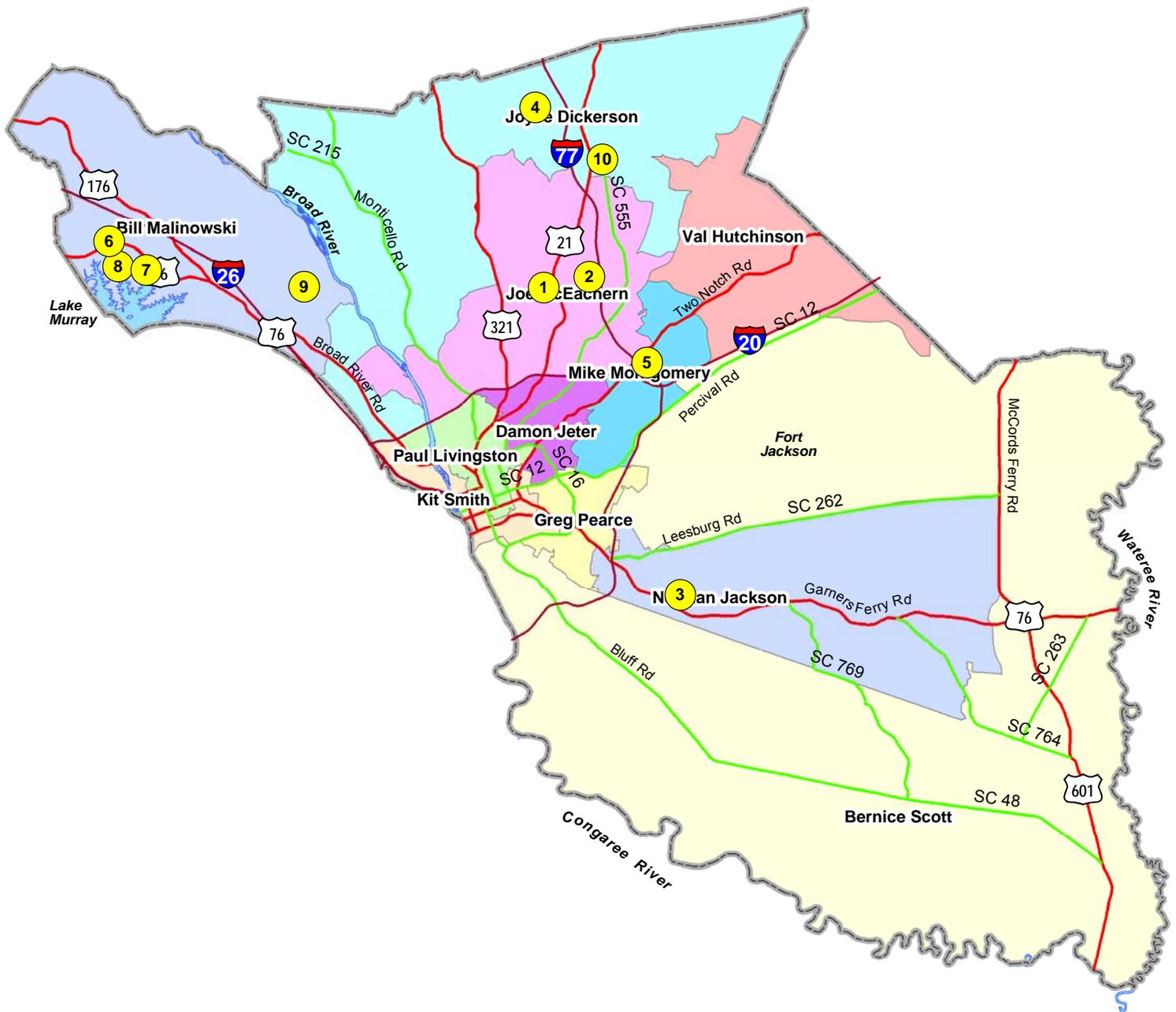


RICHLAND COUNTY
PLANNING COMMISSION



SEPTEMBER 10, 2007

RICHLAND COUNTY PLANNING COMMISSION SEPTEMBER 10, 2007



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 07-36 MA	Hurricane Construction	14600-02-01	Koon Store Rd.	McEachern
2. 07-40 MA	Kendal Jones	14600-03-16	Killian Rd. west of I-77	McEachern
3. 07-41 MA	Johnathan Holley	19100-04-37	Behind 8132 Gamers Ferry Rd.	Jackson
4. 07-42 MA	Red Gate Farms II	12700-01-21	Syrup Mill Rd. & Blythewood Rd.	Dickerson
5. 07-45 MA	South Capital Group	17016-03-03	Dawson Rd.	Montgomery
6. 07-46 MA	Billy Stanick	01511-01-02 & 09	2150 Dutch Fork Rd.	Malinowski
7. 07-48 MA	Cheryse Jordan	02505-03-04 & 07	1779 Dutch Fork Rd.	Malinowski
8. 07-50 MA	South Capital Group	01510-01-01 & 01509-01-04	Johnson Marina, Guise & Forrest Shealy Rds	Malinowski
9. 07-51 MA	Hurricane Construction	05200-03-18 & 05200-03-60	Hollingshed Rd.	Malinowski
10. 07-52 MA	Ashley Oaks Development	17700-01-13	Wilson Blvd. & Farrow Rd.	Dickerson

RICHLAND COUNTY PLANNING COMMISSION

Monday, September 10, 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 July 9, 2007 Minutes

IV. AGENDA AMENDMENTS

V. NEW BUSINESS - ZONING MAP AMENDMENTS

CASE # 07 - 36 MA		Page
APPLICANT	Hurricane Construction	03
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 - 40 MA	Kendal Jones	Page
APPLICANT	Hull Storey Acquisitions	11
REQUESTED AMENDMENT	M-1 to GC (165.23 acres)	
PURPOSE	General Commercial	
TAX MAP SHEET NUMBER (S)	14600-03-16	
LOCATION	Killian Rd. West of I-77	

CASE # 07 - 41 MA	Johnathan Holley	Page
APPLICANT	Eternal Garden	19
REQUESTED AMENDMENT	GC/RU to GC (13.29 acres)	
PURPOSE	Cemetery	
TAX MAP SHEET NUMBER (S)	19100-04-37	
LOCATION	Behind 8132 Garners Ferry Rd.	

CASE # 07 - 42 MA		Page
APPLICANT	Red Gate Farms II	27
REQUESTED AMENDMENT	RU to PDD (71.41 acres)	
PURPOSE	Commercial / Residential	
TAX MAP SHEET NUMBER (S)	12700-01-21 & 15100-01-04 (p)	
LOCATION	Syrup Mill Rd. & Blythewood Rd.	

CASE # 07 - 45 MA		Page
APPLICANT	South Capital Group	39
REQUESTED AMENDMENT	RU to RM-HD (6.21 acres)	
PURPOSE	Multi- Family Residential	
TAX MAP SHEET NUMBER (S)	17016-03-03	
LOCATION	Dawson Rd.	

CASE # 07 - 46 MA		Page
APPLICANT	Billy Stanick	47
REQUESTED AMENDMENT	RU to GC (2.84 acres)	
PURPOSE	Warehouse for Existing Business	
TAX MAP SHEET NUMBER (S)	01511-01-02 & 09	
LOCATION	2150 Dutch Fork Rd.	

CASE # 07 - 48 MA		Page
APPLICANT	Cheryse Jordan	55
REQUESTED AMENDMENT	OI to GC (.67 acres)	
PURPOSE	General Commercial Use	
TAX MAP SHEET NUMBER (S)	02505-03-04 & 07	
LOCATION	1779 Dutch Fork Rd.	

CASE # 07 - 50 MA		Page
APPLICANT	South Capital Group	63
REQUESTED AMENDMENT	RU to RS-LD (83.98)	
PURPOSE	Single Family Residential	
TAX MAP SHEET NUMBER (S)	01510-01-01 & 01509-01-04	
LOCATION	Johnson Marina Rd, Guise Rd & Forrest Shealy Rd.	

CASE # 07 - 51 MA		Page
APPLICANT	Hurricane Construction	69
REQUESTED AMENDMENT	RU to RS-MD (16.68 acres)	
PURPOSE	Single Family Residential	
TAX MAP SHEET NUMBER (S)	05200-03-18 & 05200-03-60	
LOCATION	Hollingshed Rd.	

CASE # 07 - 52 MA	Ashley Oaks Development	Page
APPLICANT	Mike Shelley (29.30 acres)	77
REQUESTED AMENDMENT	M-1 to RS-LD	
PURPOSE	Single Family Residential	
TAX MAP SHEET NUMBER (S)	17700-01-13	
LOCATION	Wilson Blvd. & Farrow Rd.	

VI. NEW BUSINESS

Project Name:	Jasmine Place Phase II	Page
PURPOSED	Sidewalk Waiver	85
LOCATION	Off Hard Scrabble Rd.	

Project Name:	Crescent Lake Phase VIII	Page
PURPOSED	Sidewalk Waiver	87
LOCATION	Long Creek Plantation	

Project Name:	Brad Grooms Allstate	Page
PURPOSED	Sidewalk Waiver	89
LOCATION	Dutch Fork Road	

VII. TEXT AMENDMENT

A. Digital Billboards: AN ACT TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING CHAPTER 14 TO TITLE 39 SO AS TO ENACT THE "SOUTH CAROLINA LANDOWNER AND ADVERTISING PROTECTION AND PROPERTY VALUATION ACT", TO DEFINE THE TERMS "LOCAL GOVERNING BODY", "OFF-PREMISES OUTDOOR ADVERTISING SIGN", "JUST COMPENSATION", AND "SIGN OWNER", TO AUTHORIZE LOCAL GOVERNMENTS TO REQUIRE THE REMOVAL OF NONCONFORMING OFF-PREMISES OUTDOOR ADVERTISING SIGNS AND TO REGULATE THE USE OF THEM, TO ALLOW LOCAL GOVERNING BODIES TO ENTER INTO AGREEMENTS WITH SIGN OWNERS TO RELOCATE AND RECONSTRUCT SIGNS, TO PROVIDE FOR THE PAYMENT OF JUST COMPENSATION WHEN A SIGN IS REMOVED WITHOUT AN AGREEMENT BETWEEN THE PARTIES, AND TO PROVIDE FOR ARBITRATION BETWEEN THE PARTIES WHEN THEY FAIL TO REACH AN AGREEMENT; BY ADDING SECTION 57-25-145 SO AS TO RESTRICT THE USE OF OFF-PREMISES OUTDOOR ADVERTISING SIGNS FOR ADULT OR SEXUALLY-ORIENTED BUSINESSES WITHIN ONE MILE OF A PUBLIC HIGHWAY AND TO PROVIDE A CRIMINAL PENALTY FOR A VIOLATION OF THIS RESTRICTION; TO AMEND SECTION 57-25-120, AS AMENDED,

RELATING TO DEFINITIONS FOR THE PURPOSES OF THE HIGHWAY ADVERTISING CONTROL ACT, SO AS TO ADD THE TERMS “ADULT BUSINESS”, “SEMI-NUDITY”, “SEXUALLY-ORIENTED BUSINESS”, AND “SEXUALLY-ORIENTED MATERIALS”; AND TO AMEND SECTION 57-25-130, AS AMENDED, RELATING TO THE DECLARATION OF THE PURPOSE OF THE HIGHWAY ADVERTISING CONTROL ACT, SO AS TO INCLUDE MITIGATING THE SECONDARY EFFECTS OF SEXUALLY-ORIENTED BUSINESSES AND LIMITING HARM TO MINORS.

VIII. COMPREHENSIVE PLAN

IX. ROAD NAME APPROVALS..... Page 95

X. ADJOURNMENT

LEGAL ADVERTISEMENTS

PUBLIC MEETING

BEFORE THE RICHLAND COUNTY PLANNING COMMISSION. NOTICE IS HEREBY GIVEN THAT PURSUANT TO LAW, A PUBLIC MEETING SHALL BE HELD AT 2020 HAMPTON STREET, COLUMBIA, SOUTH CAROLINA, RICHLAND COUNTY ADMINISTRATION CENTER, COUNTY COUNCIL CHAMBERS, SECOND FLOOR COMMENCING AT 1:00PM ON SEPTEMBER 10, 2007. THE FOLLOWING REQUESTS FOR ZONING MAP AND TEXT AMENDMENTS PURSUANT TO THE REQUIREMENTS OF CHAPTER 26 OF THE RICHLAND COUNTY CODE.

CASE # 07 - 36 MA Page 00 APPLICANT Hurricane Construction 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 - 40 MA Kendal Jones Page 00 APPLICANT Hull Storey Acquisitions REQUESTED AMENDMENT M-1 to GC (165.23 acres) PURPOSE General Commercial TAX MAP SHEET NUMBER (S) 14600-03-16 LOCATION Killian Rd. West of I-77

CASE # 07 - 41 MA Johnathan Holley Page 00 APPLICANT Eternal Garden REQUESTED AMENDMENT GC/RU to GC (13.29 acres) PURPOSE Cemetery TAX MAP SHEET NUMBER (S) 19100-04-37 LOCATION Behind 8132 Garners Ferry Rd.

