

RICHLAND COUNTY
PLANNING COMMISSION



JULY 9, 2007

RICHLAND COUNTY PLANNING COMMISSION JULY 9, 2007



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 07-31 MA	Myung Chan Kim	20281-01-21 & 45	2201 & 2209 Clemson Rd.	McEachern
2. 07-34 MA	Stan Mack	03300-07-04	10361 Broad River Rd.	Malinowski
3. 07-35 MA	Sycamore Development	20500-04-01, 03 & 04	Longtown Road & Rimer Pond Rd.	Dickerson
4. 07-36 MA	Hurricane Construction	14600-02-01	Koon Store Rd.	McEachern
5. 07-38 MA	Robert Fuller	20300-02-30	4645 Hardscrabble Rd.	Dickerson
6. 07-39 MA	John Tien	02509-03-02	1041 Gates Rd.	Malinowski

RICHLAND COUNTY PLANNING COMMISSION

Monday, July 9, 2007

Agenda

1:00 PM

**2020 Hampton Street
2nd 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 June 4, 2007 Minutes

IV. AGENDA AMENDMENTS

V. NEW BUSINESS - ZONING MAP AMENDMENTS

CASE # 07 - 31 MA		Page
APPLICANT	Myung Chan Kim	01
REQUESTED AMENDMENT	RU to NC (3.8 acres)	
PURPOSE	General Commercial	
TAX MAP SHEET NUMBER (S)	20281-01-21 & 45	
LOCATION	2201 & 2209 Clemson Rd.	

CASE # 07 - 34 MA		Page
APPLICANT	Stan Mack	07
REQUESTED AMENDMENT	RU to GC (1.41 acres)	
PURPOSE	Bank	
TAX MAP SHEET NUMBER (S)	03300-07-04	
LOCATION	10361 Broad River Rd.	

CASE # 07 - 35 MA		Page
APPLICANT	Sycamore Development	13
REQUESTED AMENDMENT	RU to RS-MD (70 acres)	
PURPOSE	Residential Development	
TAX MAP SHEET NUMBER (S)	20500-04-01, 03 & 04	
LOCATION	Longtown & Rimer Pond Rd.	

CASE # 07 - 36 MA		Page
APPLICANT	Hurricane Construction	19
REQUESTED AMENDMENT	RU to RS-HD (69.52 acres)	
PURPOSE	Single Family Development	
TAX MAP SHEET NUMBER (S)	14600-02-01	
LOCATION	Koon Store Rd.	

CASE # 07 - 38 MA	Robert Fuller	Page
APPLICANT	Kornegay/Moseley Funeral Home	25
REQUESTED AMENDMENT	RU to OI (9.68 acres)	
PURPOSE	Funeral Home	
TAX MAP SHEET NUMBER (S)	20300-02-30	
LOCATION	4645 Hard Scrabble Rd.	

CASE # 07 - 39 MA		Page
APPLICANT	John Tien	31
REQUESTED AMENDMENT	RU to GC (10.01 acres)	
PURPOSE	Office/Warehouse/Distribution	
TAX MAP SHEET NUMBER (S)	02509-03-02	
LOCATION	1041 Gates Rd.	

VI. NEW BUSINESS

SD-07-06		Page
Project Name:	Vernon Estates	37
PURPOSED	Sidewalk Waiver	
LOCATION	Page Derrick Rd.	

VII. TEXT AMENDMENT

- A. FLOODPLAIN OVERLAY DISTRICT; SUBSECTION (D), STANDARDS IN THE FLOODPLAIN; PARAGRAPH (2), SPECIFIC STANDARDS; SUBPARAGRAPH (J), FILL; SO AS TO ALLOW THE USE OF FILL IN THE FLOODPLAIN. Page 43**
- B. CHAPTER 26, LAND DEVELOPMENT; ARTICLE VIII, RESOURCE PROTECTION STANDARDS; SECTION 26-203, STORMWATER MANAGEMENT; SO AS TO PROVIDE FOR A NEW SUBSECTION “(E)”, ENTITLED “STORMWATER MANAGEMENT INDUSTRIAL AND HIGH RISK RUNOFF INSPECTION GUIDELINES”. Page 47**

VIII. COMPREHENSIVE PLAN

IX. ROAD NAME APPROVALS..... Page 51

X. ADJOURNMENT



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

PC MEETING DATE: July 9, 2007
RC PROJECT: 07-31 MA
APPLICANT: Myung Chan Kim
LOCATION: 2201 & 2209 Clemson Road

TAX MAP NUMBER: 20281-01-21 & 20281-01-45
ACREAGE: 3.78
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: June 25, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Clemson Road with approximately 440 linear feet of frontage and residential homes on them.

According to County records TMS# 20281-01-45 Mr. Myung Chan Kim's property has been before the Board of Zoning Appeals for a special exception on two occasions once in 1996 (96-20 SE) to operate a "Taekwon Do" School and 2000 (00-42 SE) to operate a martial arts studio; on both occasions the request was denied due to the residential and rural nature of the area and Clemson Road was a two lane road during that time.

On three occasions this property has been subject to map amendments 1996 (96-04 MA) RU to GC, 1999 (99-48 MA) RU to GC, and 2004 (04-05 MA) RU to PDD. All were denied.

According to County records the current zoning of Rural District RU) reflects the original zoning as adopted September 7, 1977.

Summary

NC (Neighborhood Commercial) zoning designation is intended to accommodate commercial and service uses oriented primarily to serving 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.

No minimum lot area and no building footprint if more than 6,000 square feet. The gross floor area of shall not exceed a footprint or gross floor area of 12, 000 square feet.

Roads

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

Existing Zoning

<u>North:</u>	RS-MD/RS-HD	Timbervale Subdivision
<u>South:</u>	RU	Large lot single family residential
<u>East:</u>	RU	Eastwood Baptist Church
<u>West:</u>	RU	Single family residential

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Subarea Plan Proposed Land Use Map” designates this area as Medium Density Residential in the Developing Urban Area.

Objective: “To promote a pattern of development which is compatible with existing neighborhoods, reflects the natural character of the environment and establishes commercial pockets or clusters as needed to serve the area”.

Non-Compliance: The area surrounding the subject land is residential in zoning and in land use.

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”.

Non-Compliance: The site is approximately 1,200 linear feet from the intersection of Hard Scrabble and Clemson Road which has a concentration of commercial uses.

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 # 440 located on Clemson Road east of Hard Scrabble and the current traffic volume is 18,600 ADT which is currently at a Level-of-Service "C".

Conclusion

The subject parcels are contiguous with a Rural District (RU) zoned parcel with an existing conforming use of a place of worship. All other surrounding parcels are residential use and/or vacant. The adjacent parcel has approximately 220 foot of frontage on Clemson Road, and east of this parcel is existing General Commercial District (GC). The commercial node is approximately 1,200 linear feet from the subject parcel.

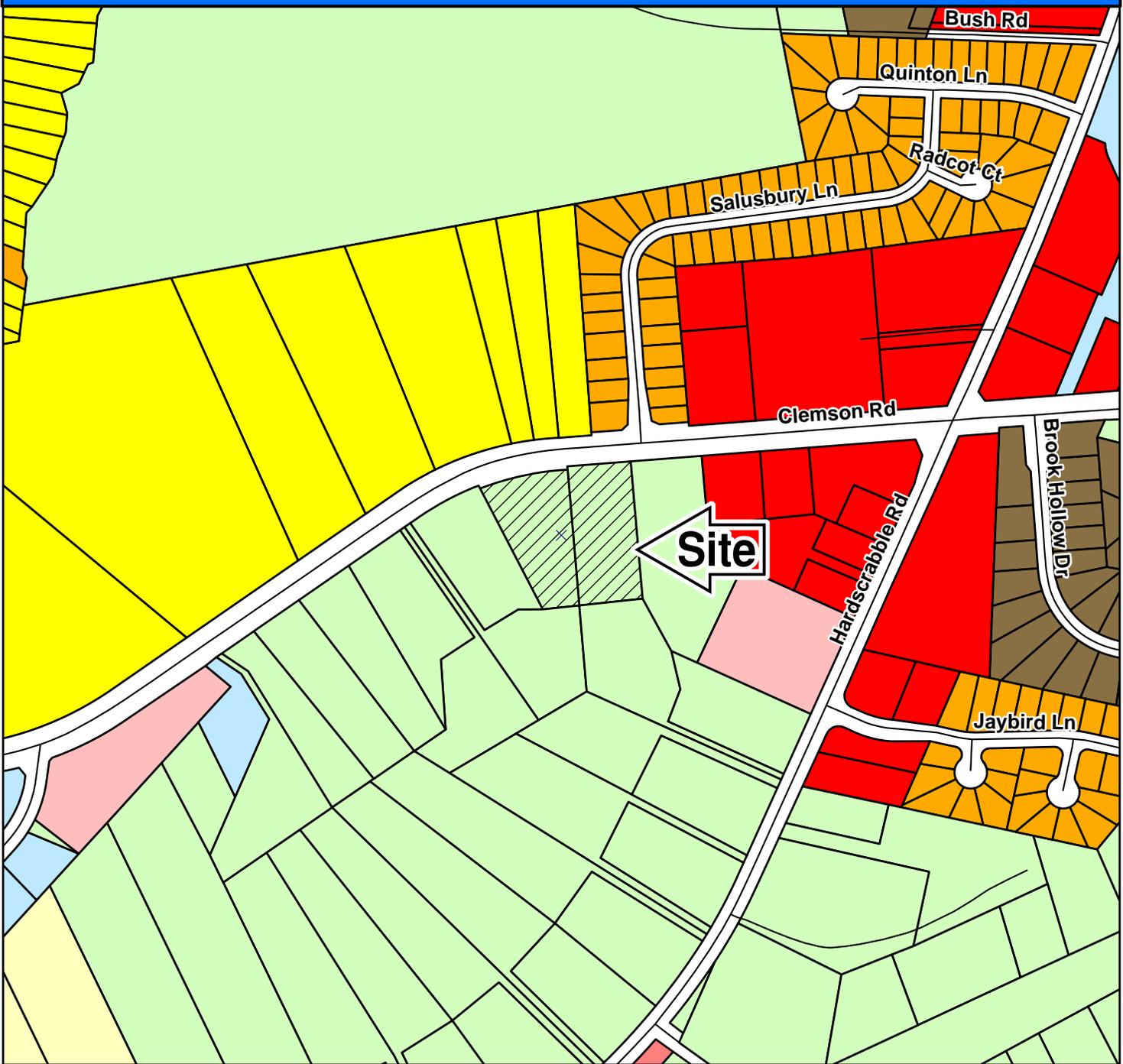
The traffic analysis provides us with a level of service C. The existing topography of the site is steep making it difficult to enter or exit the site safely, approximately a ten (10) foot elevation change.

The Planning staff recommends denial.

