	Single family house
<b><u>South:</u></b>	City of Columbia	Ft. Jackson
<b><u>East:</u></b>	M-1	Commercial building
<b><u>West:</u></b>	M-1	Vacant

## Plans & Policies

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

Objective: “Limit commercial development to select locations such as major intersections, reducing the effects of non-residential intrusion on neighborhoods”.

Compliance: The site is located 196 linear feet from the intersection of Spears Creek Church Road and Percival Road which leads to I-20.

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: Located at the intersection of Spears Creek Church Road and Percival is vacant land zoned M-1. East and west of the site are existing commercial businesses with adequate access to I-20.

Non-Compliance: This area is designated as industrial on the proposed land use map.

## Traffic Impact

The current traffic counts were received from SCDOT in June, 2006 and represent the Annual Average Daily Trips in 2005. The nearest count station is # 217 located on Percival Road at Spears Creek Church Road west of the site and the current traffic volume is 8,500 ADT which is currently at a Level-of-Service “C”.

**Conclusion**

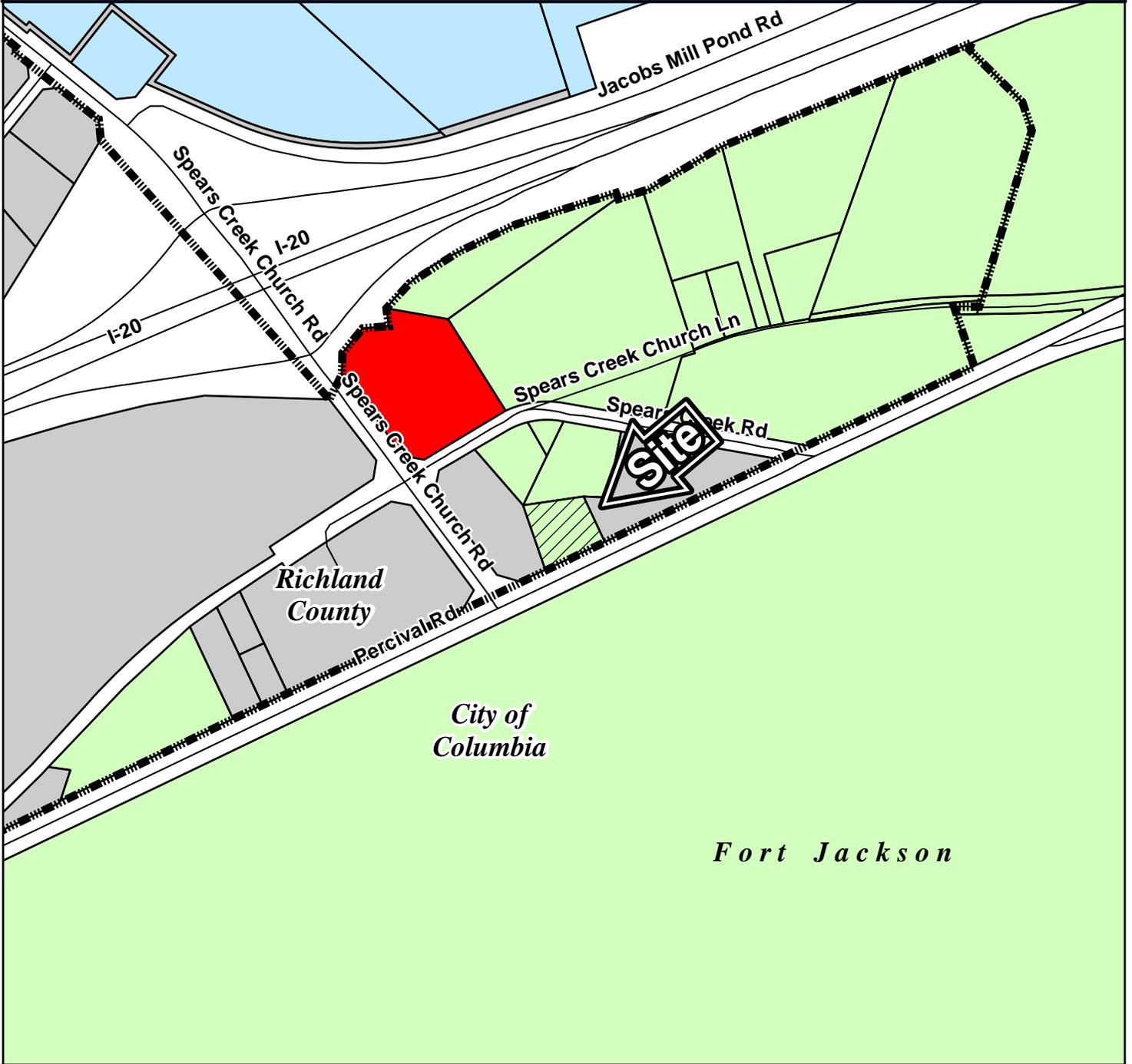
The area across the street is home to Fort Jackson and within the City limits of Columbia. The surrounding properties range from single family homes on large lots north of the site to industrially zoned property that are vacant or house existing businesses. The close proximity to the interstate and the natural boundary of Ft. Jackson makes this intersection appealing to commercial and /or industrial uses.