CASE # 07 - 42 MA Page 00 APPLICANT Red Gate Farms II REQUESTED AMENDMENT RU to PDD (71.41 acres) PURPOSE Commercial / Residential TAX MAP SHEET NUMBER (S) 12700-01-21 & 15100-01-04 (p) LOCATION Syrup Mill Rd. & Blythewood Rd.

CASE # 07 - 45 MA Page 00 APPLICANT South Capital Group REQUESTED AMENDMENT RU to RM-HD (6.21 acres) PURPOSE Multi-Family Residential TAX MAP SHEET NUMBER (S) 17016-03-03 LOCATION Dawson Rd.

CASE # 07 - 46 MA Page 00 APPLICANT Billy Stanick REQUESTED AMENDMENT RU to GC (2.84 acres) PURPOSE Warehouse for Existing Business TAX MAP SHEET NUMBER (S) 01511-01-02 & 09 LOCATION 2150 Dutch Fork Rd.

CASE # 07 - 48 MA Page 00 APPLICANT Cheryse Jordan REQUESTED AMENDMENT OI to GC (67 acres) PURPOSE General Commercial Use TAX MAP SHEET NUMBER (S) 02505-03-04 & 07 LOCATION 1779 Dutch Fork Rd.

CASE # 07 - 50 MA Page 00 APPLICANT South Capital Group REQUESTED AMENDMENT RU to RS-LD PURPOSE Single Family Residential TAX MAP SHEET NUMBER (S) 01510-01-01 & 01509-01-04 LOCATION Johnson Marina Rd, Guise Rd & Forest Shealy Rd.

CASE # 07 - 51 MA Page 00 APPLICANT Hurricane Construction REQUESTED AMENDMENT RU to RS-MD (16.68 acres) PURPOSE Single Family Residential TAX MAP SHEET NUMBER (S) 05200-03-18 & 05200-03-60 LOCATION Hollingshed Rd.

CASE # 07 - 52 MA Ashley Oaks Development Page 00 APPLICANT Mike Shelley (30.06 acres) REQUESTED AMENDMENT M-1 to RS-LD PURPOSE Single Family Residential TAX MAP SHEET NUMBER (S) 17700-01-13 LOCATION Wilson Blvd. & Farrow Rd.

VI. NEW BUSINESS Page 00 Project Name: Jasmine Place Phase II PURPOSED Sidewalk Waiver LOCATION Off Hardscrabble Rd. Page 00 Project Name: Crescent Lake Phase VIII PURPOSED Sidewalk Waiver LOCATION

Long Creek Plantation Page 00 Project Name: Brad Grooms Allstate PURPOSED Sidewalk Waiver LOCATION Dutch Fork Road VII. TEXT AMENDMENTS

A. CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-179, PEDESTRIAN, BICYCLE, AND TRANSIT AMENITIES; SUBSECTION (A), SIDEWALKS AND OTHER PEDESTRIAN AMENITIES; SO AS TO PROVIDE FOR AN EXEMPTION TO THE REQUIREMENT OF PROVIDING SIDEWALKS.

B. Digital Billboards 6240



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 10, 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: August 15, 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, County Clubs with golf courses, Public 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.

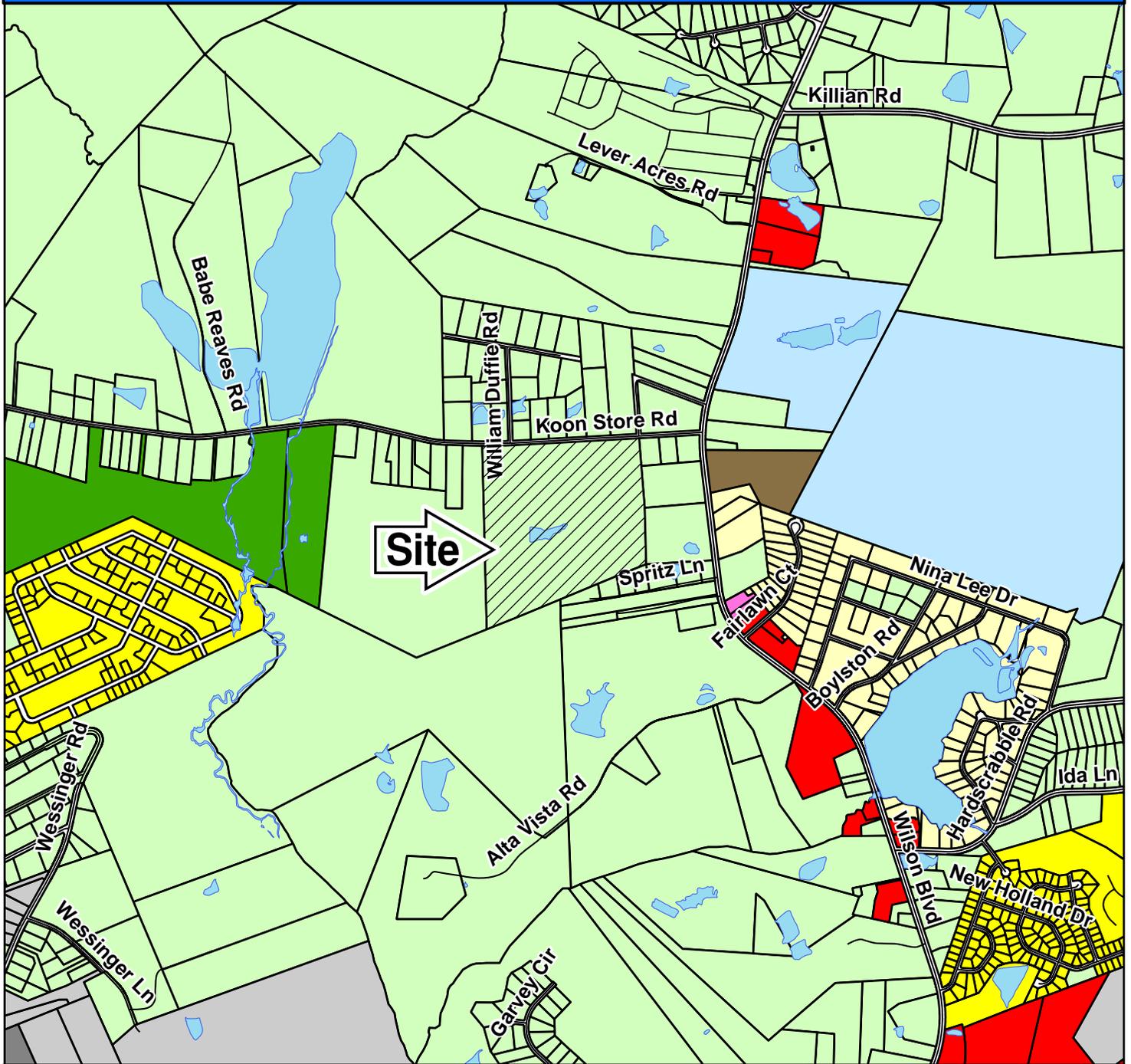
Planning Staff recommends denial of this map amendment.

Zoning Public Hearing Date

September 25, 2007

CASE 07-36 MA

RU to RS-HD



ZONING CLASSIFICATIONS

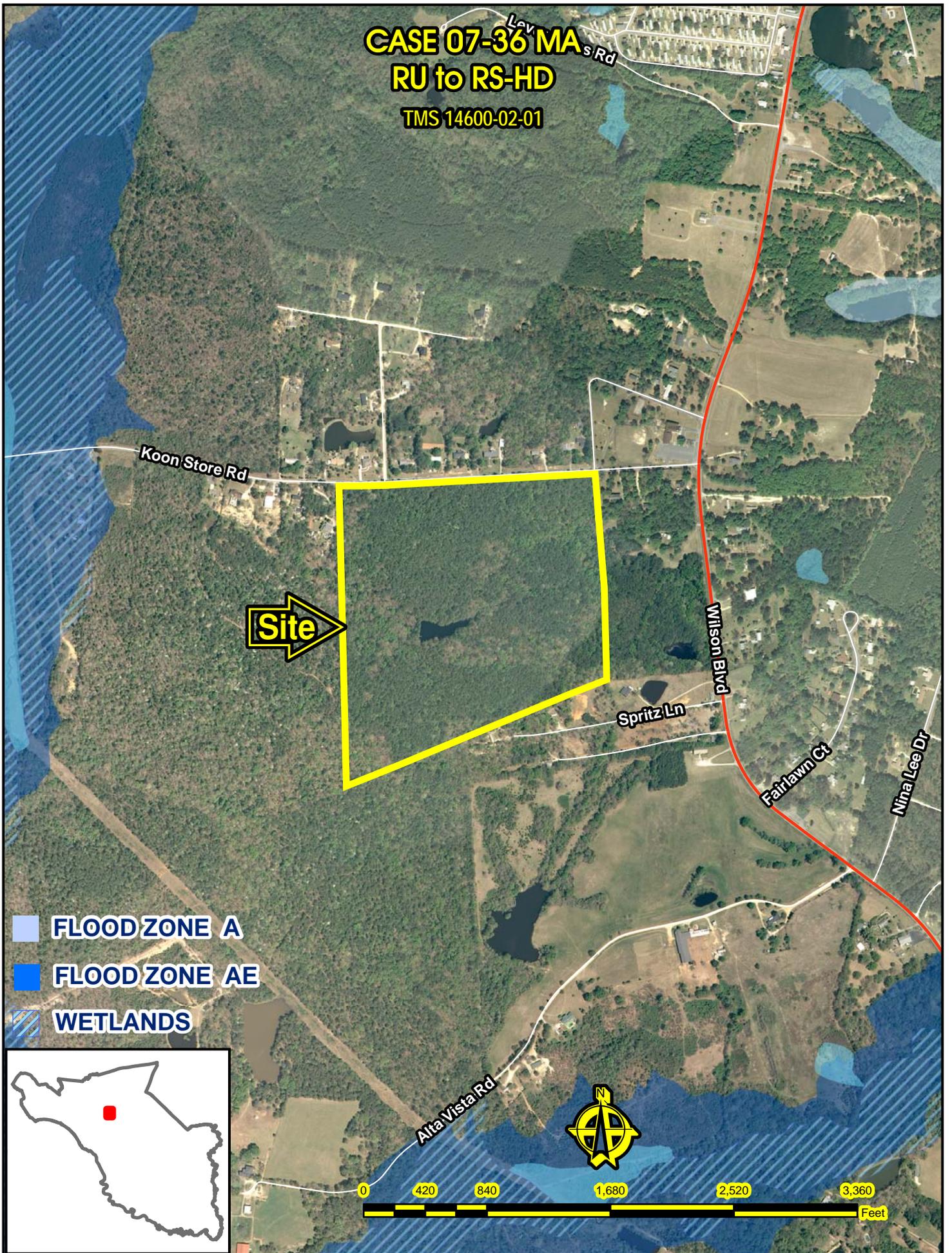


 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

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



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

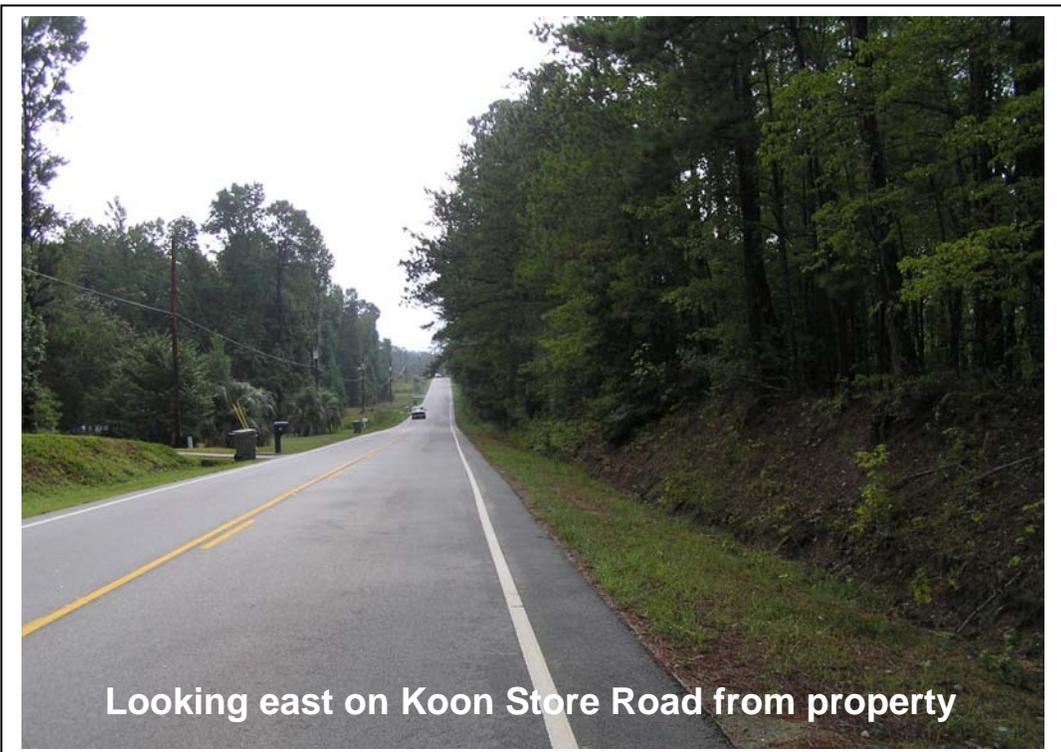


CASE 07-36 MA

From RU to RS-HD

TMS# 14600-02-01

Koon Store Rd.