Zoning Public Hearing Date

July 24, 2007

CASE 07-31 MA RU to NC



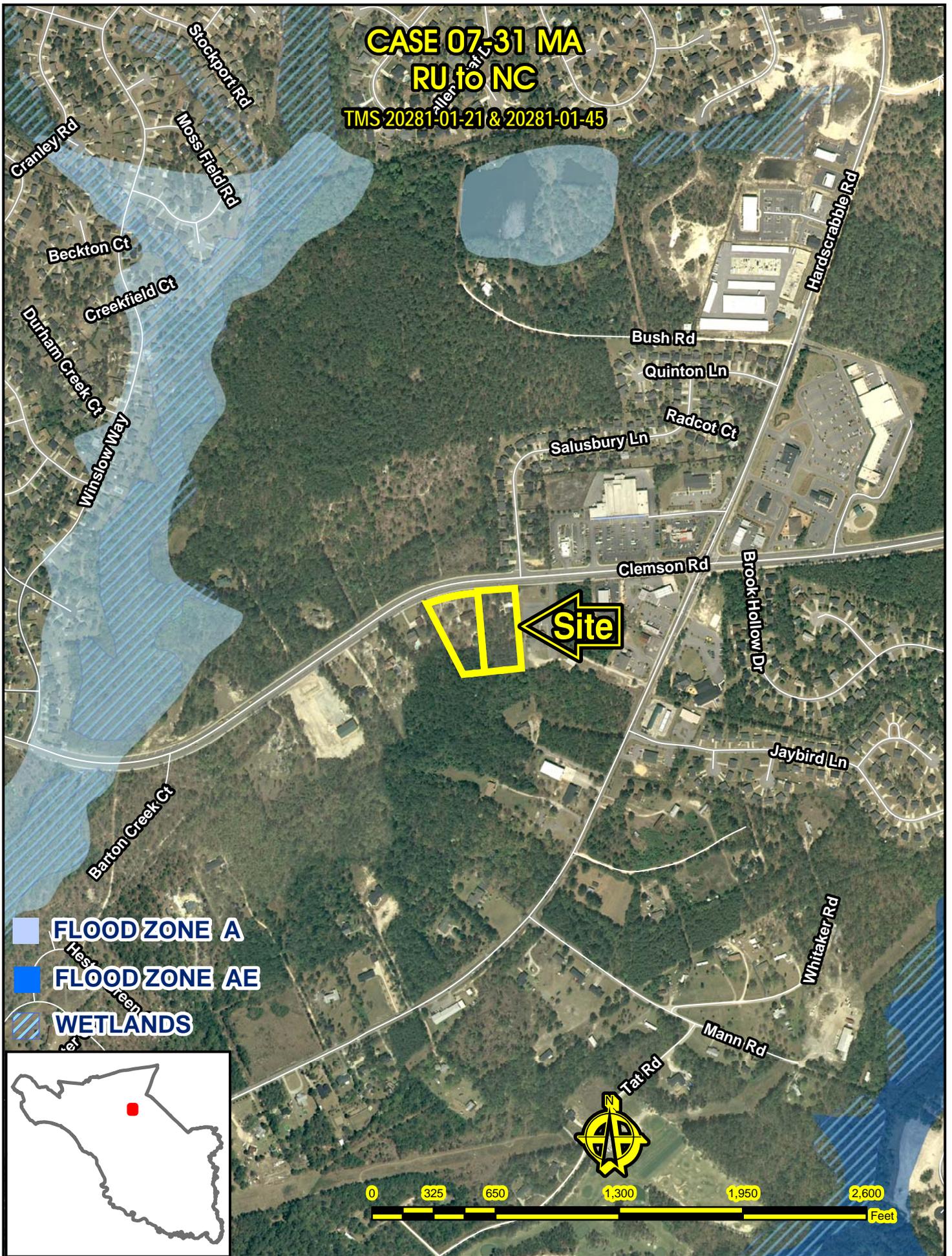
ZONING CLASSIFICATIONS



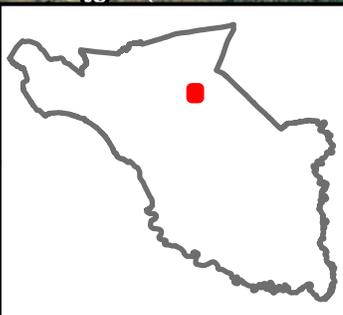
RR	RS-MD	RM-MD	NC	LI	RU
RS-E	RS-HD	RM-HD	GC	HI	TRO
RS-LD	MH	OI	M-1	PDD	Subject Property

CASE 07-31 MA RU to NC

TMS 20281-01-21 & 20281-01-45



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 07-31 MA RU to NC

TMS 20281-01-21 & 20281-01-45





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

PC MEETING DATE: July 9, 2007
RC PROJECT: 07-34 MA
APPLICANT: Stan Mack
PROPERTY OWNER: James C. Knoche
LOCATION: 10361 Broad River Road

TAX MAP NUMBER: 03300-07-04
ACREAGE: 1.41
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: June 25, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Broad River Road with approximately 123 linear feet of frontage. The lot currently houses a one story brick veneer dwelling set back approximately 179 feet from Broad River Road.

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

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 Broad River Road which is a two lane undivided minor arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	D.L. McLaughlin Restaurant/repair shop
<u>South:</u>	RU	Existing Farm
<u>East:</u>	RU	Existing Farm
<u>West:</u>	GC	Gas station/ Convenient Store

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Area Proposed Land Use Map” designates this area as Residential Medium/Low Density in the Developing Urban Area.

Objective: “Promote new development in areas with adequate infrastructure, and encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Compliance: The site has access on to Broad River Road which is a minor arterial carrying a majority of the traffic towards the interstate, and is adjacent to existing commercially zoned properties.

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

Compliance: Adjacent to the site you have commercial uses and commercial zoned property.

Non-Compliance: This site is identified as medium/low density residential according to our Proposed Land Use Map; as shown on the zoning map the property west reaching out towards the intersection of Farming Creek Road is all commercially zoned.

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 # 147 located on Broad River Road south east of the site and the current traffic volume is 16,400 ADT which is currently at a Level-of-Service “F”.

Conclusion

The clustering of commercially zoned property towards the intersections is one that needs to be evaluated and is always of concern to staff. The extent to which we continue the encroachment becomes a subjective decision due to the lack of criteria to determine limitations.

Presently one out-parcel located to the west of the site remains rural and should be rezoned commercial to complete the block. Adjacent to the site is a newly constructed gas station and the development of this lot should be the ending point to any further commercial property.

Broad River Road has been widened by SCDOT and turning lanes have been provided onto Koon Road, north of this site and Farming Creek Road west of the site. The traffic analysis provides us with a level of service F. Additional land use amendments are inconsistent with the planning practices.

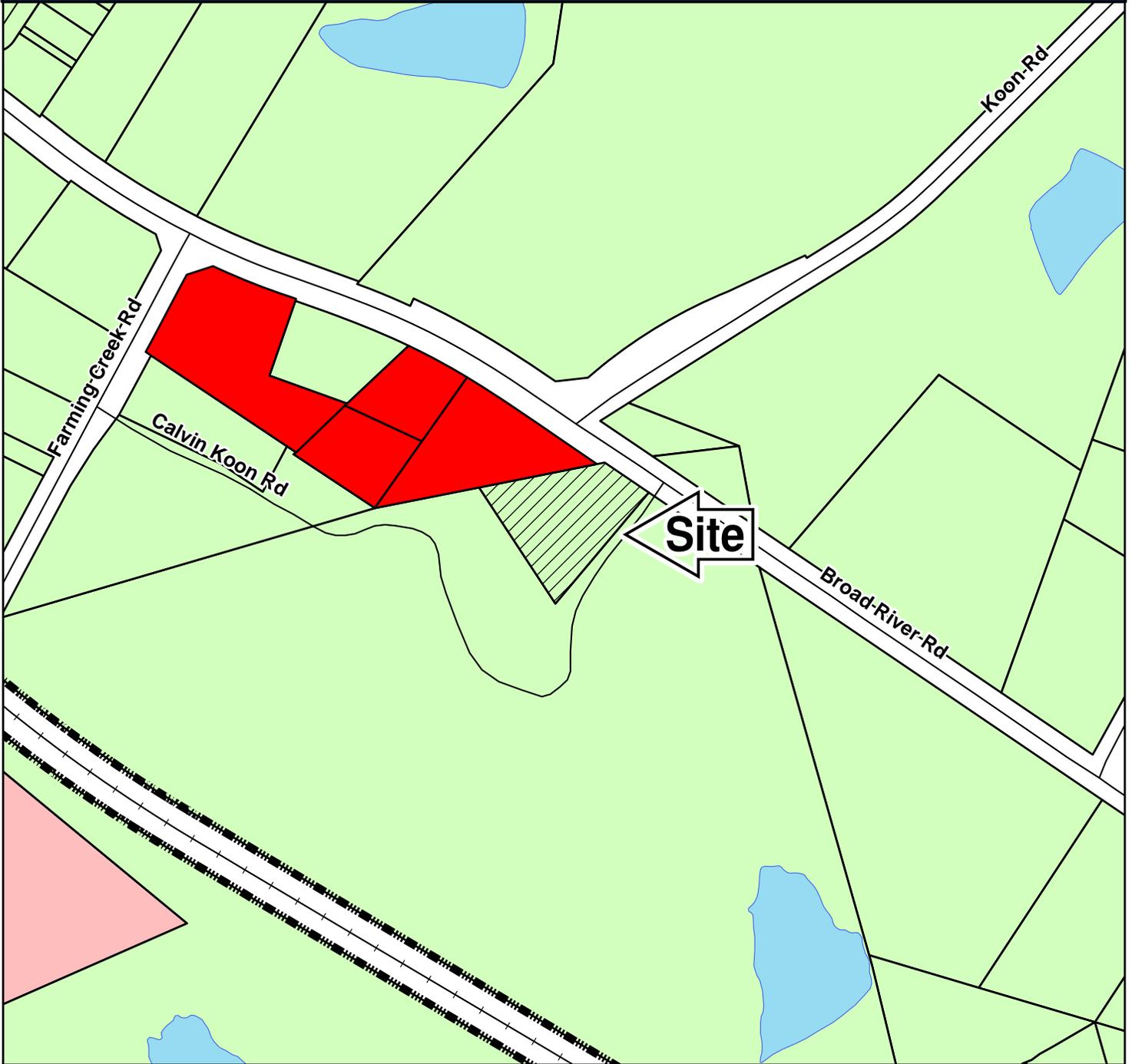
The parcel is less than two acres in gross land area for the minimum map amendment, however meets the exception of expansion of an existing district boundary.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