Planning Staff recommends approval of this map amendment

**Zoning Public Hearing Date**

**June 26, 2007**

# CASE 07-33 MA RU to GC



## ZONING CLASSIFICATIONS



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

**CASE 07-33 MA**  
**RU to GC**  
**TMS 28800-04-05**



**CASE 07-33 MA  
RU to GC**

Jacob Pond Rd  
TMS 28800-04-05

City of  
Columbia

I-20



I-20

Spears Creek Church Rd

Spears Creek Rd

Richland  
County

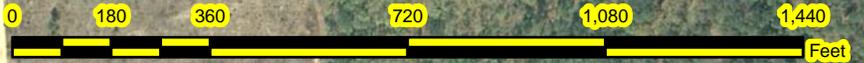
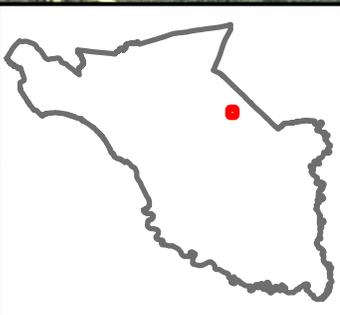
Spears Creek Church Ln

Site

Fort Jackson

Percival Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





RECEIVED  
2007 APR 27 AM 11:18  
RICHLAND COUNTY  
DEVELOPMENT  
SERVICES  
*May 1st*

7700 TRENHOLM ROAD EXTENSION  
POST OFFICE BOX 23589  
COLUMBIA, SOUTH CAROLINA 29223  
TEL. (803) 419-6565  
FAX (803) 419-6564

April 26, 2007

Ms. Anna Almeida  
Director of Development Services  
Richland County  
2020 Hampton Street  
Columbia, South Carolina 29204

Re: 1511 Key Road, Columbia, SC (New building for Lansing Building Products)

Dear Ms. Almeida:

I am caught in a problematic situation on a project that I recently developed for Lansing Building Products. Richland County requires that any new projects have sidewalks.

The project on Key Road, which is in an older industrial area of Richland County, is a 21,000 square foot building for Lansing Building Products, for which you have graciously given a temporary Certificate of Occupancy. The builder was T & H Construction, captained by Lee Andrews. The series of events goes like this:

- 1) Lansing Products wants a building.
- 2) T&H gives me a price.
- 3) I give a rental figure to Lansing on a ten-year lease.
- 4) T & H applies to Richland County and gets a building permit based on the plans presented.
- 5) The building is completed and Richland County issues only a temporary Certificate of Occupancy.

I request that the temporary Certificate of Occupancy be extended until a final determination is reached on this issue.

My reasons for no sidewalk on this project are:

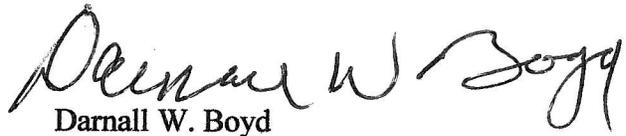
- I. In good faith I did everything that I was supposed to do.
- II. The landscaping is in, trees are planted, irrigation is in. All will be disrupted by now going back to install 200 feet of sidewalk, and it will be a major disruption to the tenants business.