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: September 10, 2007
RC PROJECT: 07-40 MA
APPLICANT: Kendal Jones
PROPERTY OWNER: Hull Storey Acquisitions
LOCATION: Killian Road West of I-77

TAX MAP NUMBER: 14600-03-16
ACREAGE: 165.23
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: August 15, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned (M-1) and is located on Killian Road with approximately 80 linear feet of frontage.

According to County records the current zoning of Light Industrial District (M-1) 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 Killian Road which is a four lane divided collector road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	GC	Wooded lot
<u>South:</u>	PDD, RS-MD, RU	Boyleston Plantation, Single family subdivision/ Single family large lots
<u>East:</u>	M-1	Wooded lot
<u>West:</u>	RU	Single family large lots

Plans & Policies

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

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

Non-Compliance: In order to achieve improved design, character and quality of new development due to the scope of this development a pre-requisite is a master plan.

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 existing zoning of the site complies with commercial and office activities

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 # 443 located on Killian Road between the site location and I-77 the current estimated traffic volume is 4,400ADT which is currently at a Level-of-Service “F”.

Conclusion

The parcel was recently subdivided into three (3) parcels; two parcels which have frontage on Killian Road, approximately 243 linear feet and 438 linear feet respectively. The map amendment is for the 165 acres to which an 80 foot access easement has been granted. The Light Industrial District (M-1) zoning, which is no longer mapped in Richland County, has a

wide range of permitted uses from Agricultural, recreational, Institutional, Commercial, with the full range of retail uses, Warehousing and Manufacturing. The Light Industrial District lacks the residential permitted land use. The General Commercial District (GC) permits residential multifamily with a density not to exceed 16 units per acre. The total number of units based on gross acreage is 2640 dwelling units. The traffic considerations are currently a divided four lane collector which will serve the 350,000 square foot Wal-Mart across Killian Road. The parcel is surrounded by the Light Industrial with the exception of one contiguous parcel of 20 acres which was rezoned in 2007. The continued re-mapping of General Commercial encroaches on the industrial corridor for Interstate I-77. The permitted density of the parcel with no limits requires planning staff to question a re-zoning without a planned development. This would limit the uses based on acreage and County Council would have input into the development intensity and operational standards that might be required to maintain and preserve a quality of life.

The proposed use is stated as retail, though that is a permitted use of the current zoning. The size of the parcel, the largest in the surrounding area and the possibility of multifamily with the permitted gross density will make the development of this parcel predominate in the area. The traffic has not yet been fully evaluated as the Wal-Mart is under construction.

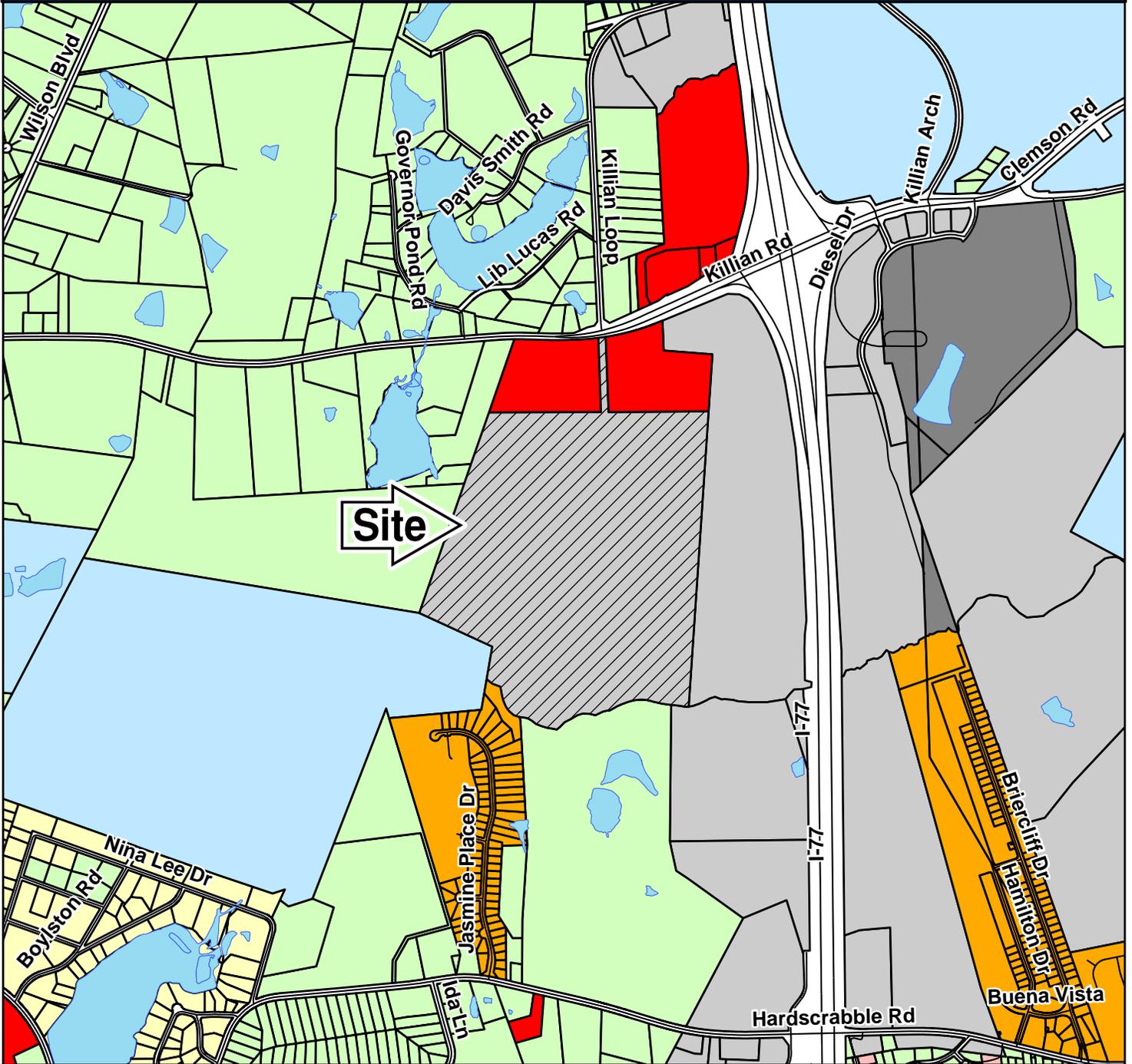
Planning staff does not recommend approval of this map amendment.

Zoning Public Hearing Date

September 25, 2007

CASE 07-40 MA

M-1 to GC

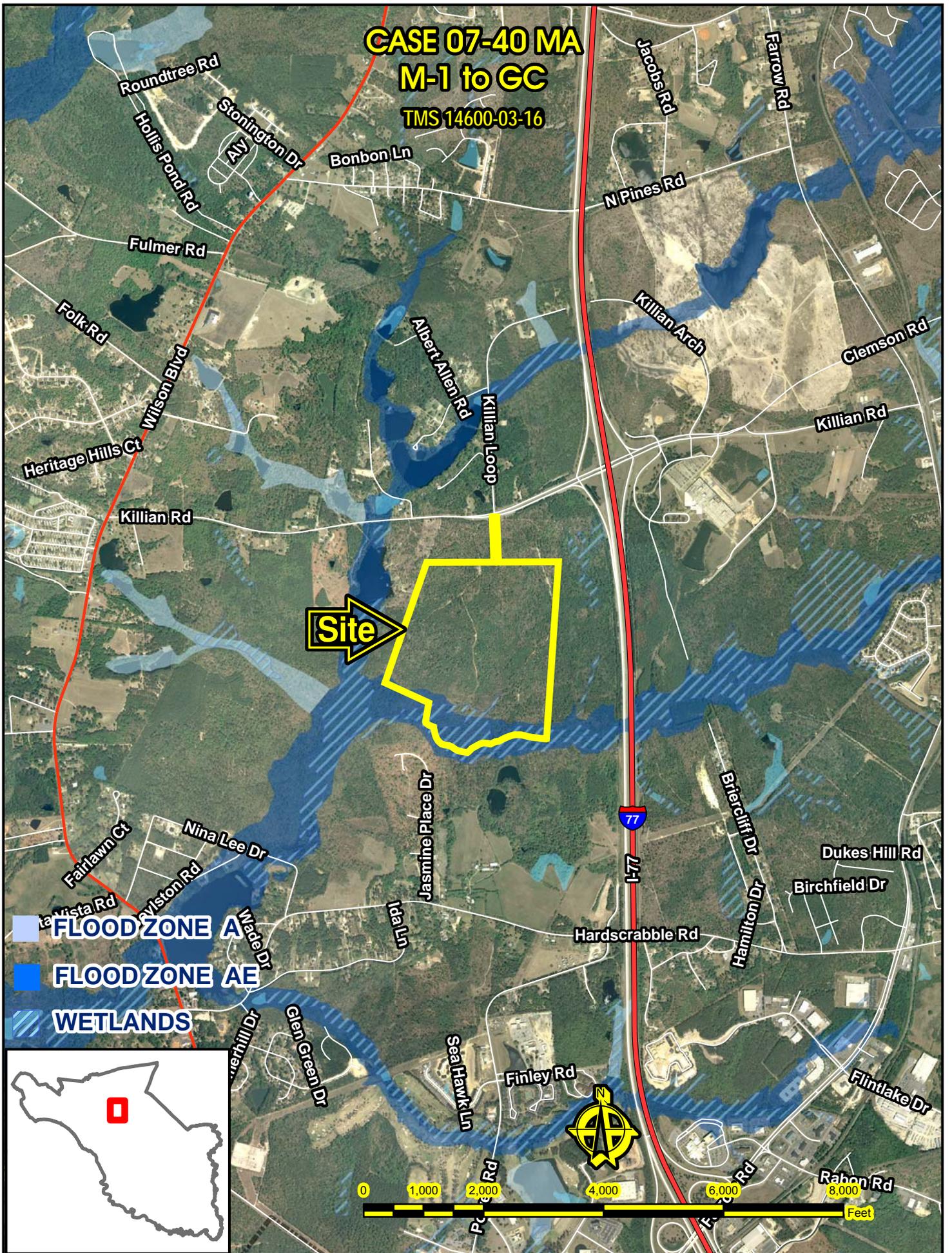


ZONING CLASSIFICATIONS

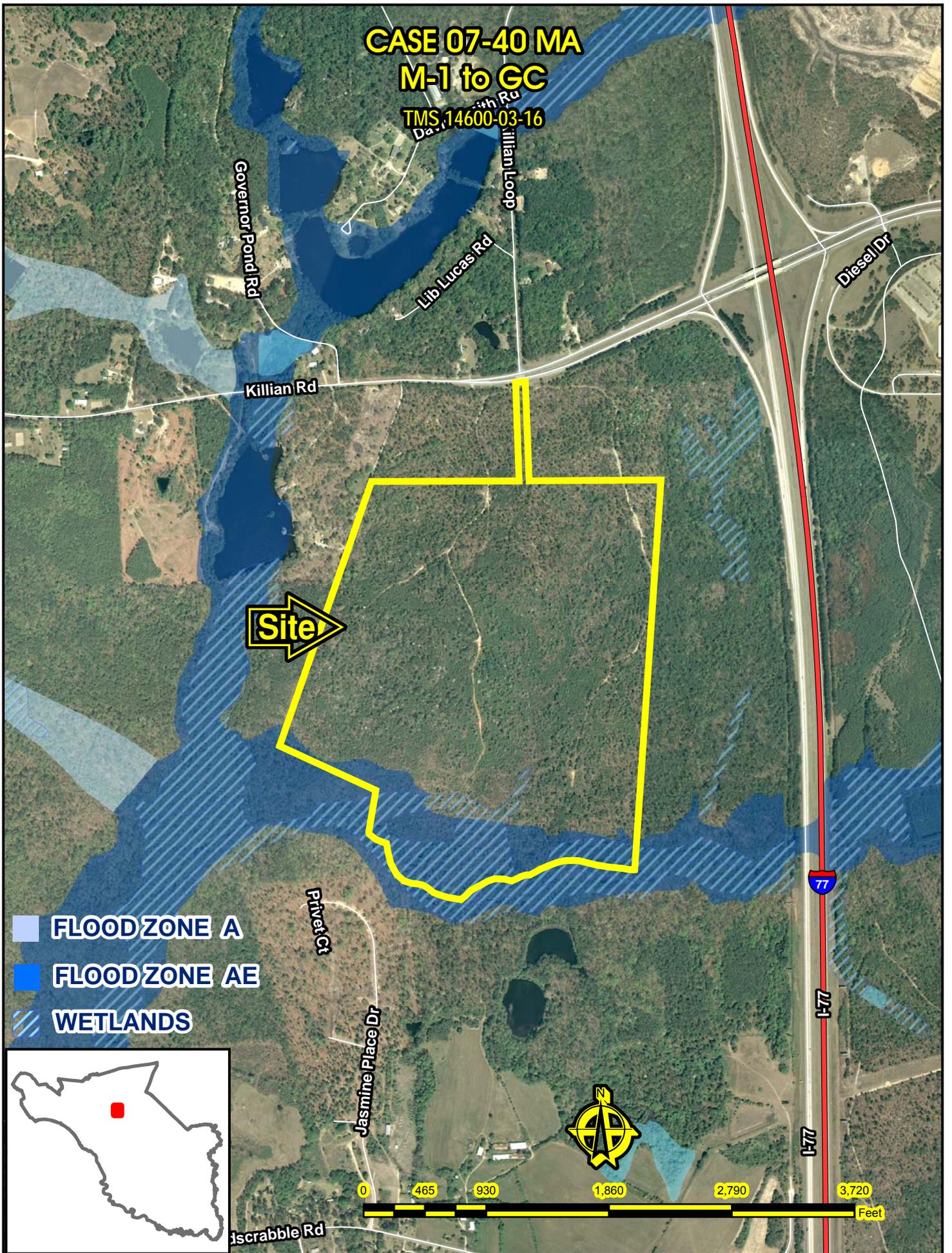


	RR		RS-MD		RM-MD		NC		LI		RU
	RS-E		RS-HD		RM-HD		GC		HI		TRO
	RS-LD		MH		OI		M-1		PDD		Subject Property