July 24, 2007

CASE 07-34 MA RU to GC



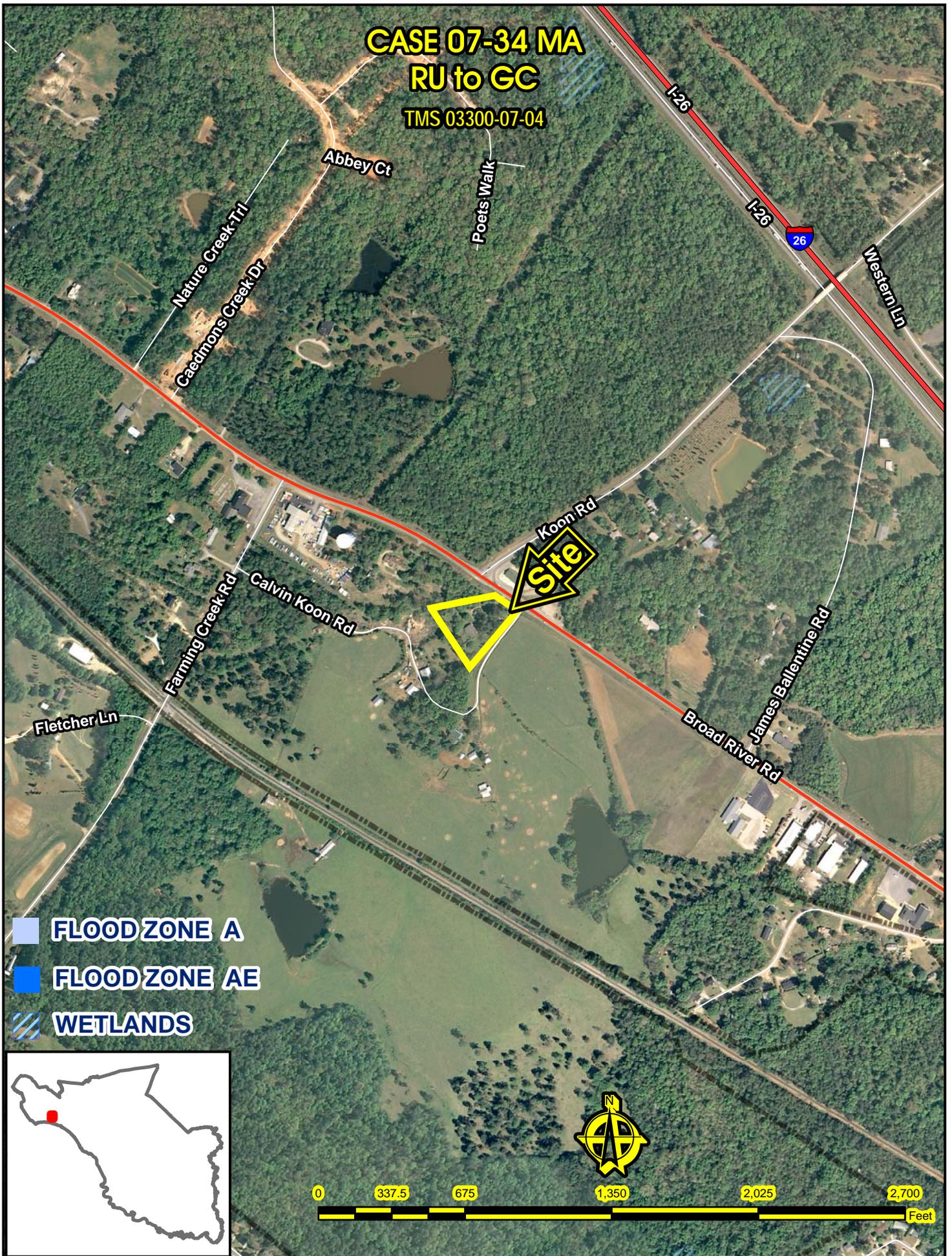
ZONING CLASSIFICATIONS



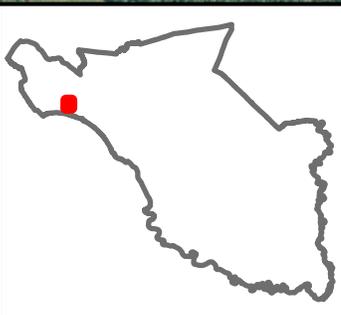
 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

CASE 07-34 MA RU to GC

TMS 03300-07-04



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-34 MA
RU to GC
TMS 03300-07-04





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: July 9, 2007
RC PROJECT: 07-35 MA
APPLICANT: Sycamore Development, LLC c/o Carl Berry & Pat Palmer
PROPERTY OWNER: David Adcock, Jane Shealy, Eloise Bradham
LOCATION: Longtown & Rimer Pond Road

TAX MAP NUMBER: 20500-04-01, 03, 04
ACREAGE: 67.58
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: June 25, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and fronts along Rimer Pond and Longtown Road with approximately 2,100 linear feet of frontage on Rimer Pond and 1,275 linear feet of frontage Longtown Road. A pond exists on parcel "C" which is located along Rimer Pond Road and encompasses the western portion of the lot.

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The RS-MD Residential, Single Family – Medium Density District is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living. Minimum lot area is 8500 square feet, approximately (5.12 DU/Acre) or as determined by DHEC.

Maximum density standard is no more than one principal dwelling unit per lot except for permitted accessory dwellings. There are provisions for zero lot line dwellings and must meet Sec. 26-151 and Sec. 26-152 of the Land Development Code.

Gross density: - 346 dwelling units
 Net density: - 242 dwelling units (3.58 DU/ Acre)

Roads

The site is located on Rimer Pond Road and Longtown Road which are both two lane collector roads currently maintained by SCDOT.

Existing Zoning		
<u>North:</u>	RU	Large lot subdivisions “Seaton Ridge”
<u>South:</u>	RU	Subdivision “Windermere”
<u>East:</u>	RU	Single family on large lots
<u>West:</u>	RU	Blythewood Middle School

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Proposed Land Use Map” designates this area as Low/Medium Density Residential in the Developing Urban Area.

Objective: “Promote a pattern of development which is compatible with existing neighborhoods, and accommodates a higher density residential area to provide a full range of housing opportunities to meet the various needs of area residents”.

Non-Compliance: The area residential needs are met with existing large land parcels for single family residential lots.

Principal: “Mixed residential densities are appropriate within the Developing Urban Area and should conform to the Proposed Land Use Map. The Medium density (5-9 DU/Acre) and the Low density (4 or less DU/acre) are recommended.”

Compliance: The proposed density is within the range of development density on the Proposed Land Use Map for the area.

Principal: “Established low-density residential neighborhoods should be protected against penetration or encroachment from higher or more intensive development”.

Non-Compliance: The proposal is adjacent to rural subdivisions. The proposed development would develop sixty-six acres of land with a density five times the existing.

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 # 705 located on Rimer Pond Road east of the site and the current traffic volume is 2900 ADT which is currently at a Level-of-Service "A" and count station # 713 located on Longtown Road east, adjacent to the site, the current traffic volume is 2,400 ADT which is currently at a Level-of-Service "A".

Conclusion

The area for development will be surrounded by Rural District (RU) lands, on which existing uses are rural single family homes on acreage ranging from the smallest of four (4) acres to the largest of 64.6 acres. In the center of this rural area is one subdivision currently building, offering home sites of one (1) to four (4) acres.

The current zoning of the subject parcel allows for a density of 1.32 per acre, the nearest development with higher density is South of the subject parcel is Residential, Single Family-Low Density District (RS-LD) with a density of 3.63 per acre, Windermere Subdivision. The requested map amendment is for Residential, Single Family-Medium Density District (RS-MD) with a density of 5.12 per acre.

The map amendment is consistent with the comprehensive plan premise for accommodating higher density residential area, however, for the needs of the area residents. The requested map amendment would add to the area at net density, approximately 242 residential lots, and gross density 346 residential lots.

The traffic analysis provides us with a level of service A. This is consistent with the rural area, the level of development and pattern of growth in this area.

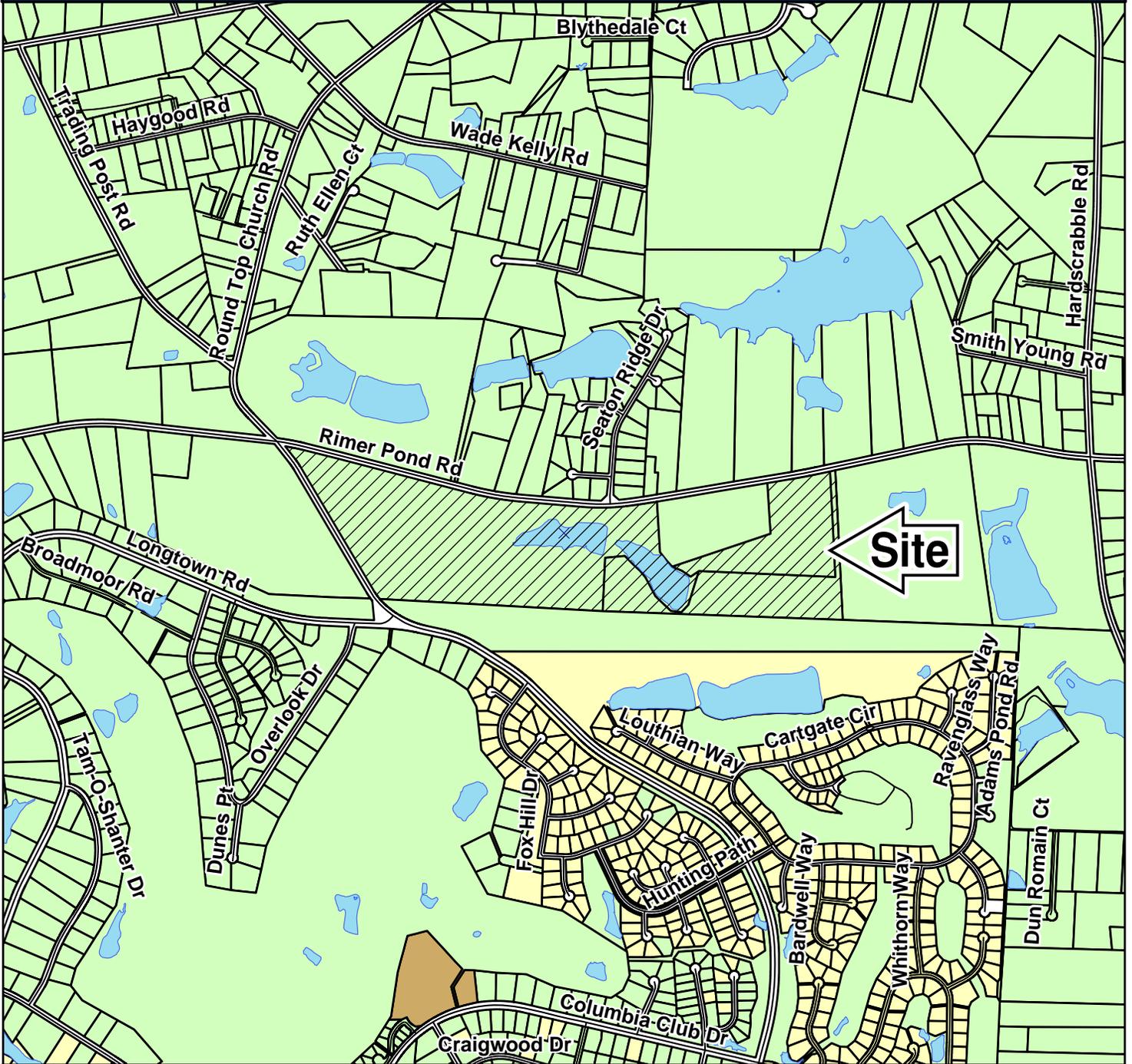
Planning Staff recommends denial of this map amendment.