Ms. Ann Almeida  
April 26, 2007  
Page 2

III. The sidewalk would be the only sidewalk in the entire area. It would lead to nothing.

In the new areas to be developed I understand what Richland County is trying to achieve but in older areas with infill lots it is going to look ridiculous, be of no value, will only highlight what was not done 30 to 50 years ago, and this ordinance needs to be amended.

Sincerely,



Darnall W. Boyd

CC: Val Hutchinson



**T&H CONSTRUCTION CO., INC.**  
**GENERAL CONTRACTORS**

---

Dear Anna:

Per our telephone conversation this morning I am acting as Darnall W. Boyd's agent regarding the project located at 1511 Key Road. As his agent, this letter shall serve as our promise to install sidewalks at the front of the building per Richland County specifications within forty five days from today.

Sincerely,

A handwritten signature in cursive script that reads "Lee J. Andrews".

Lee J. Andrews

SP-06 94





RECEIVED *May 1st*  
2007 APR 31 AM 11:18

7700 TRENHOLM ROAD EXTENSION  
POST OFFICE BOX 23589  
COLUMBIA, SOUTH CAROLINA 29223  
TEL. (803) 419-6565  
FAX (803) 419-6564

RICHLAND COUNTY  
AND DEVELOPMENT  
SERVICES

April 26, 2007

Ms. Anna Almeida  
Director of Development Services  
Richland County  
2020 Hampton Street  
Columbia, South Carolina 29204

Dear Ms. Almeida:

I have an unusual situation on a project that I am developing in the Wildewood subdivision area. Richland County requires that any new projects have sidewalks.

This project, now in the planning stage, is at my home site in Wildewood, where I have eight acres to be developed into seven lots. There are double gates to enter and exit this property. The road inside the gates is private. There are no sidewalks in Wildewood. This subdivision was developed in 1970. The sidewalk will lead to nowhere. There is extensive landscaping in place including dogwoods, azaleas, box woods, etc. and irrigation. Much of the beauty of the entrance will be destroyed by a sidewalk.

I respectfully request that this small area be allowed to develop without the sidewalk requirement. This eight acres is titled Hidden Pond.

In the new areas to be developed I understand what Richland County is trying to achieve but in older areas with infill lots it is going to look ridiculous, be of no value, will only highlight what was not done 30 to 50 years ago, and this ordinance needs to be amended.

Sincerely,

Darnall W. Boyd

CC: Val Hutchinson



**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29202  
Zoning & Land Development: (803) 576-2180 • Zoning Fax: (803) 576-2182

March 21, 2007

Mr. Darnell W. Boyd  
P O Box 23589  
Columbia, South Carolina 29224

**RE: – Sketch Plan for “Hidden Pond” Subdivision**  
**RCF # SD-06-18 /9 Lots / RS-LD**  
**TMS # 22805-01-22**

Dear Mr. Darnell Boyd.:

Please be advised the Sketch Plan entitled **“Hidden Pond” located on Possum Run Road, Richland County, South Carolina and dated 09/06/06 with no revisions** for the subject project has been **conditionally approved** at the Development Review Team meeting on March 8, 2007.

The conditions are as follows:

1. 1. Lot 6,7,8,9 are required to have side walks
2. Easement for maintenance of the dam
3. Possum Run and Hidden Pond Lane be paved to current county standards
4. A road maintenance document to be provided for both Hidden Pond Lane and Possum Run Road, stating road maintenance is required, to county standards, by the residents of the subdivision.
5. Gate access shall be coordinated with Emergency services
6. Flood plan approval be attained from Harry Reed
7. Tree survey submitted.

**Approval of the Sketch Plan does not relieve you of the responsibility to conform to any and all relevant requirements of Chapter 26 of the Richland County Code and other relevant County, state and federal regulations. Preliminary plans can be submitted only when the sketch plan is approved without conditions.**

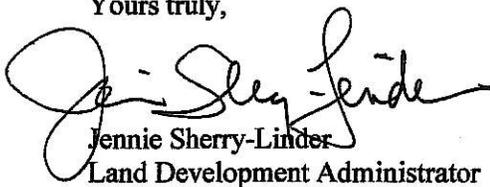
The following is noted for informational purposes.