CASE 07-40 MA
M-1 to GC
TMS 14600-03-16



CASE 07-40 MA
M-1 to GC
TMS 14600-03-16

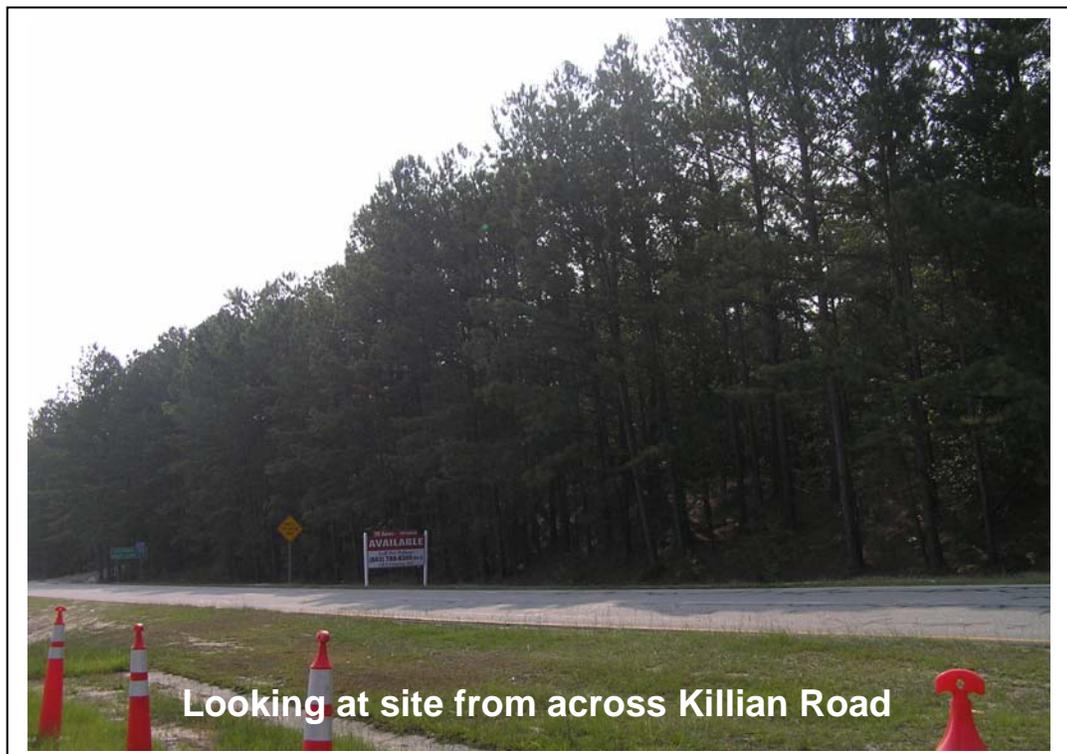
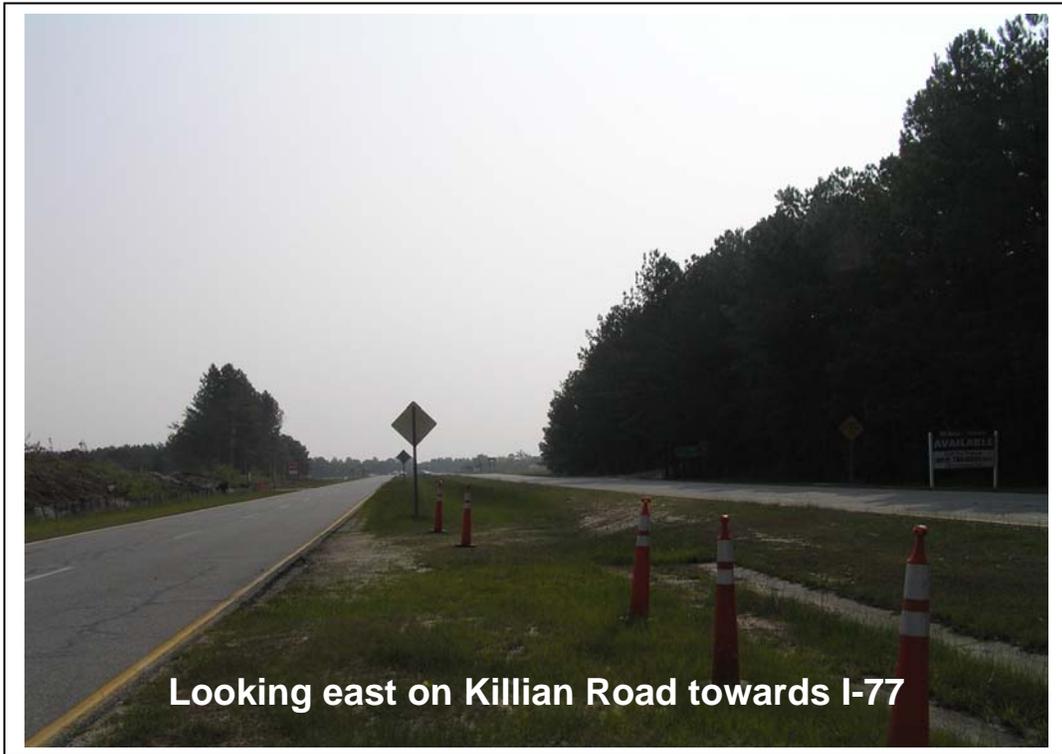


CASE 07-40 MA

From M-1 to GC

TMS# 14600-03-16

Killian Rd. west of I-77





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: September 10, 2007
RC PROJECT: 07-41 MA
APPLICANT: Johnathan Holley
PROPERTY OWNER: Eternal Garden
LOCATION: Garners Ferry Road

TAX MAP NUMBER: 19100-04-37 (p)
ACREAGE: 13.29
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: August 15, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Garners Ferry Road with no frontage on a roadway. The adjacent funeral home has approximately 210 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 Garners Ferry Road which is a four lane divided major arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Vacant
<u>South:</u>	GC/RU	JP Holley Funeral Home
<u>East:</u>	RU/GC	Vacant
<u>West:</u>	RM-HD/GC	Apartments

Plans & Policies

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

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

Compliance: The site has adequate infrastructure and is adjacent to commercial enterprises.

Principal: “In general, commercial and office activities should be confined to the intersections of major streets and specifically proposed locations where the district scale locations range between three to sixteen acres”.

Non-Compliance: The site is not located at a major intersection.

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 #171 located on Garners Ferry Road north of Trotter Road and the current estimated traffic volume is 33,600 ADT which is currently at a Level-of-Service “C”.

Conclusion

The surrounding General Commercial lands have existing buildings with general offices and construction offices. The subject parcel is adjacent to an existing funeral home which is currently zoned General Commercial District (GC). The additional 13 acres is to the rear of the existing funeral home, a plat recorded in 2005 abandons the property line to form one parcel. However,

the current tax map numbers and ownership do not represent it as one parcel. The permitted uses within the General Commercial are residential multi-family, retail, wholesale and transportation land uses. The applicant states the proposed use is a cemetery, which is a special requirements use for not only General Commercial, but Office Institutional, Neighborhood Commercial, Rural Commercial, and Light and Heavy Industrial. Section 26-151 Special Requirements for a cemetery include: no less than three acres and frontage on a collector or thoroughfare road.

The diverse permitted uses within the General Commercial District have not only land impacts, but also traffic. The Office and Institutional District will allow the applicant to develop the cemetery and not increase the General Commercial District by thirteen acres. In terms of residential housing the gross density would be approximately 213 units and/or commercial construction of approximately 135,000 square feet. In the immediate vicinity general commercial zoned parcels are vacant. The lot line abandonment recorded in 2005 created one lot with split zoning. The acreage for the previously existing lot zoned RU was 13.29, which is the area requesting a map amendment.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