Zoning Public Hearing Date

July 24, 2007

CASE 07-35 MA

RU to RS-MD

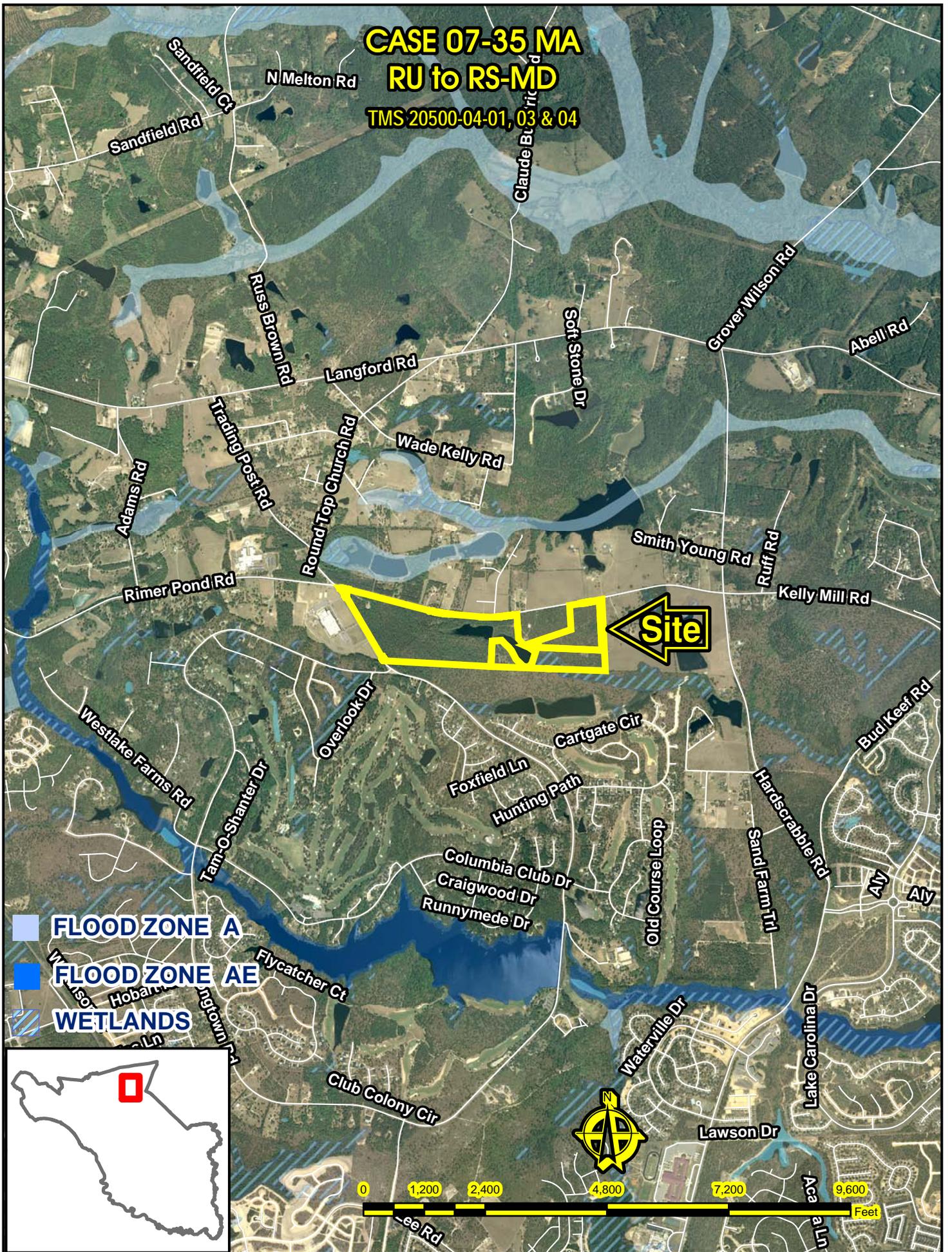


ZONING CLASSIFICATIONS



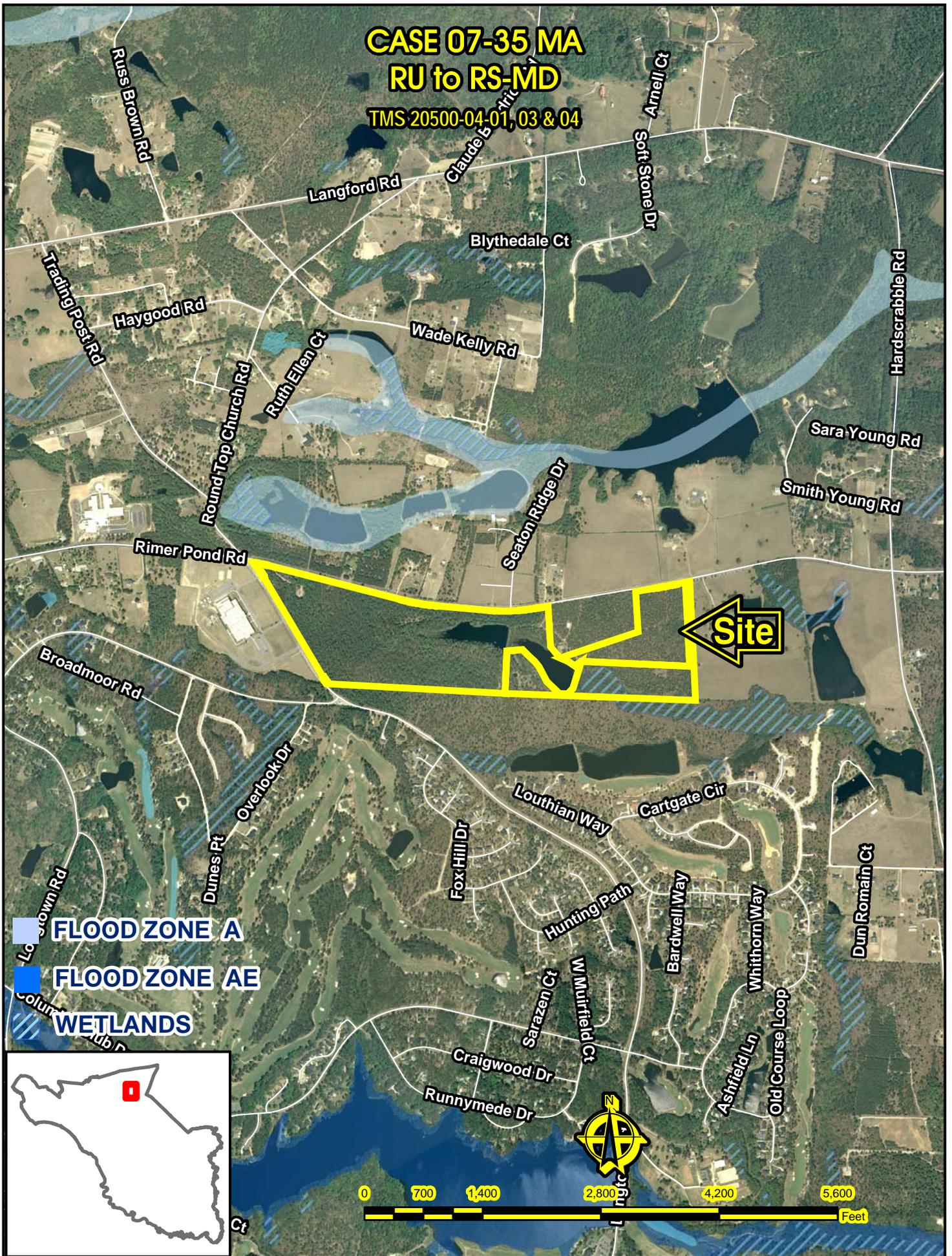
 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

**CASE 07-35 MA
RU to RS-MD
TMS 20500-04-01, 03 & 04**



CASE 07-35 MA RU to RS-MD

TMS 20500-04-01, 03 & 04





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: July 9, 2007
RC PROJECT: 07-36 MA
APPLICANT: Hurricane Construction c/o Johnny Stroman,
B.P.Barber & Assoc.
PROPERTY OWNER: Hurricane Construction, LLC
LOCATION: Koon Store Road

TAX MAP NUMBER: 14600-02-01
ACREAGE: 69.52
EXISTING ZONING: RU
PROPOSED ZONING: RS-HD

PC SIGN POSTING: June 25, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Koon Store Road with approximately 1,700 linear feet of frontage. A special exception was granted in 2003 for the construction of a soccer field (03-65SE).

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The RS-HD District is intended as a predominately single-family, detached residential district, and the requirements for this district that has higher densities and smaller permitted lot sizes are designed to maintain a suitable environment for single-family living. In addition to detached single-family development, the RS-HD District also permits attached single-family dwellings and nonresidential development typically found in residential areas. Minimum lot area is 5,000 square feet / (8.7 DU/Acre).

Gross density: **606 dwelling units**
Net density: **424 dwelling units**

Roads

The site is located on Koon Road which is a two lane undivided collector road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Single Family/ Wooded lots
<u>South:</u>	RU	Single Family/ Wooded lots
<u>East:</u>	RU	Single Family/ Wooded lots
<u>West:</u>	RU	Single Family/ Wooded lots

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Area Proposed Land Use Map” designates this area as Low Density Residential in the Developing Urban Area.

Objective: “Promote a pattern of development which is compatible with existing neighborhoods, reflects the natural character of the environment”.

Non-Compliance: The site is proposing a significantly higher density than the surrounding area.

Principal: “Established low-density residential neighborhoods should be protected against penetration or encroachment from higher or more intensive development”.

Non-Compliance: The proposal would adversely affect the character of the area; single family homes are provided on large lots and evident in the area are pasture lands.

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 # 429 located on Koon Store Road the site and the current traffic volume is 1500 ADT which is currently at a Level-of-Service “A”.

Conclusion

The Residential, Single Family, High-Density (RS-HD) permits single family detached dwellings, single family attached dwellings, County Clubs with golf courses, Pubic Recreational

facilities, Public Services Providers, Places of Worship, Libraries, and Schools with a maximum density of 8.7 residential lots per acre.

The area for development will be surrounded by Rural District (RU) lands, on which existing uses are rural single family homes on acreage ranging from the smallest of one (1) acre to the largest of 153 acres.

The map amendment is inconsistent with the comprehensive plan restricting encroachment of higher density residential development into our established lower-density rural neighborhoods. The requested map amendment would add to the area at net density, approximately 424 residential lots, and gross density 606 residential lots.

The traffic analysis provides us with a level of service A. This is consistent with the rural area, the level of development and pattern of growth in this area.

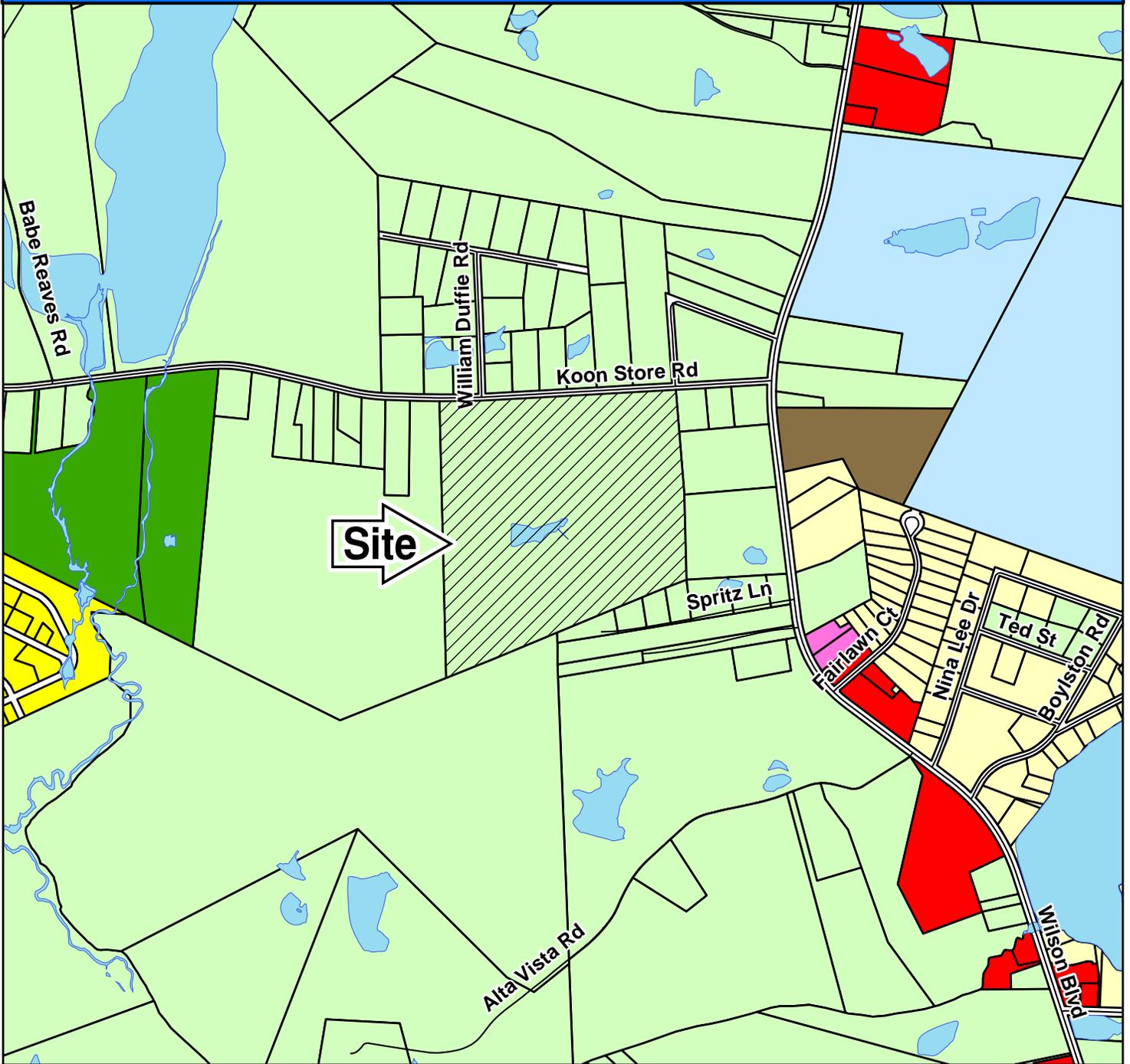
Planning Staff recommends denial of this map amendment.