- (1) No site clearing activity may occur until the Department approves the preliminary plans and issues a Controlled Clearing letter. The Department may issue a Controlled Clearing letter for clearing activity within specified road right-of-ways only, provided the clearing activity is totally confined to the right-of-way clearly delineated on a survey certified by a licensed Surveyor. Contact Sean Busbee at 576-2171 for further information.
- (2) All preliminary, bonded and/or final plats must include the signed tree certification statements. Contact Sean Busbee at 576-2171.

- (3) The street names must be certified by the E-911 Coordinator and included as part of the preliminary plans submittal package.
- (4) If a phasing plan is submitted it must be identified on the preliminary plans.
- (5) All lots must be numbered consecutively rather than by phase.
- (6) The Preliminary Plan Layout Design shall conform to the applicable setbacks, building heights, lot sizes, etc. as set forth by the appropriate zoning district.
- (7) The preliminary plans, preliminary plat and bonded/final plat must conform to the County's digital submission requirements. Inaccurate digital submissions will delay the review process. Contact Brenda Carter at 576-2170 for more information.
- (8) All conditions of preliminary plan approval as identified above by the Department and the Development Review team must be reviewed and approved prior to submission of bonded/final plats.
- (9) No lots may be sold or represented for sale until the plat is recorded.
- (10) City of Columbia must approval all waterline easements on the plats prior to recording.
- (11) Department of Public Works must approve all bond documents for streets /drainage system prior to the department approving for recording any plats.

It has been my pleasure to assist you, if you have any further questions or concerns, please call me or Deborah Moore at 576- 2178.

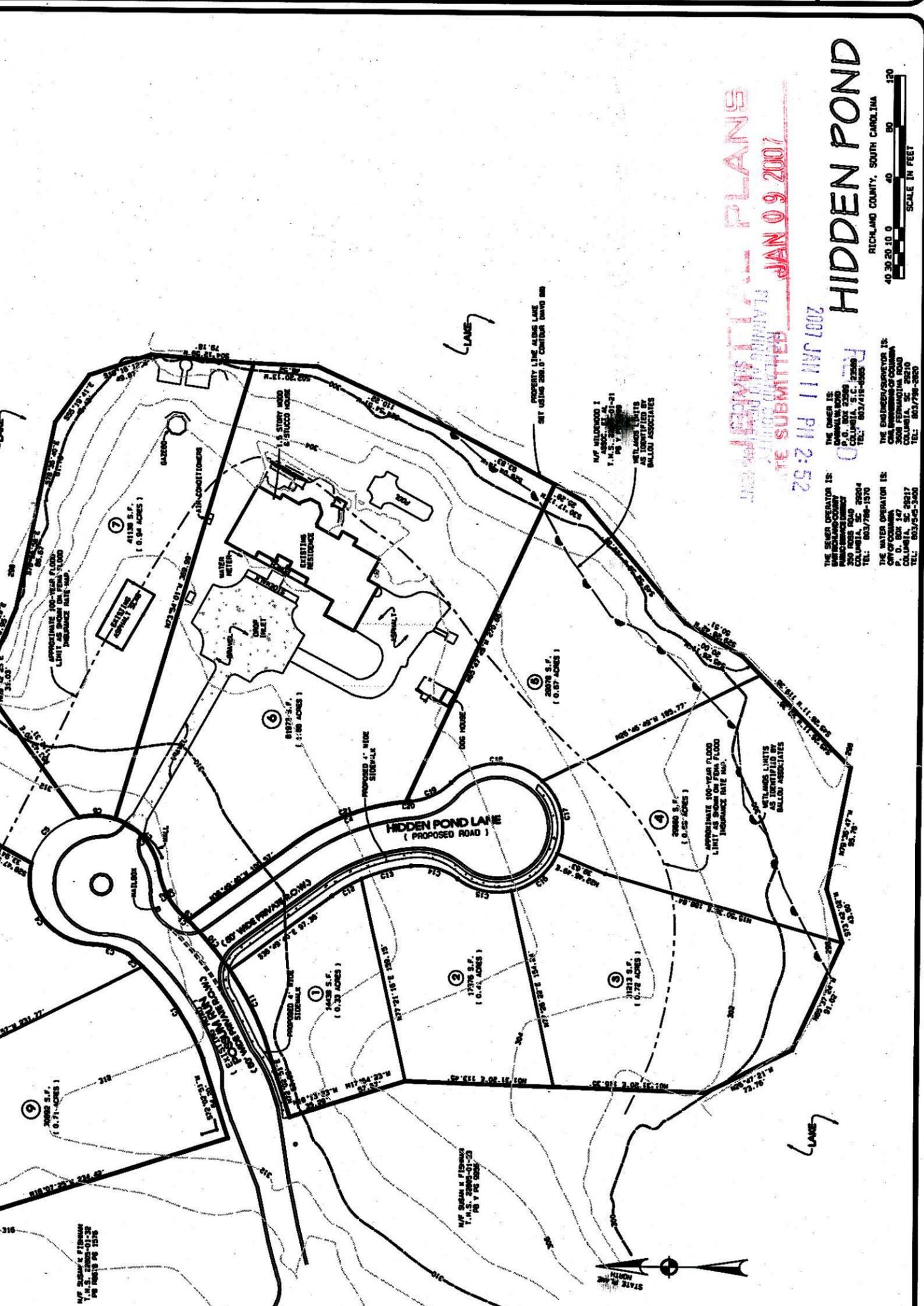
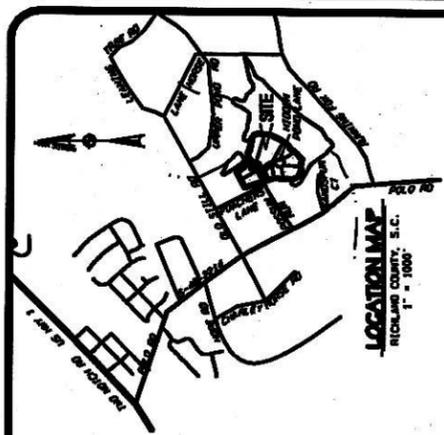
Yours truly,