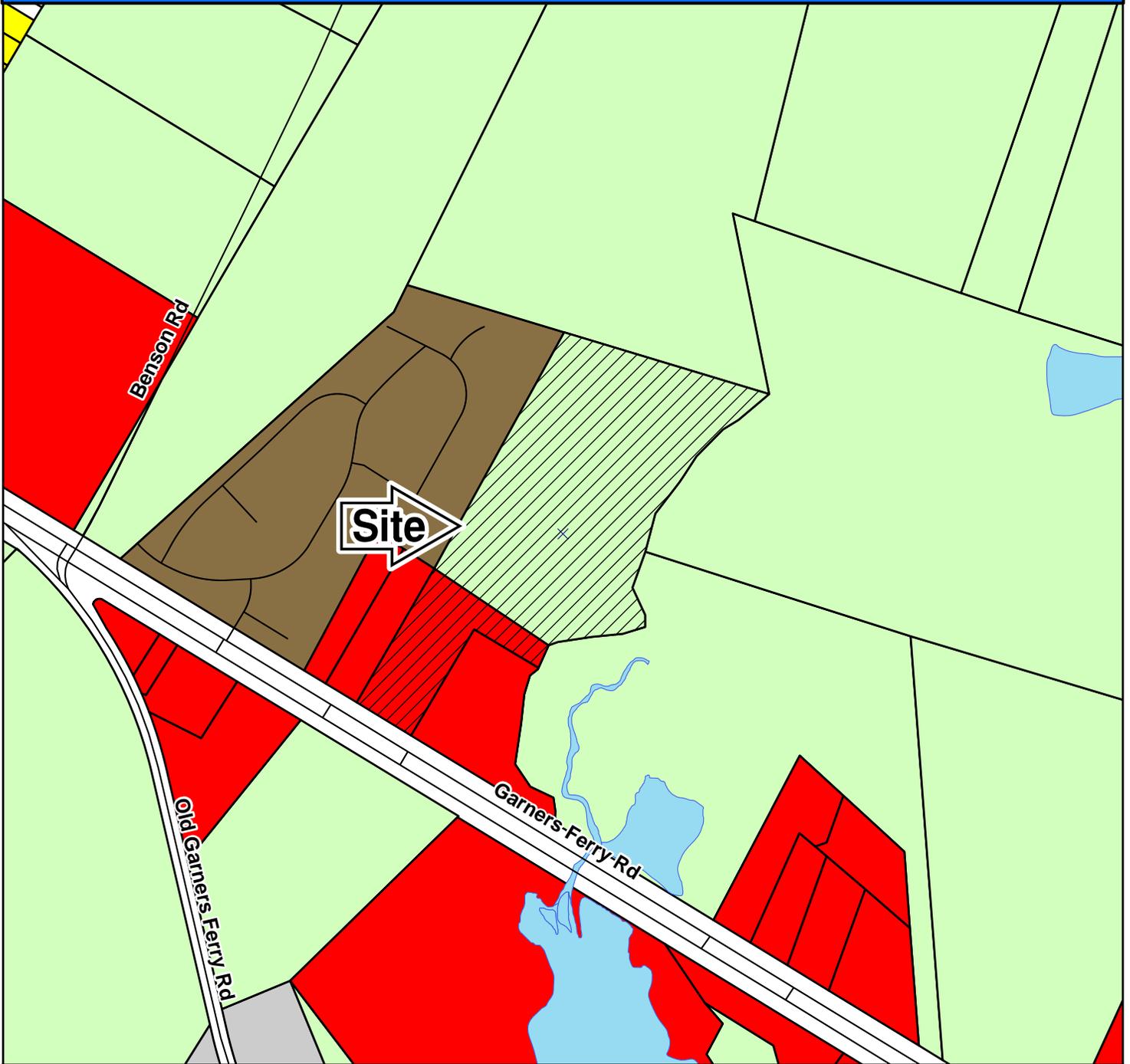
September 25, 2007

Exiting Funeral Home



CASE 07-41 MA

RU to GC

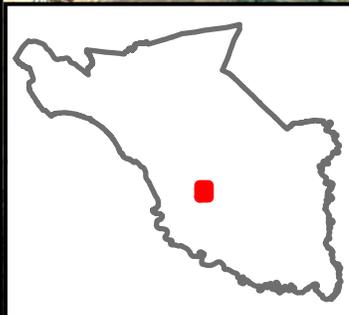
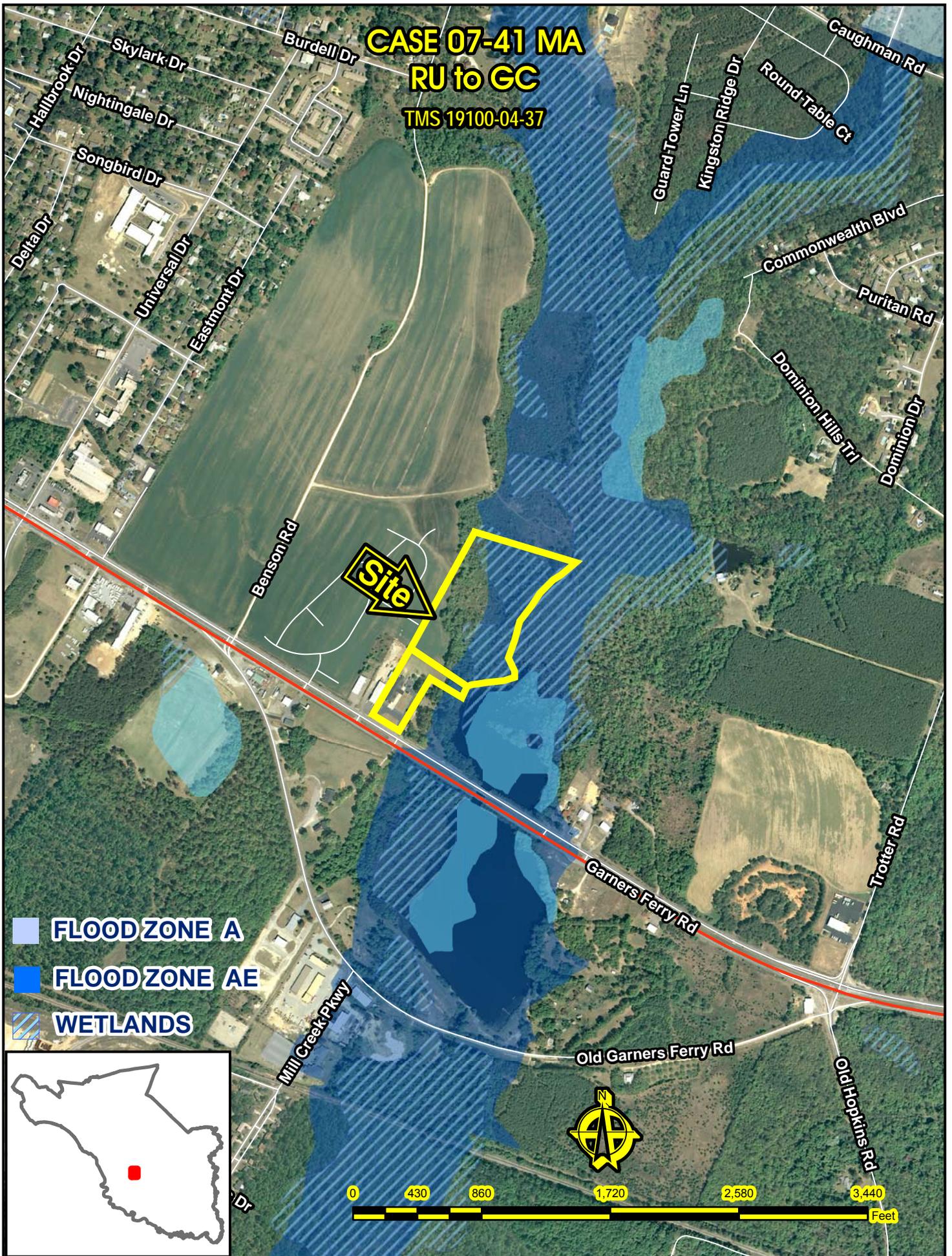


ZONING CLASSIFICATIONS



	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 07-41 MA
RU to GC
TMS 19100-04-37



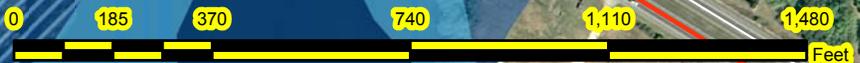
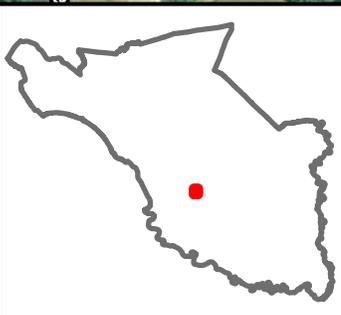
CASE 07-41 MA
RU to GC
TMS 19100-04-37

Benson Rd

Site

Garners Ferry Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-41 MA

From RU to GC

TMS# 19100-04-37

Behind 8132 Garners Ferry Rd.





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: September 10, 2007
RC PROJECT: 07-42 MA
APPLICANT: Ismail Ozbek/ Red Gate Farms II
PROPERTY OWNER: John Derieux / David Swygert
LOCATION: Syrup Mill Road & Blythewood Road

TAX MAP NUMBER: 12700-01-21 & 15100-01-04(p)
ACREAGE: 72.73
EXISTING ZONING: RU
PROPOSED ZONING: PDD

PC SIGN POSTING: August 15, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural (RU) and is located at the northwest intersection of Syrup Mill Road and Blythewood Road with approximately 2100 linear feet of frontage on Syrup Mill Road and approximately 474 linear feet of frontage on Blythewood Road.

The adjacent site "Red Gate Farms I" was rezoned 2006 from rural (RU) to a Planned Development District (PDD).

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

Summary

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned development districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county,

and in doing so, may provide for variations from the regulations of the county’s zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Roads

According to the SCDOT road classification system classifies Syrup Mill Road and Blythewood Road as a two lane undivided collector road which is currently maintained by SCDOT.

Existing Zoning		
<u>North:</u>	RU	Wooded
<u>South:</u>	RU	Single Family
<u>East:</u>	Town of Blythewood	Cobblestone
<u>West:</u>	PDD	Red Gate I

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “North Central Proposed Land Use Map” designates this area as Rural & Open Space Area.

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

Compliance: The site is comprised of single-family detached and multi-family units which complements the adjacent approved Planned Development (Red Gate I).

Principal: “Small scale commercial uses located on site with residences area appropriate within the rural and open space are provided adequate buffering is available and the use is in keeping with the character of the area”.

Compliance: The mixed-use development has a commercial component with a small lake and green space which acts as a buffer between the residential and commercial area.

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 # 490 located east of Syrup Mill Road and the current estimated traffic volume is 7,700 ADT which is currently at a Level-of-Service “C”.

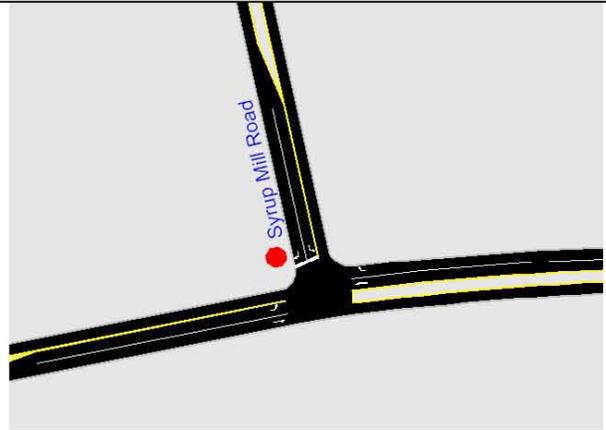
Table 1
Site Trip Generation Summary for Proposed Development

Land Use Information	Size	Variable	24 Hour Volume	AM Peak Hour Enter	AM Peak Hour Exit	PM Peak Hour Enter	PM Peak Hour Exit
Single-Family Residential							
-Single Family #1	64	Units	612	12	36	41	24
-ITE Land Use Code 210							
Multi-Family Residential							
-Multi Family #1 & #2	300	Units	1,758	22	110	105	51
-ITE Land Use Code 230							
General Commercial							
- Commercial #1 & #2 - ITE Land Use Code 820	162,000	Sq. Ft. of Gross Leasable Area	6,956	102	65	292	316
Single-Family Residential							
-Single Family #2	33	Units	316	6	19	21	13
-ITE Land Use Code 210							
Totals			9,643	142	230	459	404

Source: ITE Trip Generation Report, 7th Edition



(Int #5) Blythewood Road & Syrup Mill Road



(Int #5) Blythewood Road & Syrup Mill Road



(Int #7) Blythewood Road & Muller Road



(Int #7) Blythewood Road & Muller Road

Figure 4. Existing Intersections Studied (orientation: North ↑) [Aerial Photos Copyright Richland Co. GIS]

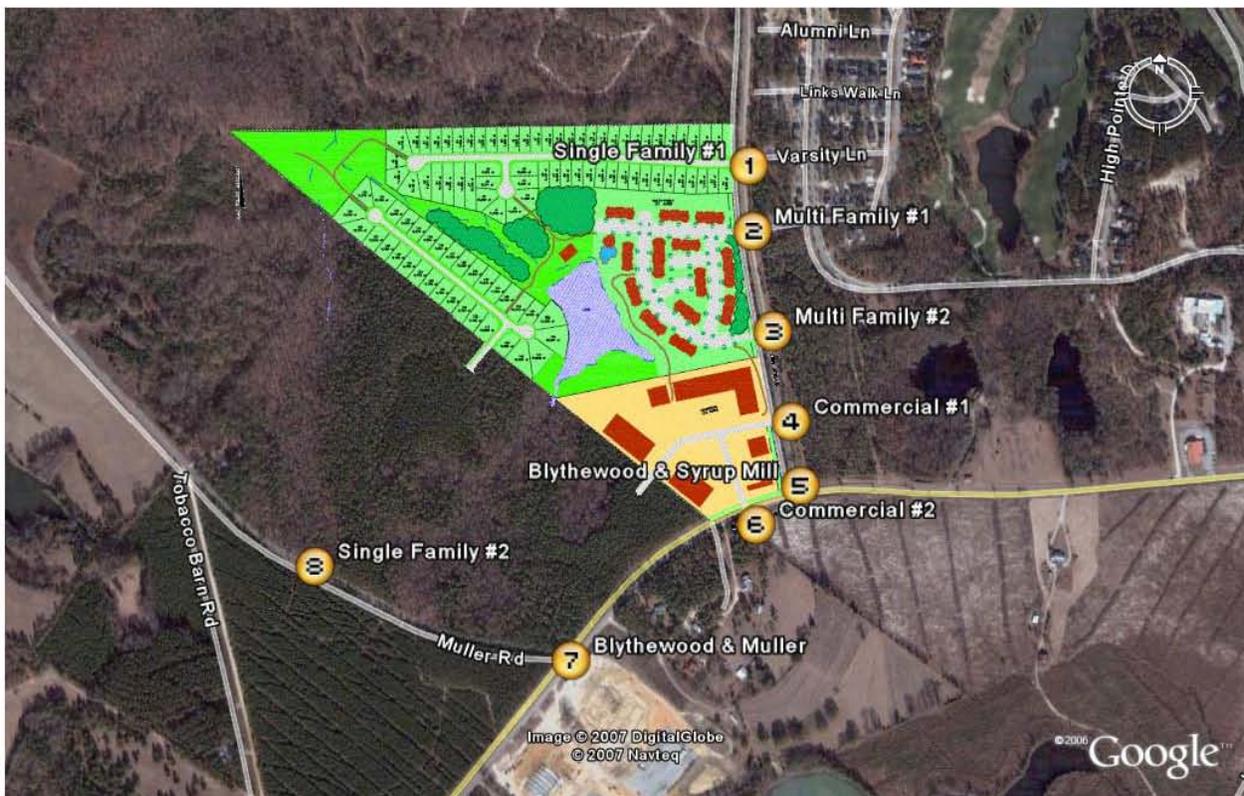


Figure 2. Proposed Project Location (orientation: North ↑) [Copyright Google Earth]

Conclusion

The Planned Development includes a mixed-use of commercial and residential with an open space component which separates your intensive uses from the single family detached units. A lake located on site provides a natural feature which will encompass natural walking trails throughout the entire development. Red Gate Farms I which is an approved PDD would complement the Red Gate Farms II development completing the existing block face from Muller Road to Syrup Mill Road creating a walkable community. Development guidelines have also been proposed to integrate the proposed design of Red Gate Farms I.

Development Review Team Requirements

No revisions required.