Zoning Public Hearing Date

July 24, 2007

CASE 07-36 MA

RU to RS-HD



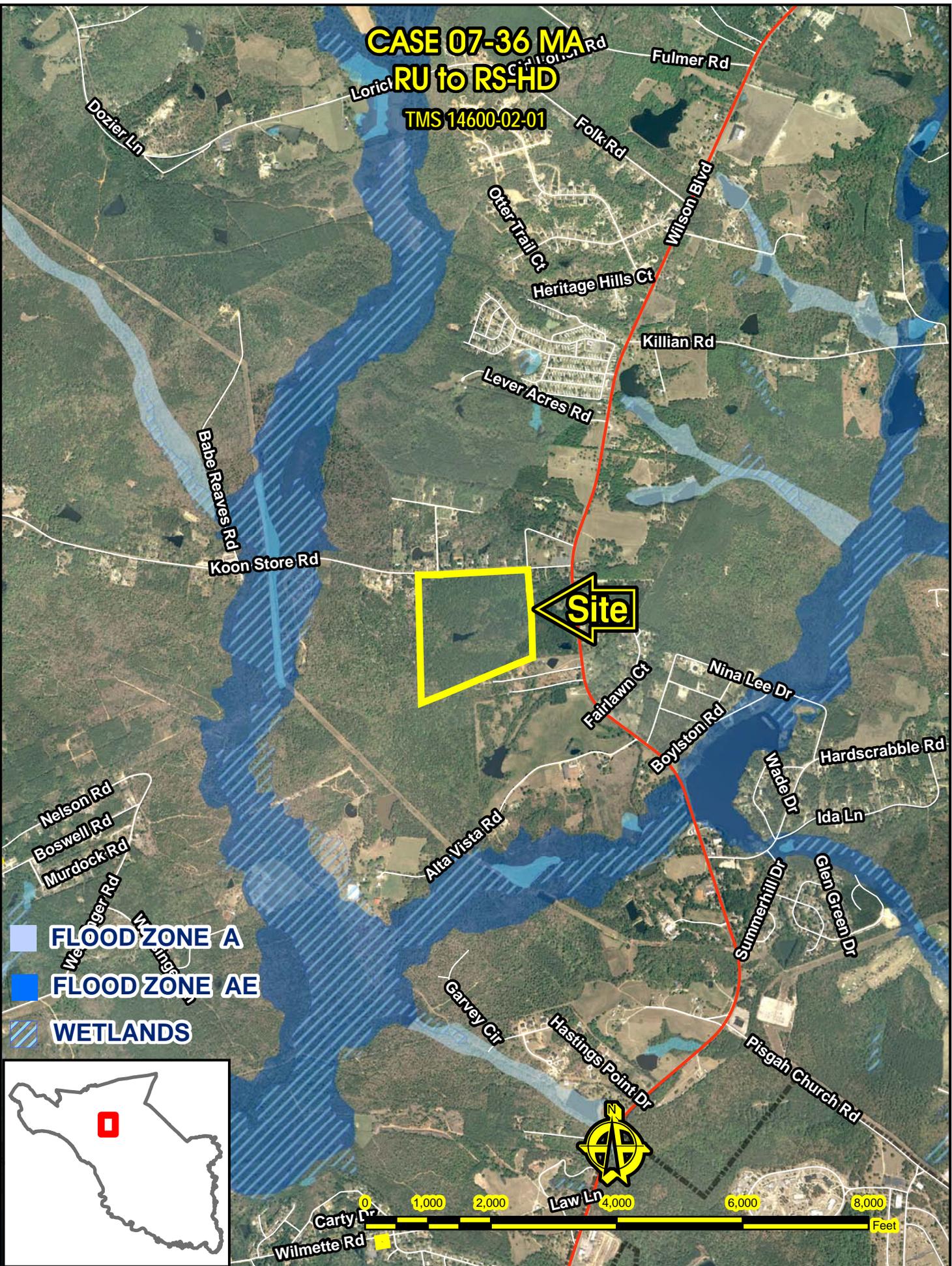
ZONING CLASSIFICATIONS



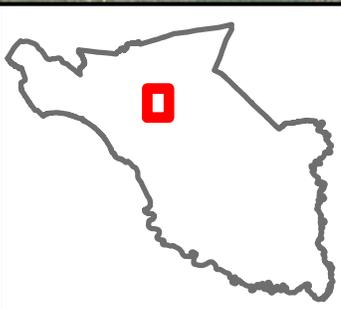
RR	RS-MD	RM-MD	NC	LI	RU
RS-E	RS-HD	RM-HD	GC	HI	TRO
RS-LD	MH	OI	M-1	PDD	Subject Property

**CASE 07-36 MA
RU to RS-HD**

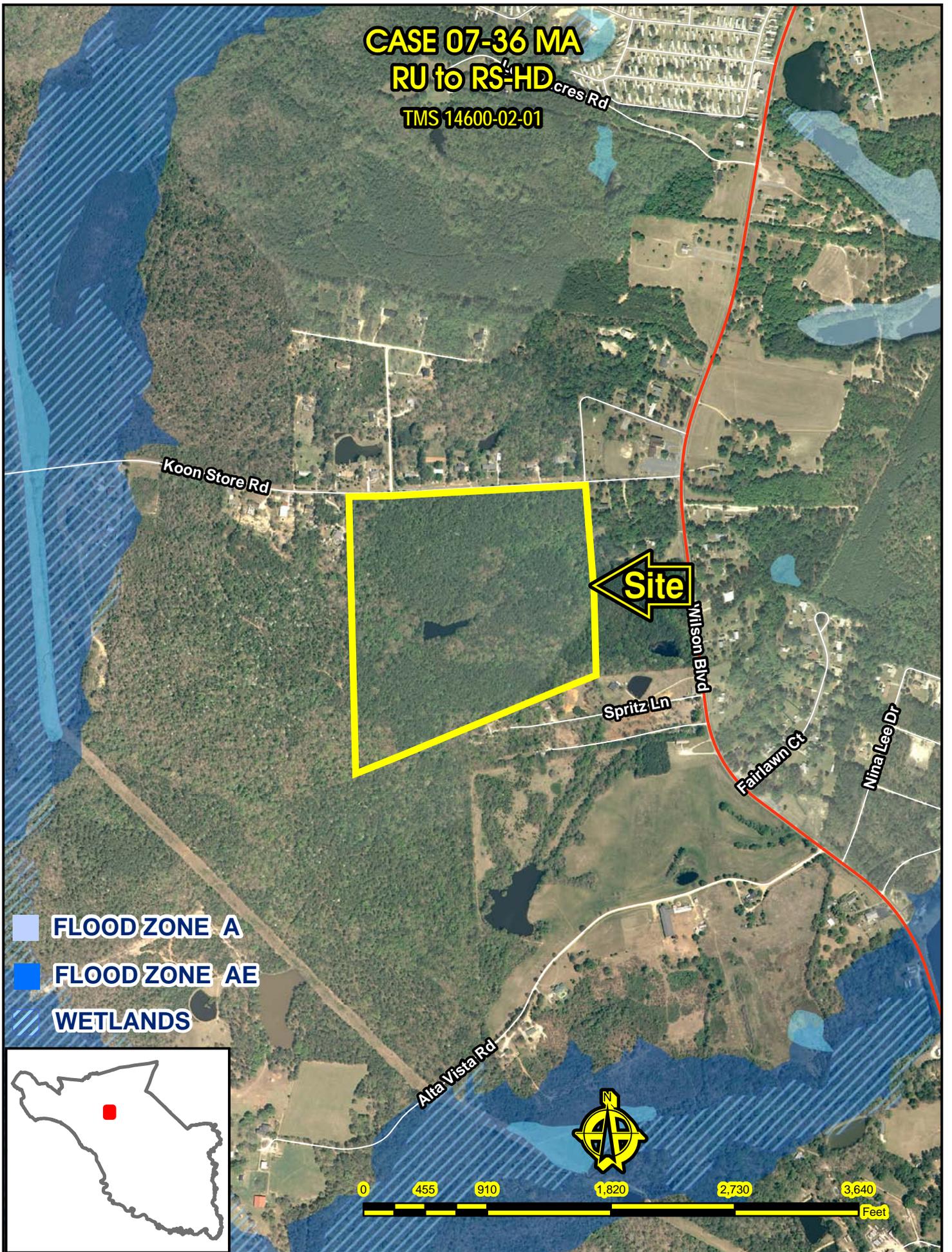
TMS 14600-02-01



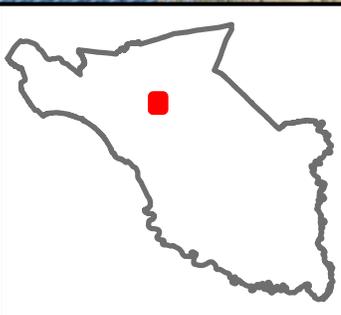
-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



CASE 07-36 MA
RU to RS-HD
TMS 14600-02-01



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS





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

PC MEETING DATE: July 9, 2007
RC PROJECT: 07-38 MA
APPLICANT: Kornegay / Moseley Funeral Home c/o Robert Fuller,
Esq.
PROPERTY OWNER: Episcopal Church
LOCATION: 4645 Hard Scrabble Road

TAX MAP NUMBER: 20300-02-30
ACREAGE: 9.86
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: June 25, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Hard Scrabble Road with approximately 450 linear feet of frontage.

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

OI (Office and Institutional) District zoning designation 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.

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

Roads

The site is located on Hard Scrabble Road which is a two lane undivided collector road currently maintained by SCDOT.

Existing Zoning		
<u>North:</u>	OI	Vacant/ School
<u>South:</u>	PDD	Commercial component of “Rice Creek” development
<u>East:</u>	PDD	
<u>West:</u>	PDD	Residential component of “Rice Creek” development

Plans & Policies

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

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

Compliance: The site is located adjacent to the commercial component of the Rice Creek development.

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 requested map amendment complements the Proposed Land Use Map which has identified this area as office commercial.