Jennie Sherry-Linder  
Land Development Administrator

Cc: Sandra Riley, SCDOT  
Charles Beam, P.E., C.F.M., P.H., County Hydrologist Public Works  
Angela Kennedy, SCDHEC  
Civil Engineering of Columbia, Engineer

	<b>SKETCH PLAN</b> PREPARED FOR <b>DARVALL M. BOYD</b> COLUMBIA, SOUTH CAROLINA	JOB NUMBER <b>04127</b>
	DRAWING NUMBER <b>1 OF 1</b>	DESIGNED BY <b>DARVALL M. BOYD</b>
DATE <b>SEPT. 8, 2006</b>	CIVIL ENGINEERING OF COLUMBIA 5408 PERMANENT ROAD, COLUMBIA, SOUTH CAROLINA 29810 TELEPHONE (803) 799-9920 FAX (803) 799-9925	THE PROJECT IS QUANTIFIED BY QUANTITIES IN QUANTITIES OF THESE QUANTITIES. THIS PROJECT IS QUANTIFIED BY QUANTITIES IN QUANTITIES OF THESE QUANTITIES. THIS PROJECT IS QUANTIFIED BY QUANTITIES IN QUANTITIES OF THESE QUANTITIES.



**PROPOSED LOTS PLANS**  
 PREPARED BY  
**RETTIGMAN ASSOCIATES**  
 1000 W. BROADWAY  
 COLUMBIA, SC 29204  
 TEL: 803/799-1570

**JAN 09 2007**

2007 JAN 11 PM 2:52

**HIDDEN POND**  
 RICHLAND COUNTY, SOUTH CAROLINA

THE OWNER IS:  
 DARVALL M. BOYD  
 5408 PERMANENT ROAD  
 COLUMBIA, SC 29810  
 TEL: 803/799-9920

THE ENGINEER/DESIGNER IS:  
 CIVIL ENGINEERING OF COLUMBIA  
 5408 PERMANENT ROAD  
 COLUMBIA, SC 29810  
 TEL: 803/799-9920

THE WATER OPERATOR IS:  
 CITY OF COLUMBIA  
 P. O. BOX 147  
 COLUMBIA, SC 29202  
 TEL: 803/799-3500

THE SEWER OPERATOR IS:  
 RICHLAND COUNTY  
 300 ROSS ROAD  
 COLUMBIA, SC 29804  
 TEL: 803/799-1570

ATTORNEYS AT LAW:  
 RETTIGMAN ASSOCIATES  
 1000 W. BROADWAY  
 COLUMBIA, SC 29204  
 TEL: 803/799-1570

APPROXIMATE 100-YEAR FLOOD LIMIT AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP.