Proposed PDD Conditions

1. The site development shall be limited to the following:
 - Thirty-three (33) Single-Family units with a minimum lot size of 8,500 square feet; Sixty-one (61) Single-Family units with a minimum lot size of 7,500 square feet; Maximum of three hundred multi-family units; Maximum twelve thousand (12,000) square foot building per General Commercial acreage as depicted in Exhibit “N”; Eighteen and one-half acres of open space/ common area shall be provided around the perimeter of the lake, wetlands, creeks inclusive of natural walking trails as depicted in Exhibit “B”,and
2. Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
3. Proposed changes to the approved Master Plan shall be subject to the requirement of Section 26-59 (j)(1) of the Richland County Land Development Code; and
4. The applicant shall provide sidewalks along the site frontage of Syrup Mill Road and Blythewood Road; and
5. Access to the subject site shall be limited to four (4) curb cut on Syrup Mill Road, one (1) on Blythewood Road and a two (2) internal to the site as depicted on Exhibit “M”; and
6. The applicant with the approval of the SCDOT shall provide the following:
 - Construct a northbound left-turn storage lane on Syrup Mill Road and the proposed commercial driveway (1).
 - Installation of a traffic signal at the intersection of Blythewood Road and Syrup Mill Road when warranted by SCDOT.
 - Along the proposed entrance on Blythewood Road left-turn movements existing the site shall be prohibited if the construction of an eastbound left-turn storage lane on Blythewood Road can not be installed.
7. The applicant shall meet all minimum standards for parking, sidewalks and pedestrian amenities, signs, recreation/open space design and operational standards to promote

- connectivity, and pedestrian access from all areas to recreation and commercial sections, to include sidewalks along external roadways; and
8. If applicable the Department shall receive written US Army Corps of Engineers approval of the wetlands delineation and/or encroachment permit prior to approval of the preliminary plans;
 9. If applicable the Department shall receive written FEMA approval of the 100 year flood elevation statement prior to approval of the preliminary subdivision plans; and
 10. Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
 11. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.

Zoning Public Hearing Date

September 25, 2007



CASE 07-42 MA

From RU to PDD

TMS# 12700-01-21

Syrup Mill & Blythewood Rds.



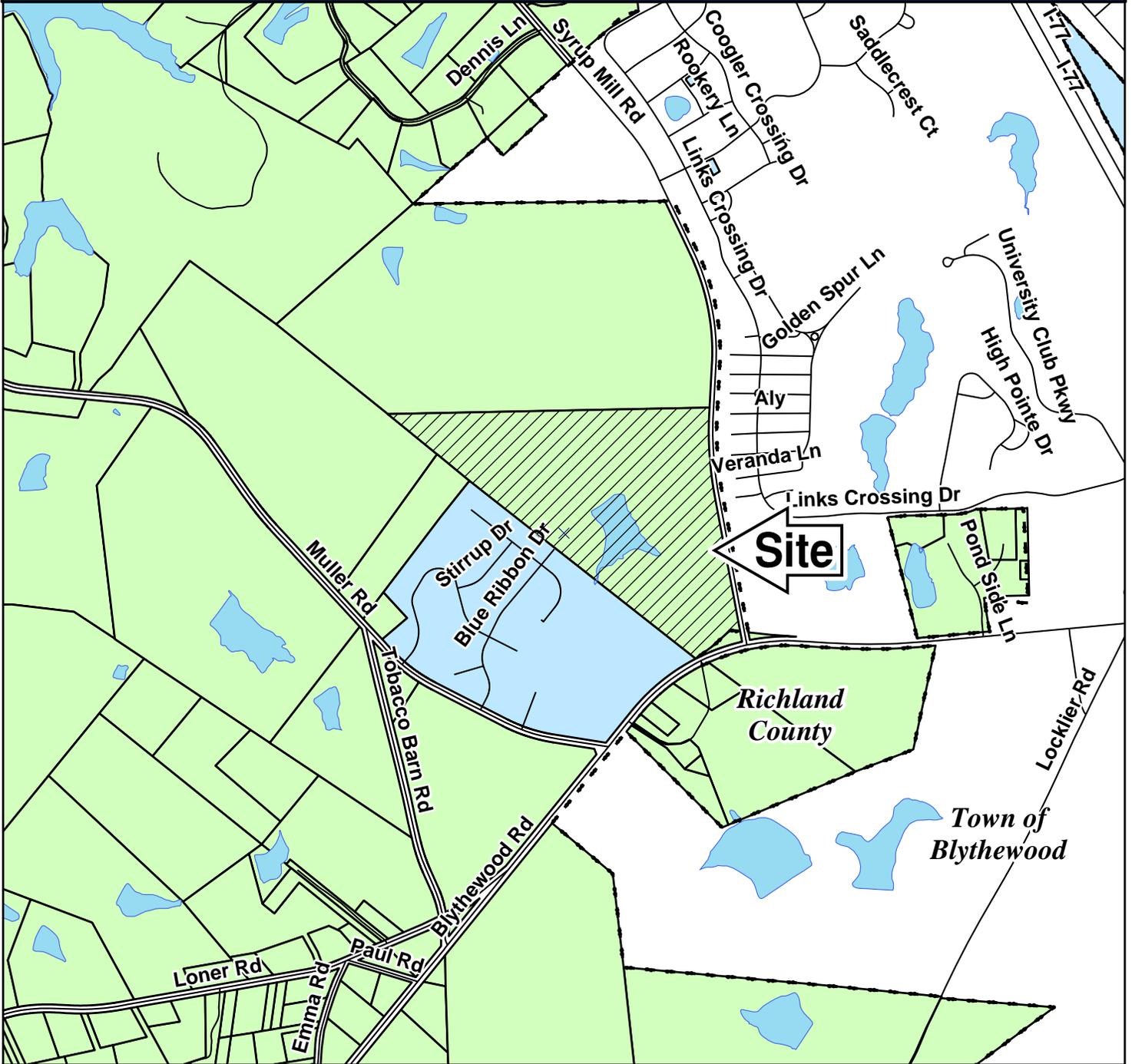
Looking at site from across Syrup Mill Rd.



Looking east on Blythewood Rd.

CASE 07-42 MA

RU to PDD



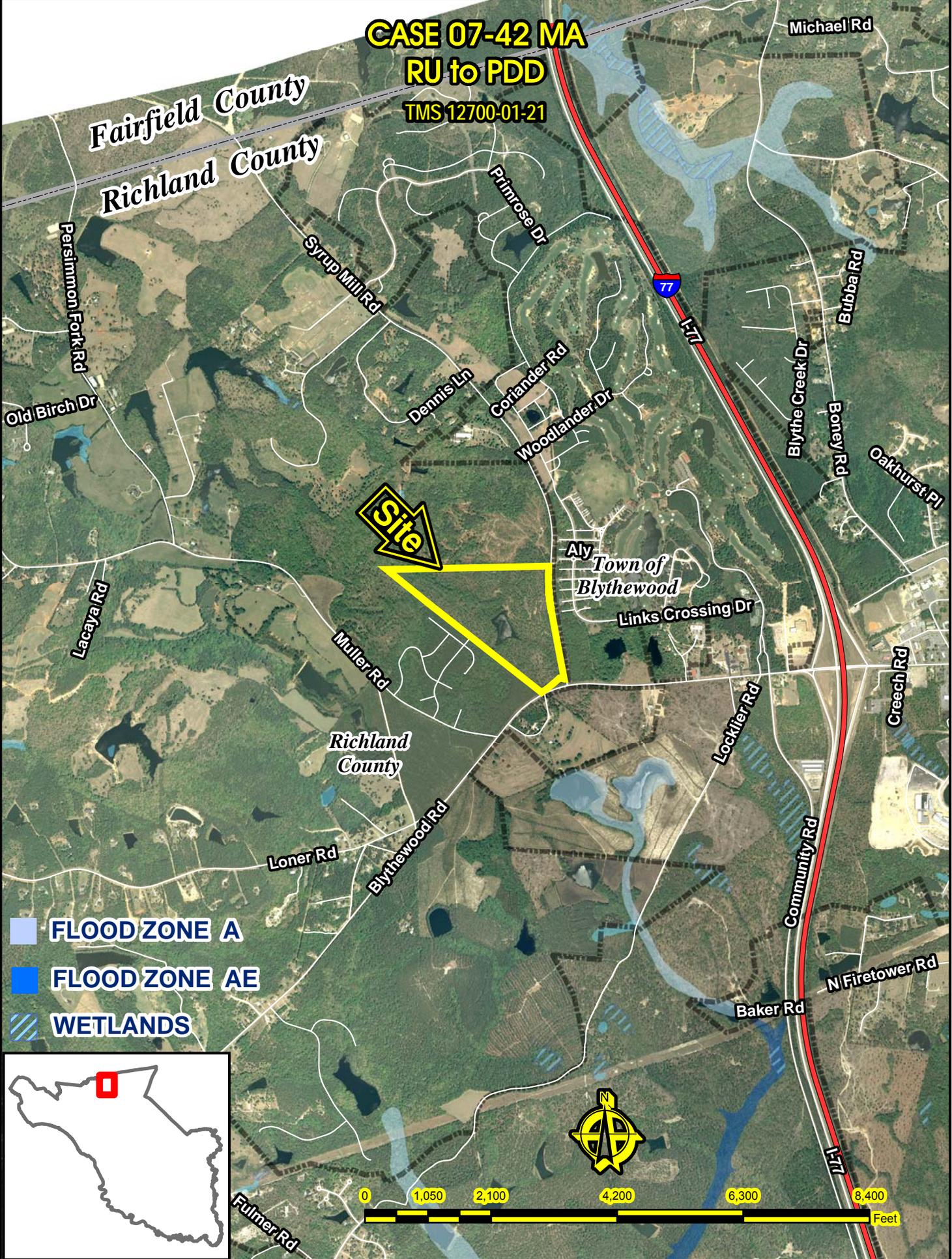
ZONING CLASSIFICATIONS



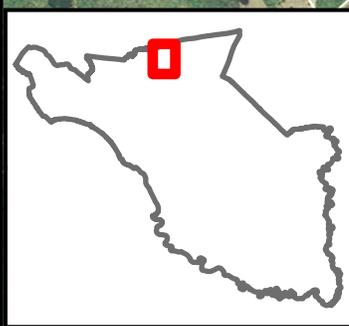
	RR		RS-MD		RM-MD		NC		LI		RU
	RS-E		RS-HD		RM-HD		GC		HI		TRO
	RS-LD		MH		OI		M-1		PDD		Subject Property

CASE 07-42 MA
RU to PDD
TMS 12700-01-21

Fairfield County
Richland County



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



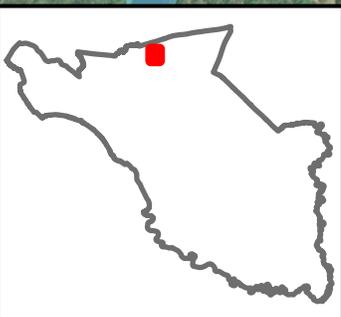
CASE 07-42 MA
RU to PDD
TMS 12700-01-21



*Richland
County*

*Town of
Blythewood*

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: September 10, 2007
RC PROJECT: 07-45 MA
APPLICANT: Ismail Ozbek, B.P.Barber
PROPERTY OWNER: South Capital Group
LOCATION: Dawson Road

TAX MAP NUMBER: 17016-03-03
ACREAGE: 6.21
EXISTING ZONING: RU
PROPOSED ZONING: RM-HD

PC SIGN POSTING: August 15, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Dawson Road aka/ Windsor Lake Way with approximately 940 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 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 Dawson Road aka/Windsor Lake Way which is a two road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RM-HD/RU	Hunters Mill Apartments
<u>South:</u>	I-77/RM-HD	Single-family detached
<u>East:</u>	RM-HD	Hunters Mill Apartments
<u>West:</u>	I-77	Wooded

Plans & Policies

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

Objective: “Promote a variety of residential densities for the development of affordable, quality housing while blending with the character of the surrounding area”.

Compliance: The site is proposing multi-family residential units which provides for a variety of housing in this area rather than single-family detached or apartments.

Principal: “Within single-family areas, higher density development is appropriate where it completes a block face and is oriented toward developments of similar density”.

Compliance: The Hunters Mill apartments are directly behind this site and single family is adjacent to this site; the proposed development would create a transition between the two established developments.

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 # 499 located on Alpine Road north east of the site and the current traffic volume is 8,100 ADT which is currently at a Level-of-Service “C”. According to the 6th Edition of the ITE Trip Generation manual single-family detached dwellings average 9.5 trips per day per dwelling. It is estimated that that this development would generate approximately 608 trips per day.

Conclusion

The parcel is surrounded by Residential Medium Density developments on the I-77 Corridor, and is the remaining parcel zoned Rural District (RU) in the general area. The neighboring development (Hunters Mill Apartments) has the same maximum density of 16 units per acre. The maximum development for this parcel is a gross density of approximately 96 units.