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 # 437 located on Hard Scrabble Road south of the site and the current traffic volume is 12,800 ADT which is currently at a Level-of-Service “F”.

Conclusion

The subject parcel is surrounded by commercial land uses, the zoning of Planned Development reflects the Rice Creek Planned Development and along Hard Scrabble Road is the commercial element of the plan. The adjacent parcel is zoning Office Institutional District (OI). The rezoning of the adjacent parcel was effective 2004.

The map amendment is consistent with the comprehensive plan to expand existing clusters, and or locations, and the Proposed Land Use Map depicts this as Office Commercial urban area.

The traffic analysis provides us with a Level of Service F. Additional land use amendments are inconsistent with the planning practices.

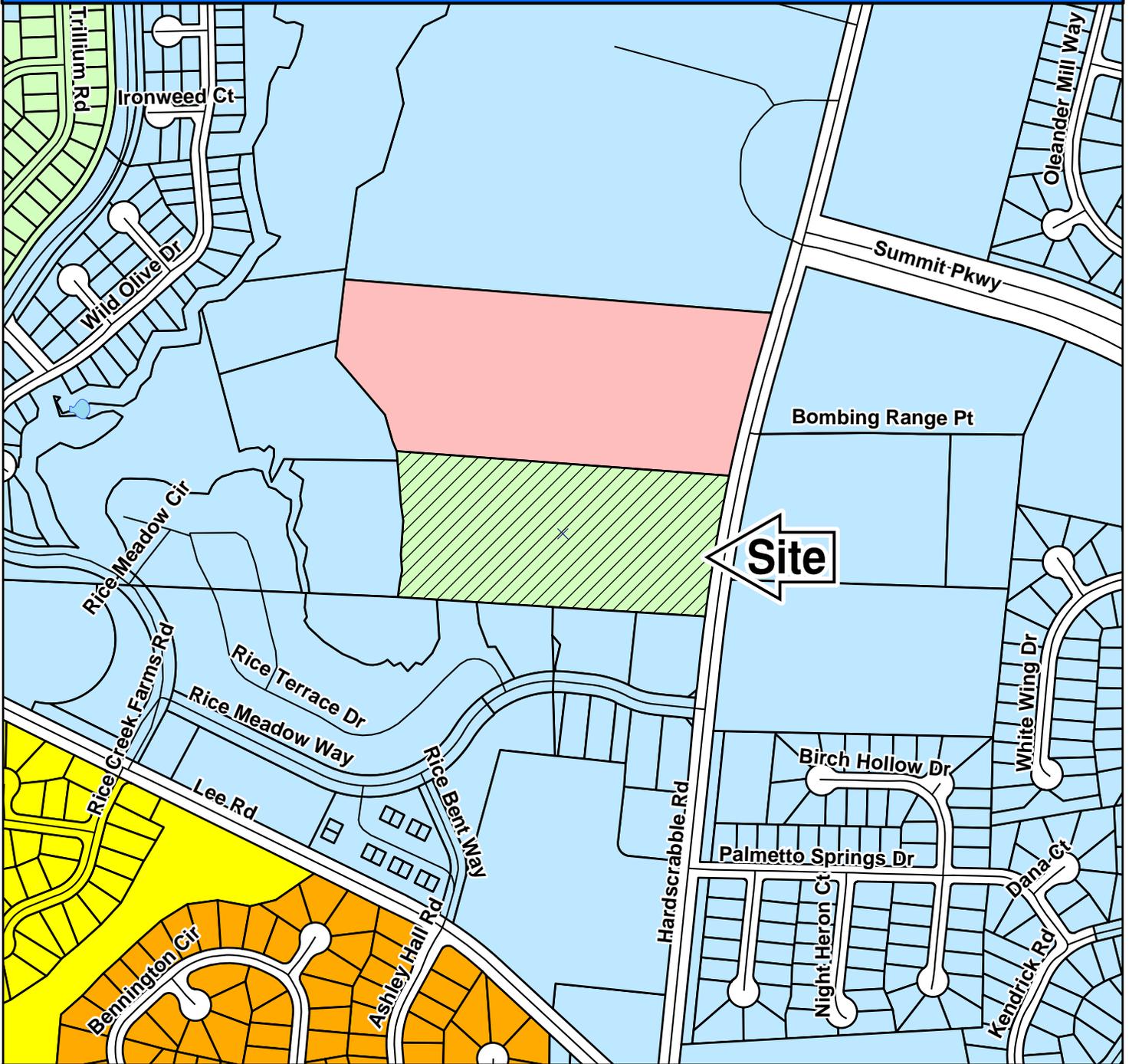
Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

July 24, 2007

CASE 07-38 MA

RU to OI



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 07-38 MA RU to OI

TMS 20300-02-30





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: July 9, 2007
RC PROJECT: 07-39 MA
APPLICANT: John Tien/ Chao & Associates
PROPERTY OWNER: Matrix Acquisition/ Edward Pitts, agent
LOCATION: 1041 Gates Road

TAX MAP NUMBER: 02509-03-02
ACREAGE: 10.01
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: June 25, 2007

Staff Recommendation

Approval

Background /Zoning History

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

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

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 Gates Road which is a two lane undivided local road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Single Family large lots
<u>South:</u>	RU/LI	Landscaping supply business
<u>East:</u>	RU	Single Family large lots/ Trucking & warehouse business
<u>West:</u>	RU,GC,PDD	Railroad, Commercial /Industrial business

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Area Proposed Land Use Map” designates this area as Low to Medium Residential Area in the Developing Urban Area.

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

Compliance: Gates Road is a local road which intersects Dutch Fork Road and eventually leads to the I-26 interstate.

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”.

Non-Compliance: As depicted for low and medium residential density, the General Commercial allows for the maximum number of residential units per acre, sixteen (16).

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 # 145 located on Dutch Fork Road near Bickley Road and the current traffic volume is 17,800 ADT. Local roads are not provided level-of-service information.

Conclusion

The parcel is surrounded by rural lands in both zoning and land use. The parcel to the southeast, is zoning Light Industrial District (M-1) and was rezoned 2002. The close proximity to the

industrial zoned lands with the possible intensity of land uses makes the General Commercial appear less intrusive.

The map amendment is inconsistent with the comprehensive plan which depicts this urban area as low to medium density residential.

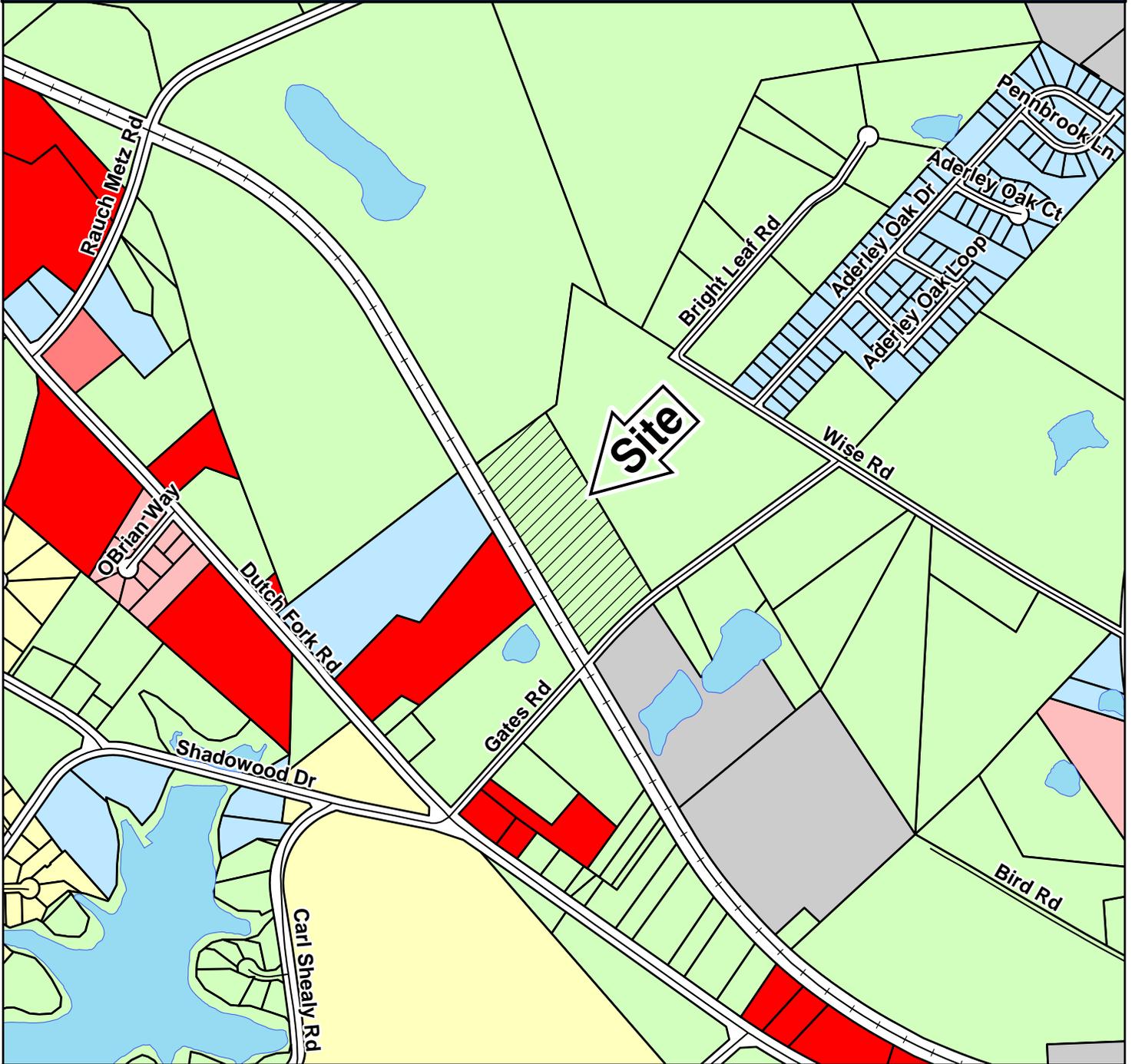
Planning staff recommends approval of this map amendment.