SCALE IN FEET  
 40 80 120

**NOTES AND REFERENCES:**

- 7.25 TOTAL ACRES TO BE DIVIDED INTO 9 SINGLE FAMILY RESIDENTIAL LOTS, AVERAGE 0.8 ACRE/LOT.
- EXISTING LAND USE IS RESIDENTIAL AND UNDEVELOPED. SURROUNDING LAND USE IS RESIDENTIAL.
- RICHLAND COUNTY TAX MAP 2806-01-2R, 2806-01-2S, 2806-01-2D, 2806-01-2E, 2806-01-2F, 2806-01-2G, 2806-01-2H, 2806-01-2I, 2806-01-2J, 2806-01-2K, 2806-01-2L, 2806-01-2M, 2806-01-2N, 2806-01-2O, 2806-01-2P, 2806-01-2Q, 2806-01-2R, 2806-01-2S, 2806-01-2T, 2806-01-2U, 2806-01-2V, 2806-01-2W, 2806-01-2X, 2806-01-2Y, 2806-01-2Z, 2806-01-3A, 2806-01-3B, 2806-01-3C, 2806-01-3D, 2806-01-3E, 2806-01-3F, 2806-01-3G, 2806-01-3H, 2806-01-3I, 2806-01-3J, 2806-01-3K, 2806-01-3L, 2806-01-3M, 2806-01-3N, 2806-01-3O, 2806-01-3P, 2806-01-3Q, 2806-01-3R, 2806-01-3S, 2806-01-3T, 2806-01-3U, 2806-01-3V, 2806-01-3W, 2806-01-3X, 2806-01-3Y, 2806-01-3Z, 2806-01-4A, 2806-01-4B, 2806-01-4C, 2806-01-4D, 2806-01-4E, 2806-01-4F, 2806-01-4G, 2806-01-4H, 2806-01-4I, 2806-01-4J, 2806-01-4K, 2806-01-4L, 2806-01-4M, 2806-01-4N, 2806-01-4O, 2806-01-4P, 2806-01-4Q, 2806-01-4R, 2806-01-4S, 2806-01-4T, 2806-01-4U, 2806-01-4V, 2806-01-4W, 2806-01-4X, 2806-01-4Y, 2806-01-4Z, 2806-01-5A, 2806-01-5B, 2806-01-5C, 2806-01-5D, 2806-01-5E, 2806-01-5F, 2806-01-5G, 2806-01-5H, 2806-01-5I, 2806-01-5J, 2806-01-5K, 2806-01-5L, 2806-01-5M, 2806-01-5N, 2806-01-5O, 2806-01-5P, 2806-01-5Q, 2806-01-5R, 2806-01-5S, 2806-01-5T, 2806-01-5U, 2806-01-5V, 2806-01-5W, 2806-01-5X, 2806-01-5Y, 2806-01-5Z, 2806-01-6A, 2806-01-6B, 2806-01-6C, 2806-01-6D, 2806-01-6E, 2806-01-6F, 2806-01-6G, 2806-01-6H, 2806-01-6I, 2806-01-6J, 2806-01-6K, 2806-01-6L, 2806-01-6M, 2806-01-6N, 2806-01-6O, 2806-01-6P, 2806-01-6Q, 2806-01-6R, 2806-01-6S, 2806-01-6T, 2806-01-6U, 2806-01-6V, 2806-01-6W, 2806-01-6X, 2806-01-6Y, 2806-01-6Z, 2806-01-7A, 2806-01-7B, 2806-01-7C, 2806-01-7D, 2806-01-7E, 2806-01-7F, 2806-01-7G, 2806-01-7H, 2806-01-7I, 2806-01-7J, 2806-01-7K, 2806-01-7L, 2806-01-7M, 2806-01-7N, 2806-01-7O, 2806-01-7P, 2806-01-7Q, 2806-01-7R, 2806-01-7S, 2806-01-7T, 2806-01-7U, 2806-01-7V, 2806-01-7W, 2806-01-7X, 2806-01-7Y, 2806-01-7Z, 2806-01-8A, 2806-01-8B, 2806-01-8C, 2806-01-8D, 2806-01-8E, 2806-01-8F, 2806-01-8G, 2806-01-8H, 2806-01-8I, 2806-01-8J, 2806-01-8K, 2806-01-8L, 2806-01-8M, 2806-01-8N, 2806-01-8O, 2806-01-8P, 2806-01-8Q, 2806-01-8R, 2806-01-8S, 2806-01-8T, 2806-01-8U, 2806-01-8V, 2806-01-8W, 2806-01-8X, 2806-01-8Y, 2806-01-8Z, 2806-01-9A, 2806-01-9B, 2806-01-9C, 2806-01-9D, 2806-01-9E, 2806-01-9F, 2806-01-9G, 2806-01-9H, 2806-01-9I, 2806-01-9J, 2806-01-9K, 2806-01-9L, 2806-01-9M, 2806-01-9N, 2806-01-9O, 2806-01-9P, 2806-01-9Q, 2806-01-9R, 2806-01-9S, 2806-01-9T, 2806-01-9U, 2806-01-9V, 2806-01-9W, 2806-01-9X, 2806-01-9Y, 2806-01-9Z.
- BASE AS SHOWN ON A PLAN PREPARED FOR DARVALL M. BOYD BY WILLIAM H. RETTIGMAN, P.E., CIVIL ENGINEER, LICENSE NO. 1000, REGISTERED PROFESSIONAL ENGINEER, CIVIL ENGINEERING OF COLUMBIA, INC., 5408 PERMANENT ROAD, COLUMBIA, SOUTH CAROLINA 29810, DATE: OCTOBER 8, 1970. COPY ON FILE AT CIVIL ENGINEERING OF COLUMBIA.
- A PORTION OF LOTS SHOWN ON A PLAN PREPARED FOR LANCE ON BLOCK H AND J WILKINSON SECTION 1 BY EMERSON ASSOCIATES, INC. DATED FEBRUARY 15, 1989 AND RECORDED IN RICHLAND COUNTY BOOK 2 PAGE 2164.
- I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP AND CERTIFY THAT THE PROPOSED LOTS ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THE FLOOD HAZARD ZONE IS LOCATED IN THE 100-YEAR FLOOD PLAIN AREA. THE FLOOD HAZARD ZONE IS LOCATED IN THE 100-YEAR FLOOD PLAIN AREA.
- SUBDIVISION PLAN OF THIS 2806-01-2R PREPARED FOR INTERSTATE INC. BY CIVIL ENGINEERING OF COLUMBIA, DATED MAY 15, 2002. LAST REVISED 8-29-02. COPY ON FILE AT CIVIL ENGINEERING OF COLUMBIA.
- IMPROVEMENTS BEING MADE SUCH AS PLANTERS, SLATE STONEMAN, DECKS, ETC. ARE NOT SHOWN.