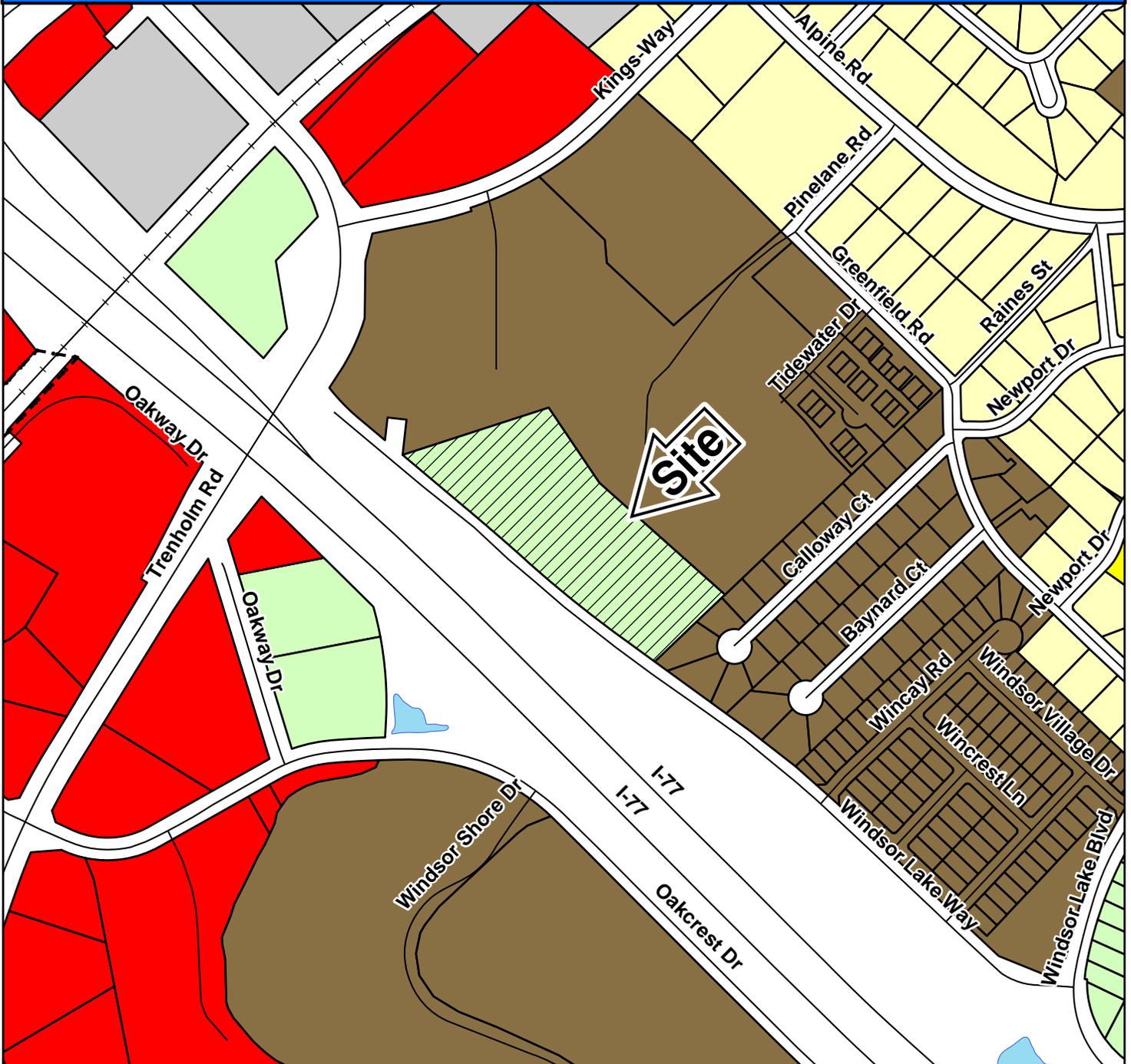
Planning Staff recommends approval of this map amendment application.

Zoning Public Hearing Date

September 25, 2007

CASE 07-45 MA

RU to RM-HD

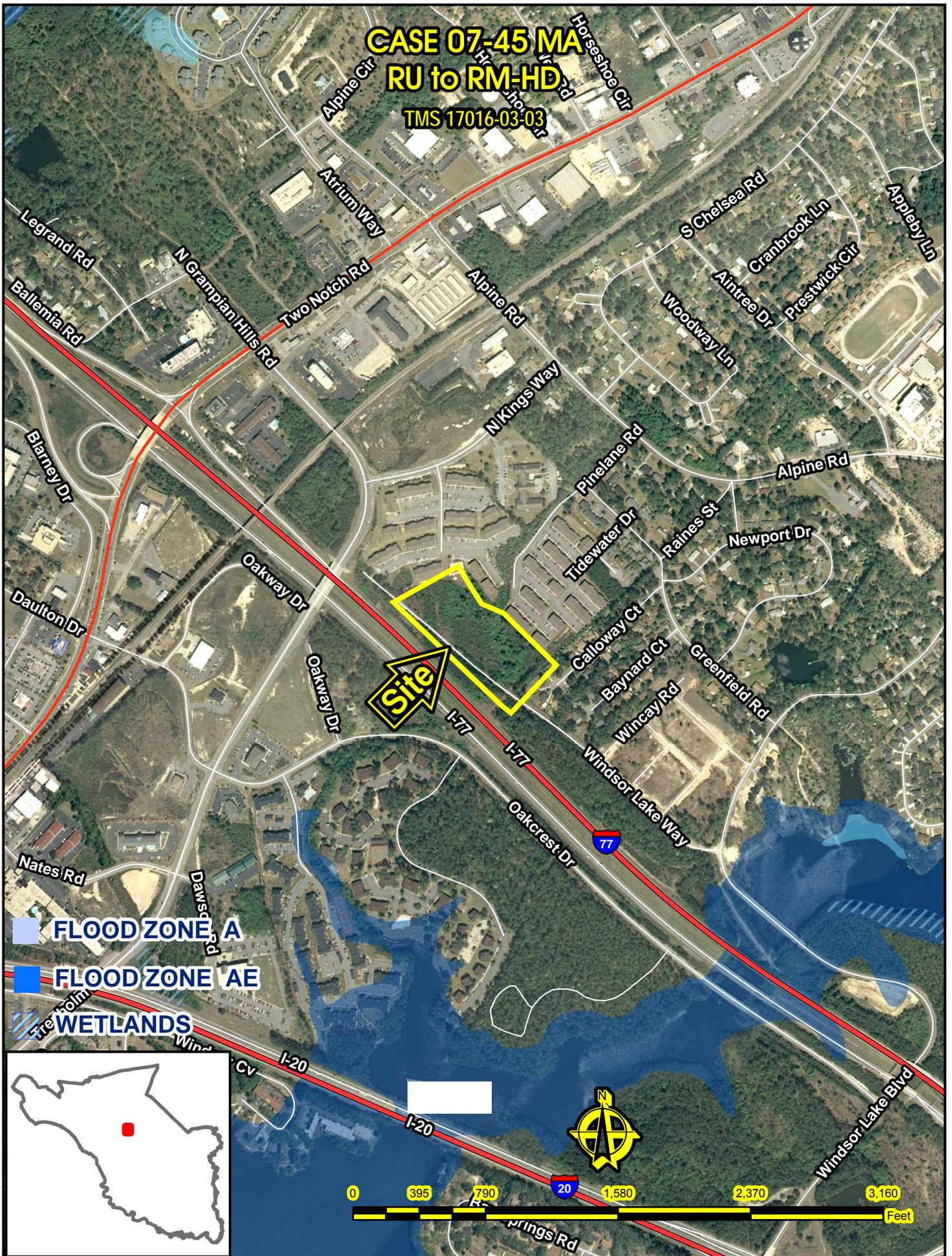


ZONING CLASSIFICATIONS

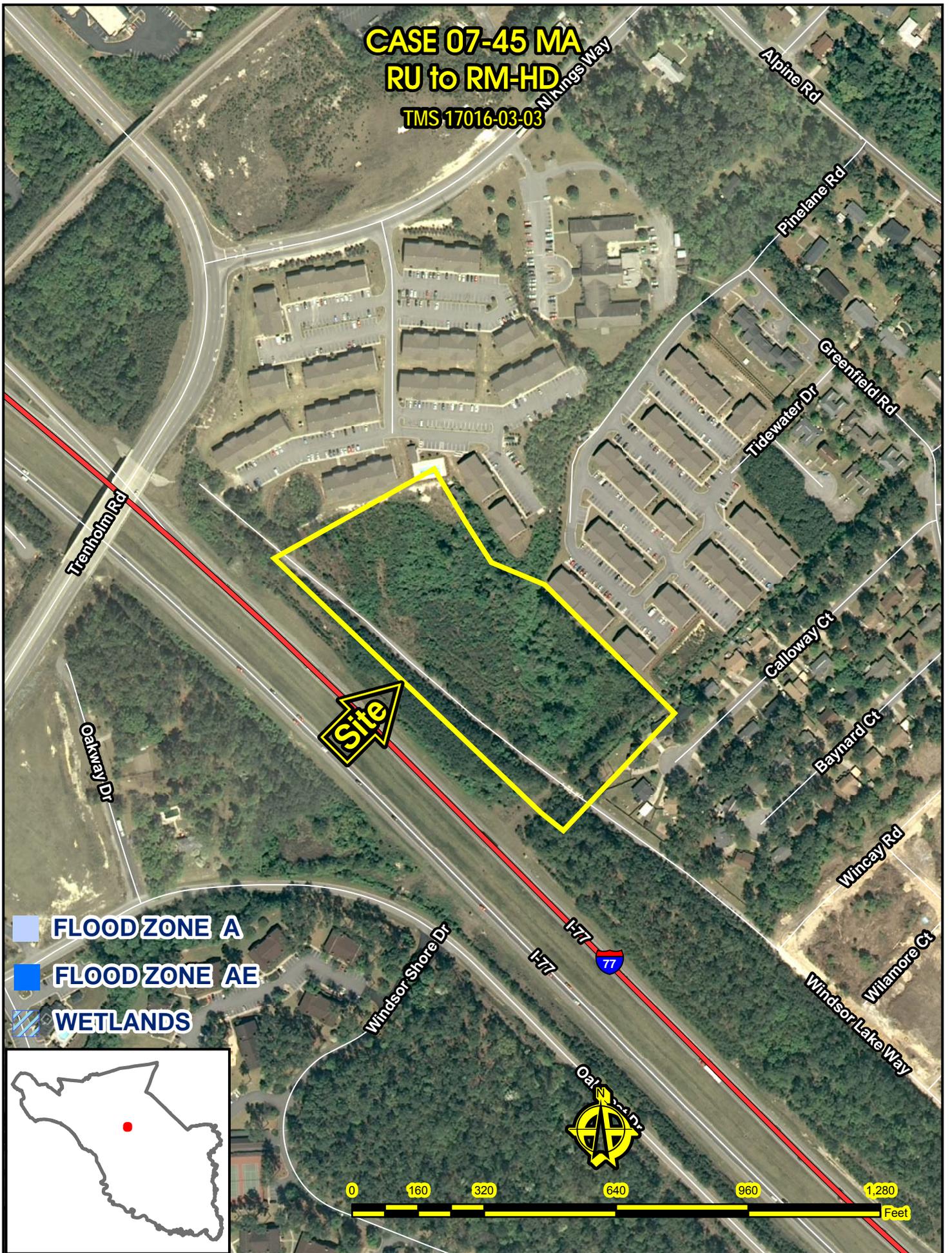


	RR		RS-MD		RM-MD		NC		LI		RU
	RS-E		RS-HD		RM-HD		GC		HI		TRO
	RS-LD		MH		OI		M-1		PDD		Subject Property

CASE 07-45 MA
RU to RM-HD
TMS 17016-03-03



CASE 07-45 MA
RU to RM-HD
TMS 17016-03-03



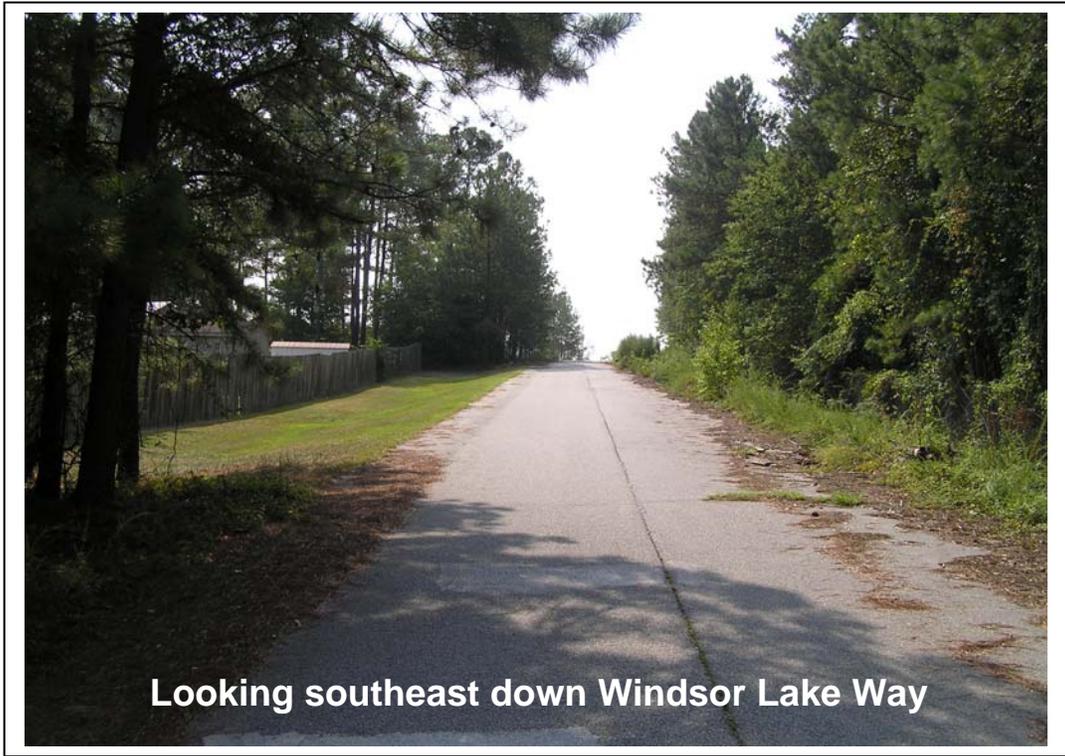
CASE 07-45 MA

From RU to RM-HD

TMS# 17016-03-03

Dawson Rd.