Zoning Public Hearing Date

July 24, 2007

CASE 07-39 MA

RU to GC



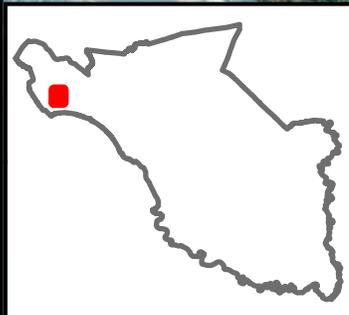
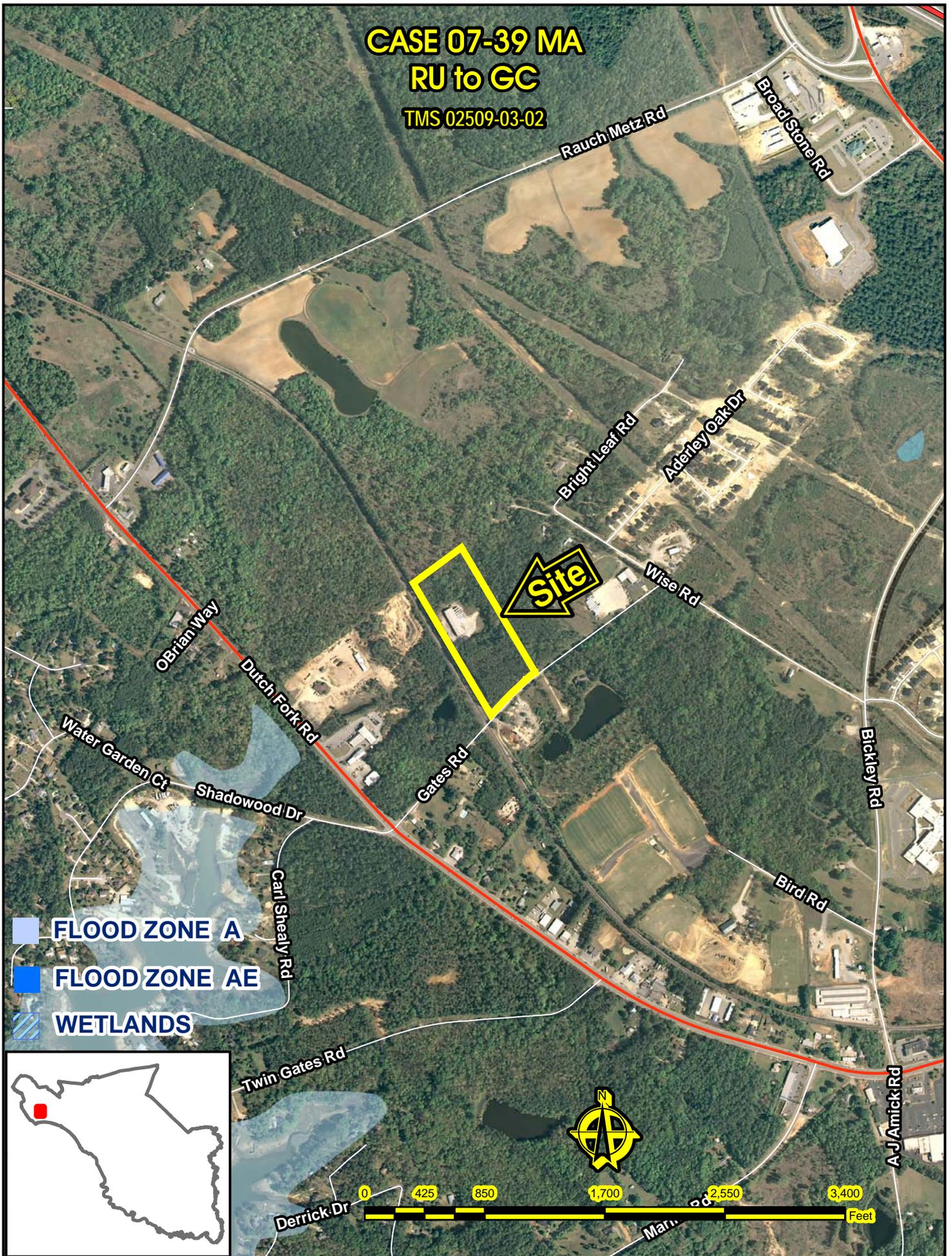
ZONING CLASSIFICATIONS



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 07-39 MA RU to GC

TMS 02509-03-02



CASE 07-39 MA
RU to GC
TMS 02509-03-02



May 14, 2007

Anna,

Concerning our DRT meeting on May 10, 2007 in reference to SD-07-06 sketch plan for Vernon Estates on Page Derrick road. TMS# 03700-03-03,11,25,33. I would like to respectfully request an appeal for the requirement of side walks in this subdivision being that this subdivision is a rural subdivision with very low impact. I appreciate your time and consideration of this appeal.

Sincerely,

Brooks R. Sandifer Owner/ Developer



(803) 622-8962

1080 Point View rd.

Chapin, SC 29036



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

May 24, 2007

Mr. Brooks Sandifer
1080 Point View Road
Chapin, SC 29036

RE: Vernon Estates
RCF # SD-07-06
TMS #03700-03-03,11,25,33

Dear Mr. Brooks Sandifer:

Please be advised the Sketch Plan entitled **“Vernon Estates” located off of Page Derrick Road, South Carolina and dated March 2007 with no revisions** the subject project has been **conditionally approved** at the Development Review Team meeting on May 10, 2007. The conditions of approval are as follows and revised plans must be submitted for review and approval:

1. Side walks Three (3) foot wide minimum along one side of internal roads
2. Access for lots 15 and 16 requires modification
3. Identify water source for fire suppression
4. Addressing disapproval of the subdivision name

Please note that all revised sketch plans must be reviewed and approved by the various agencies prior to the submittal of preliminary plans. All revisions are required to reflect revisions date and source of revision. A Sketch Plan approval letter will be issued upon receipt of all approvals by this office.

The following is noted for informational purposes.

- (1) No site clearing activity may occur until the Department approves the preliminary plats 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 plans, preliminary plat and 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.
- (7) All conditions of sketch plan approval as identified above by the Department and the Development Review team must be reviewed and approved prior to submission of preliminary plans.

It has been my pleasure to assist you. If you have further questions, please feel free to contact me or Deborah Moore at 576-2178, or moored@rcgov.us.

Yours truly,



Jennie Sherry-Linder
Land Development Administrator

Cc: Roberson Engineering, Engineer
Sandra Riley, SCDOT
Charles Beam, PE, PH, CFM, County Hydrologist
Harry Reed, Flood Plain Coordinator
Angela Kennedy, SCDHEC
Miranda Spivey, Fire Marshall Richland County

**R. ICHLAND COUNTY PLANNING &
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW TEAM STAFF REPORT

May 10, 2007

RC Project # SD-07-06 Sketch Plan Vernon Estates Subdivision	Applicant: Mr. Brooks Sandifer
General Location: Page Derrick Road; East of Freshly Mill Road	
Tax Map Number: R03700-03-03, 11, 25 & 33	Subject Area: 40 +/- acres
Current Parcel Zoning: Rural District (RU)	Proposed Use: 24 Single-Family Residential Lots

STAFF ANALYSIS

The proposed Vernon Estates Subdivision is located on Page Derrick Road 1400' east of Freshly Mill Road in northwest Richland County. The subject area is 40 +/- acres, located in a Flood Zone "X" with a pond and is heavily wooded with a fifty-eight (58) foot elevation change throughout the parcel.

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. The Rural District is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. The Rural District is also intended to provide for the preservation of open-space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities. The minimum lot size for this district is 33,000 square feet.

The proposed Vernon Estates Development is proposing 24 lots with new infrastructure to include two cul-de-sacs and one main point of access onto Page Derrick Road. The smallest lot is 43,560 Sq. Ft. and the largest lot is 95,135 Sq. Ft. The source of water and sewer is well and septic. The development does not show sidewalks on internal roadways or externally.

Surrounding Development: The Vernon Estates Development is surrounded by parcels with single-family residences. A Traffic Management Plan is not required.

Existing Zoning and Land Use

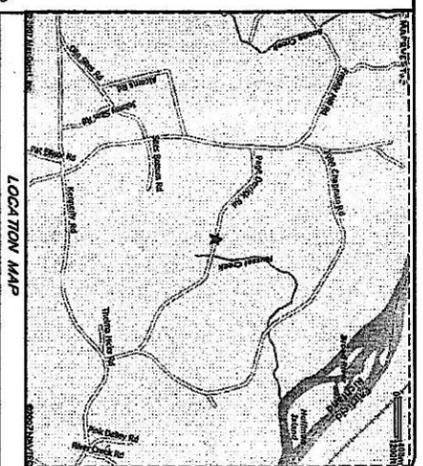
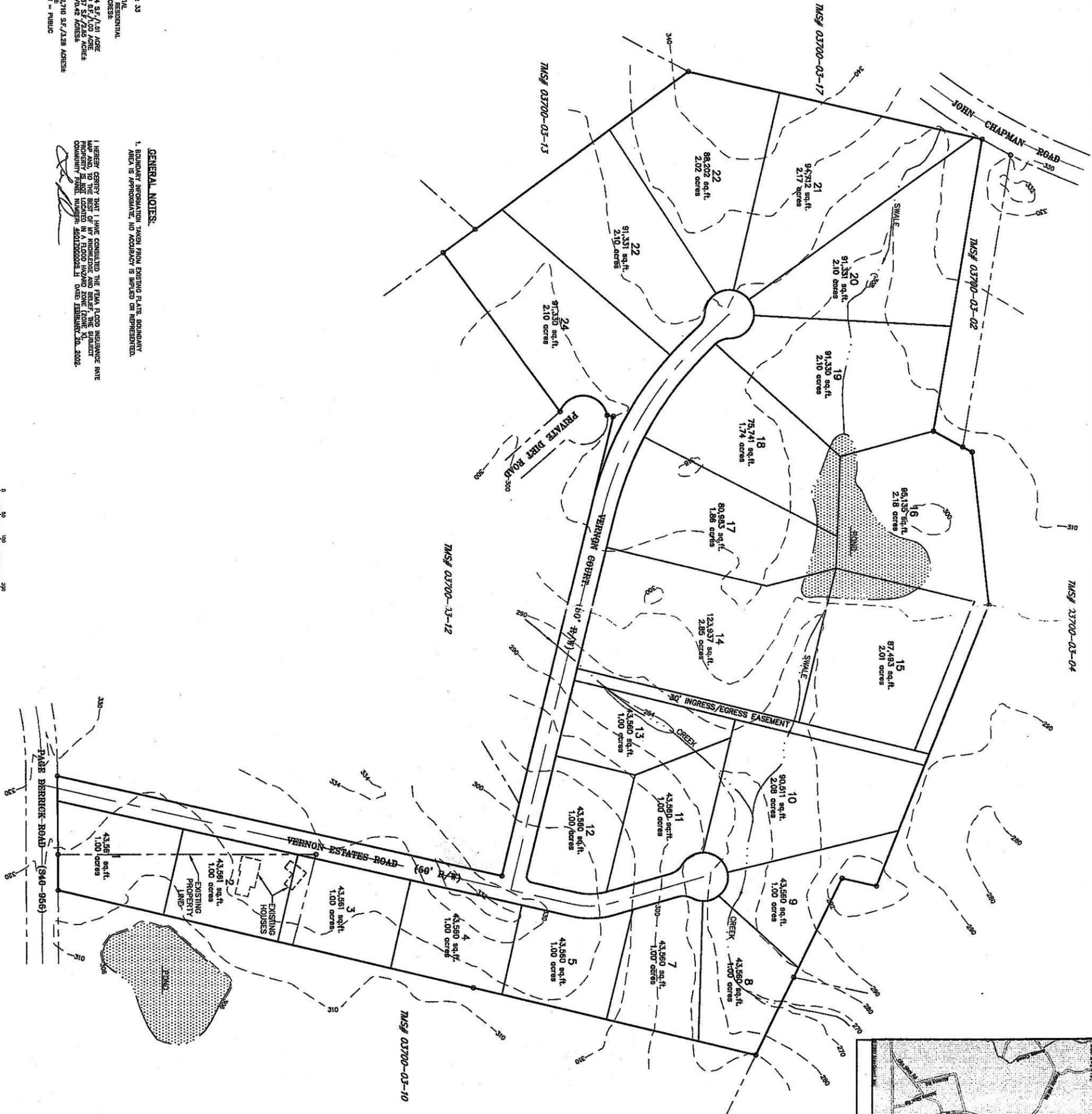
	Existing Zoning	Existing Land Use
Subject Parcels	RU	Vacant / Wooded
Adjacent Northwest	RU	Single-Family Residence / John Chapman Road
Adjacent Northeast	RU	Single-Family Residence / Vacant
Adjacent Southeast	RU	Single-Family Residence / Vacant
Adjacent Southwest	RU	Single-Family Residences / Page Derrick Road



LOT SUMMARY
 PARCEL TAG: 03700-03-03, 11, 23, & 33
 ZONING - RU USE - R1 & RESIDENTIAL
 EXISTING LAND USE - SINGLE FAMILY RESIDENTIAL
 TOTAL AREA - 1,742,327 SF / 40.00 ACRES
 TOTAL NO. OF LOTS - 24 LOTS 85,984 SF / 1.91 ACRE
 MINIMUM LOT AREA PROVIDED - 43,580 SF / 1.00 ACRE
 MAXIMUM LOT AREA PROVIDED - 123,937 SF / 2.85 ACRES
 AREA OF COMMON AREA - 18,912 SF / 0.43 ACRES
 AREA OF STREET RIGHT-OF-WAY - 142,710 SF / 3.28 ACRES
 TOTAL LENGTH OF ROADS - 2,687 L.F.
 TOTAL PERIMETER OF LOTS - 11,111 L.F.
 STREET TYPE - LOCAL RESIDENTIAL

GENERAL NOTES:
 1. BOUNDARY INFORMATION TAKEN FROM EXISTING PLATS. BOUNDARY AREA IS APPROXIMATE. NO ACCURACY IS IMPLIED OR REPRESENTED.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FLOOD HAZARD INSURANCE RATE MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE (ZONE X1, COMMUNITY PANEL NUMBER 4501260022). I DATED FEBRUARY 20, 2002.