**LOTTING CURVATURE**

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	64.87'	058°50'14"E	105.27'	24.54°	64.81'	43.12'
C2	33.09'	061°31'05"E	105.27'	4.25°	33.09'	15.00'
C3	33.09'	065°52'02"E	105.27'	8.50°	33.09'	15.00'
C4	50.83'	065°52'02"E	50.00'	81°00'00"	50.83'	20.25'
C5	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C6	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C7	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C8	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C9	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C10	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C11	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C12	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C13	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C14	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C15	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C16	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C17	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C18	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C19	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C20	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'
C21	28.51'	065°52'02"E	50.00'	29.48°	28.51'	15.00'

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

**TO:** Planning Commission Members: Interested Parties  
**FROM:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator  
**DATE:** May 22, 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.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
The Conservatory S/D	Undetermined (Cox and Dinkins)
The View S/D	Off Lorick Rd
Blythe Ridge S/D	Off Blythewood Rd, Blythewood
Highland Ridge S/D	Off Muller and Syrup Mill Rd, Blythewood

PROPOSED STREET NAMES	GENERAL LOCATION
Sojourner Drive	Hastings Point S/D, Northeast
Bouchet Ct	Hastings Point S/D, Northeast
Pinto	Future Red Gate S/D, Blythewood
Cross Rail	Future Red Gate S/D, Blythewood
Posting Rd	Future Red Gate S/D, Blythewood
Center Ring Dr	Future Red Gate S/D, Blythewood
Blythe Ridge Trail	Future Blythe Ridge S/D, Blythewood







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