GRAPHIC SCALE IN FEET
 0 50 100 200

RECEIVED

MAR 23 2007

RICHLAND COUNTY ZONING OFFICE

DEVELOPER:
 MR. BROOKS SANDER
 600 DIRT ROAD
 TEL: 803-622-8982
 FAX: 803-295-4015

PROJECT No. 07008	VERNON ESTATES RICHLAND COUNTY, SOUTH CAROLINA SKETCH PLAN	 ROBERSON Engineering P.O. Box 527 White Rock, South Carolina 29177-0527 Phone: (803) 781-0006 • Fax: (803) 407-4234 • E-mail: robersoneng@ccrr.com	REVISIONS			
DATE: MARCH, 2007			No.	DESCRIPTION		DATE
SCALE: 1"=100'						
DESIGNED BY: LDR						
DRAWN BY: CAD						
CHECKED BY: LDR						
SHEET No. 1 OF 1	DWG. No. C-1					

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-07HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SECTION 26-104, FP FLOODPLAIN OVERLAY DISTRICT; SUBSECTION (D), STANDARDS IN THE FLOODPLAIN; PARAGRAPH (2), SPECIFIC STANDARDS; SUBPARAGRAPH (J), FILL; SO AS TO ALLOW THE USE OF FILL IN THE FLOODPLAIN.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-104, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph (j), Fill; is hereby amended to read as follows:

- j. ~~Fill. Fill is discouraged because its use removes storage capacity from floodplains. Elevating buildings by other methods must be considered. An applicant shall demonstrate, using a registered engineer, that fill is the only alternative to raising the building to at least two (2) feet above the base flood elevation, and that the amount of fill used will not affect the flood storage capacity or adversely affect adjacent properties. Any change to the flood flow within a regulatory floodplain through fill must be approved by FEMA in addition to review by the flood coordinator. If fill is used for new construction in a floodplain to raise the floor of the building to at least two (2) feet above the base flood elevation, the structure must be constructed on properly designed and compacted fill (ASTM D-698 or equivalent) that extends beyond the building walls before dropping below the base flood elevation and has appropriate protection from erosion and scour. The fill design or the fill standard must be approved by a licensed professional engineer. Other alternatives for elevating a structure are: (a) foundation wall with flood vents; or (b) piers and pilings. Any change to the flood flow within a regulatory floodplain through fill must be approved by FEMA in addition to review by the floodplain coordinator.~~
1. *Floodway.* Filling of floodway areas, dumping of salvaged or scrap material, or the placing of material or obstruction within a floodway area in such a manner as to impede free flow of water during a time of flood or in such a manner that the elevation of flood waters will be increased is prohibited.
 2. *Nontidal wetlands or waters.* Fill activities may not take place in nontidal wetlands or waters without the required state and federal permits.
 3. *Dredged material.* Dredged material may be used as fill only upon certification of suitability by a land surveyor, engineer or architect authorized

by law to certify such information. Landfills, rubble fills, dumps, and sanitary fills are not permitted in the floodplain.

4. *Standards.* Fill used to support structures must comply with ASTM Standard D-698, and its suitability to support structures certified by a land surveyor, engineer, or architect authorized by law to certify such information.
5. *Fill slopes.* Fill slopes shall be no greater than two (2) horizontal to one (1) vertical. Flatter slopes may be required where velocities may result in erosion.
6. *Effect on neighboring properties.* The use of fill shall not increase flooding or cause drainage problems on neighboring properties.
7. *Compensating excavations.* The volume of space occupied by any authorized fill below the base flood elevation shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the base flood elevation. All such excavations shall be constructed to drain freely to the watercourse. No area below the waterline of a pond or other body of water can be credited as a compensating excavation.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2007.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE _____ DAY

OF _____, 2007

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading: June 5, 2007
Public Hearing:
Second Reading:
Third Reading:

DRAFT

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-07HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VIII, RESOURCE PROTECTION STANDARDS; SECTION 26-203, STORMWATER MANAGEMENT; SO AS TO PROVIDE FOR A NEW SUBSECTION “(E)”, ENTITLED “STORMWATER MANAGEMENT INDUSTRIAL AND HIGH RISK RUNOFF INSPECTION GUIDELINES”.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-203, Stormwater Management; is hereby amended to provide for a new subsection, to read as follows:

(e) Stormwater management industrial and high risk runoff inspection guidelines.

(1) The county may review industrial storm water pollution preventions plan(s), as required under a facility's National Pollutant Discharge Elimination System (NPDES) storm water discharge permit, when outfall monitoring indicates a suspected violation or proactively in its routine water quality checks as per below guidelines:

a. The Director of Department of Public Works, Stormwater Management Personnel or designee, bearing proper credentials and identification, may enter and inspect all properties for regular inspections, periodic investigations, monitoring, observation measurement, enforcement, sampling and testing. The personnel shall duly notify the owner of said property or the representative on site, and the inspection shall be conducted at reasonable times.

b. Upon refusal by any property owner to permit an inspector to enter or continue an inspection, the inspector shall terminate the inspection or confine the inspection to areas concerning which no objection is raised. The inspector shall immediately report the refusal and the grounds to the director. The director shall promptly seek issuance of an administrative search warrant.

c. In the event that the director or the designee reasonably believes that discharges from the property into the Richland County MS4 may cause an imminent and substantial threat to human health or the environment, the inspection may take place at any time and without notice to the owner of the property or a representative on site. The

DRAFT

inspector shall present proper credentials upon reasonable request by the owner or representative.

d. Inspection reports shall be maintained in a permanent file located in the Storm Water Management Division.

(2) At any time during an inspection or at such other times as the director (or his/her designee) may request information from an owner or representative, the owner or representative may identify areas of its facility or establishment, material or processes which contains or which might reveal a trade secret. If the director (or his/her designee) has no clear and convincing reason to question such identification, all material, processes and all information obtained within such areas shall be conspicuously labeled "CONFIDENTIAL TRADE SECRET." The trade secret designation shall be freely granted to any material claimed to be such by the owner or representative unless there is clear and convincing evidence for denying such designation. In the event the director does not agree with the trade secret designation, the material shall be temporarily designated a trade secret, and the owner or representative may request an appeal of the director's decision in the manner in which all such appeals are handled in this article.

(3) All trade secret material which are prepared or obtained by or for the director shall be marked as such and filed in a secure place separate from regular, non-secret files, and documents. Reports from samples prepared or obtained by or for the director or submitted for laboratory analysis shall be marked as such and treated in the same manner as other trade secret material. Trade secret material shall not be divulged by the director to anyone other than:

a. Other employees of the county or employees of the state or federal governments engaged in an inspection or enforcement proceeding involving the designated material; and

b. To administrative or judicial courts upon order to so divulge the material to the court.

(4) Monitoring. The director may require the person responsible for any private property or premises, including, but not limited to, any private property or premises which is or may be the source of a stormwater discharge associated with industrial activity, or the source of a discharge from a site of industrial activity, or the source of a discharge from a high-risk facility, or the source of an illicit discharge, at that person's expense, to establish and maintain such records, make such reports, install, use and maintain such monitoring equipment or methods, sample such discharge in accordance with such methods, at such locations, and intervals as the

DRAFT

director shall prescribe, and provide periodic reports relating to the discharge. To the extent practicable, the director shall recognize and approve the sampling procedures and test methods established by 40 CFR 136.

- (5) Best management practices. Industrial facilities and high risk facilities may be required to implement, at their own expense, structural and/or nonstructural BMPs, as appropriate, to prevent the discharge of pollutants to the Richland County MS4. To the extent practicable, the director shall recognize that storage and handling of significant materials, material handling equipment or activities, intermediate products or industrial machinery in such a manner that they are not exposed to stormwater is an effective BMP. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of stormwater associated with industrial activity, to the extent practicable, shall be deemed in compliance with the provisions of this section.
- (6) Violations. Upon determination that a violation of any of the provisions of this article or the Storm Water Management Plan (SWMP) has occurred, the director may give timely actual notice at the property where the violation has occurred and shall give written notice to the violator within 15 days. This notice shall specify: the nature of the violation, the proposed penalty, and the amount of time in which to correct deficiencies, if appropriate. It shall be sufficient notification to deliver the notice to the person to whom it is addressed, or to deposit a copy of such in the United States Mail, properly stamped, certified and addressed to the address used for tax purposes.
- (7) Providing false information and tampering prohibited.

 - a. It shall be unlawful for any person to provide false information to the director or anyone working under the director's supervision when such person knows or has reason to know that the information provided is false, whether such information is required by this article or any inspection, recordkeeping or monitoring requirement carried out or imposed under this article.
 - b. It shall be unlawful for any person to falsify, tamper with or knowingly render inaccurate any monitoring device or method required under this article.
- (8) Penalties. Any person violating any provision of this article shall be deemed guilty of a misdemeanor and shall be punished within the jurisdictional limits of magistrate's court. Each day of a violation shall constitute a new and separate offense.

DRAFT

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2007.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE ____ DAY

OF _____, 2007

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading: July 10, 2007 (tentative)
Public Hearing:
Second Reading:
Third Reading:

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

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: June 20, 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
Enclaves @ Blythewood Crossing	Off Wilson Blvd, Blythewood
Garden Valley S/S	Off North Springs Rd, Northeast
Cambridge Pointe S/D	Future S/D, Blythewood

PROPOSED STREET NAMES	GENERAL LOCATION
Mountain Shade	Future The Maples S/D, Off Loner Road, Blythewood
Mountain Maple	Future The Maples S/D, Off Loner Road, Blythewood
Abe	Future Garden Valley S/D, Off North Springs Rd, Northeast
Patrick	Future Garden Valley S/D, Off North Springs Rd, Northeast
Hillfoots Ct	Future Garden Valley S/D, Off North Springs Rd, Northeast
Corebridge	Future Garden Valley S/D, Off North Springs Rd, Northeast
Cabinteely Ct	Future Garden Valley S/D, Off North Springs Rd, Northeast
Gilmerton Ct	Future Garden Valley S/D, Off North Springs Rd, Northeast

Stillorgan Ct	Future Garden Valley S/D, Off North Springs Rd, Northeast
View Dr	Future Garden Valley S/D, Off North Springs Rd, Northeast
Tenby	Future subdivision in Blythewood
Camber	Future subdivision in Blythewood
Cambridge Pointe	Future subdivision in Blythewood



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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