Looking southeast down Windsor Lake Way



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: September 10, 2007
RC PROJECT: 07-46 MA
APPLICANT: Billy Stanick
PROPERTY OWNER: Billy Stanick
LOCATION: 2150 Dutch Fork Road

TAX MAP NUMBER: 01511-01-02 & 09
ACREAGE: 2.85
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: August 15, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Dutch Fork Road with approximately 829 linear feet of frontage.

According to County records the current zoning of Rural (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 Dutch Fork Road which is a two lane undivided minor arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	Railroad/ RU	Railroad tracks
<u>South:</u>	RU/ PDD	Lowman Home PDD
<u>East:</u>	RU/ GC	Gas station
<u>West:</u>	RU/	Single Family home

Plans & Policies

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

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

Compliance: The site has direct access to Dutch Fork Road (Hwy. 76) which is a two lane undivided arterial; and commercial uses are located adjacent to the property

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: The site location on the Proposed Land Use Map is identified as Commercial; the surrounding uses are 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 #145 located on Dutch Fork Road south east of the site and the current estimated traffic volume is 17,800 ADT which is currently at a Level-of-Service “F”.

Conclusion

The current zoning is Rural District (RU), however the current land use and those in the surrounding parcels are commercial in nature or vacant. The current commercial uses are therefore legal non-conforming and have been operating for many years. The parcels which reflect the General Commercial District (GC) on neighboring lands were rezoned in 2003.

The location and configuration of the site lends itself to a business use as is the pattern of development throughout the block. The existing railroad line acts as a buffer between Dutch Fork Road (Hwy.76) and the remaining property located along Peace Haven Road. The site has city of Columbia Water. The subject parcel, though it has residential zoning, the growth and development of the area is commercial. The map amendment would bring into conformity a commercial use. Though the transportation level of service is "F", there is anticipated no change in the traffic as this is the existing land use of the parcel.

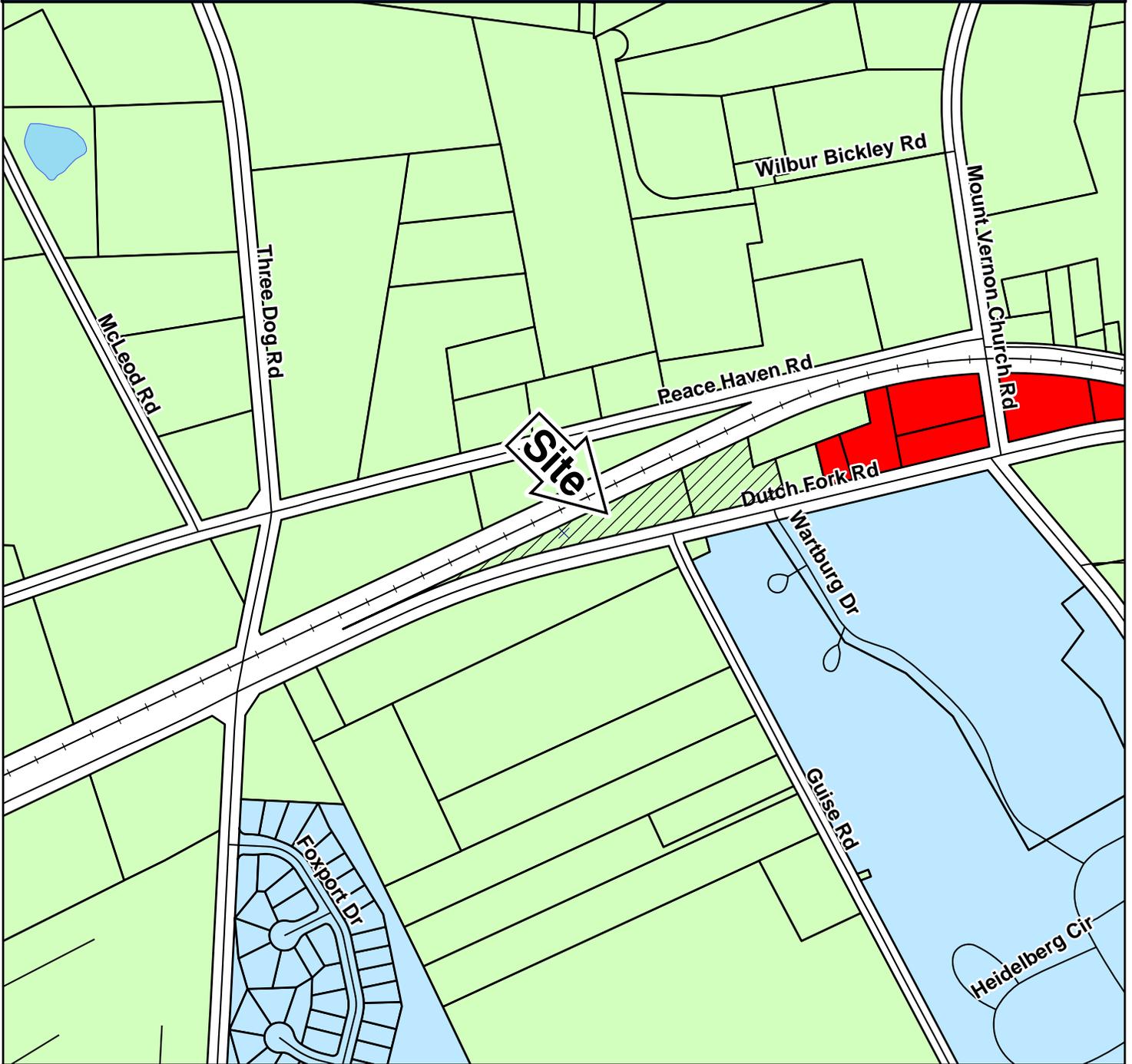
Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

September 25, 2007

CASE 07-46 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

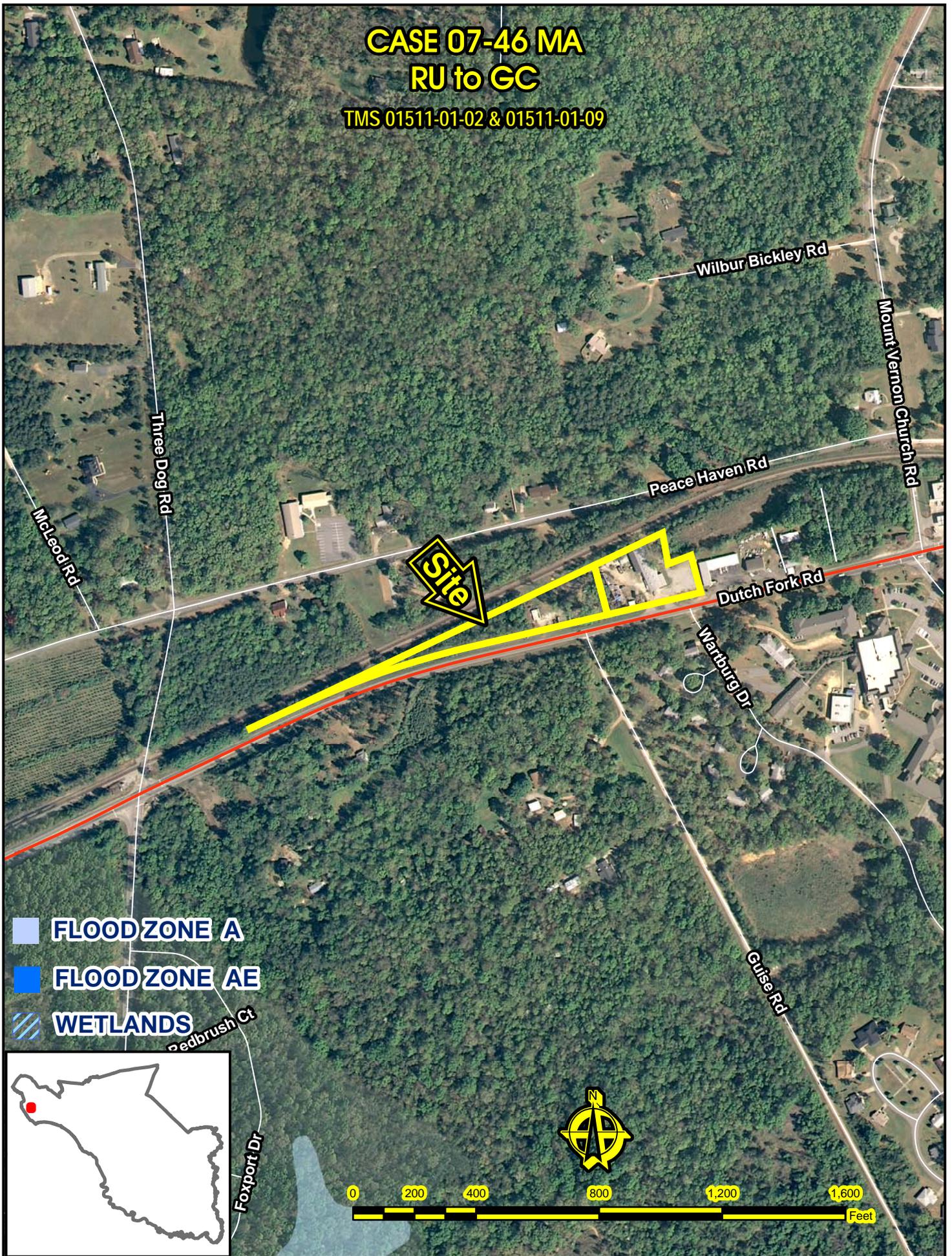
CASE 07-46 MA RU to GC

TMS 01511-01-02 & 01511-01-09



CASE 07-46 MA RU to GC

TMS 01511-01-02 & 01511-01-09



CASE 07-46 MA

From RU to GC

TMS# 01511-01-02 & 09

2150 Dutch Fork Rd.





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

PC MEETING DATE: September 10, 2007
RC PROJECT: 07-48 MA
APPLICANT: Cheryse Jordan
PROPERTY OWNER: Jordon & Hook Properties
LOCATION: 1779 Dutch Fork Road

TAX MAP NUMBER: 02505-03-04 & 07
ACREAGE: 0.67
EXISTING ZONING: OI
PROPOSED ZONING: GC

PC SIGN POSTING: August 15, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Office Institutional District (OI) and is located on Dutch Fork Road with approximately 80 linear feet of frontage.

According to County records the site was rezoned in 1987 (87-67 MA) from Rural District (RU) to Office Institutional District (OI).

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 Dutch Fork Road which is a two lane undivided minor arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	GC	New Dutch Fork Veterinary Hospital
<u>South:</u>	OI	Vacant
<u>East:</u>	OI	Allstate office
<u>West:</u>	GC	Vacant

Plans & Policies

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

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

Compliance: The site is located in an existing office park and has frontage on Dutch Fork Road; an additional access could be located off of the existing office park cul-de-sac.

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”.

Non-Compliance: Existing General Commercial land is adjacent to the site and is currently vacant.

Traffic Impact

The current traffic counts were received from SCDOT in June, 2006 and represent the Annual Average Daily Trips in 2005. There are two count stations being affected, count station # 396 located on Rauch Metz Road which is north east of the site the current estimated traffic volume is 4,900 ADT ; and count station # 145 located on Dutch Fork Road south east of the site the current estimated traffic volume is 17,800 ADT which is currently at a Level-of-Service “F”.

Conclusion

In 1987 the approximately three (3) acre parcel requested and was granted a map amendment from Rural District (RU) to Office Institutional District (C-1). This District designation became OI in July 2005. In November 1993 the three (3) acre parcel was subdivided into nine (9) lots.

Another plat before 2005 was approved which abandon property lines and created the parcel requesting a map amendment.

The two (2) lots with frontage on Dutch Fork Road have existing buildings with land use consistent with the Office Institutional District (OI). The neighboring parcels which are zoned General Commercial remain vacant. The “office park” which was created by the previous map amendment and subsequent subdivision in 1993 remains a viable commercial complex established for Office Institutional land use. The amendment would cause the inclusion of the more intense and retail permitted land uses of General Commercial District (GC). The traffic analysis provides us with a level of service “F”. Additional land use amendments are inconsistent with the planning practices. Water and Sewer exist along Dutch Fork Road.

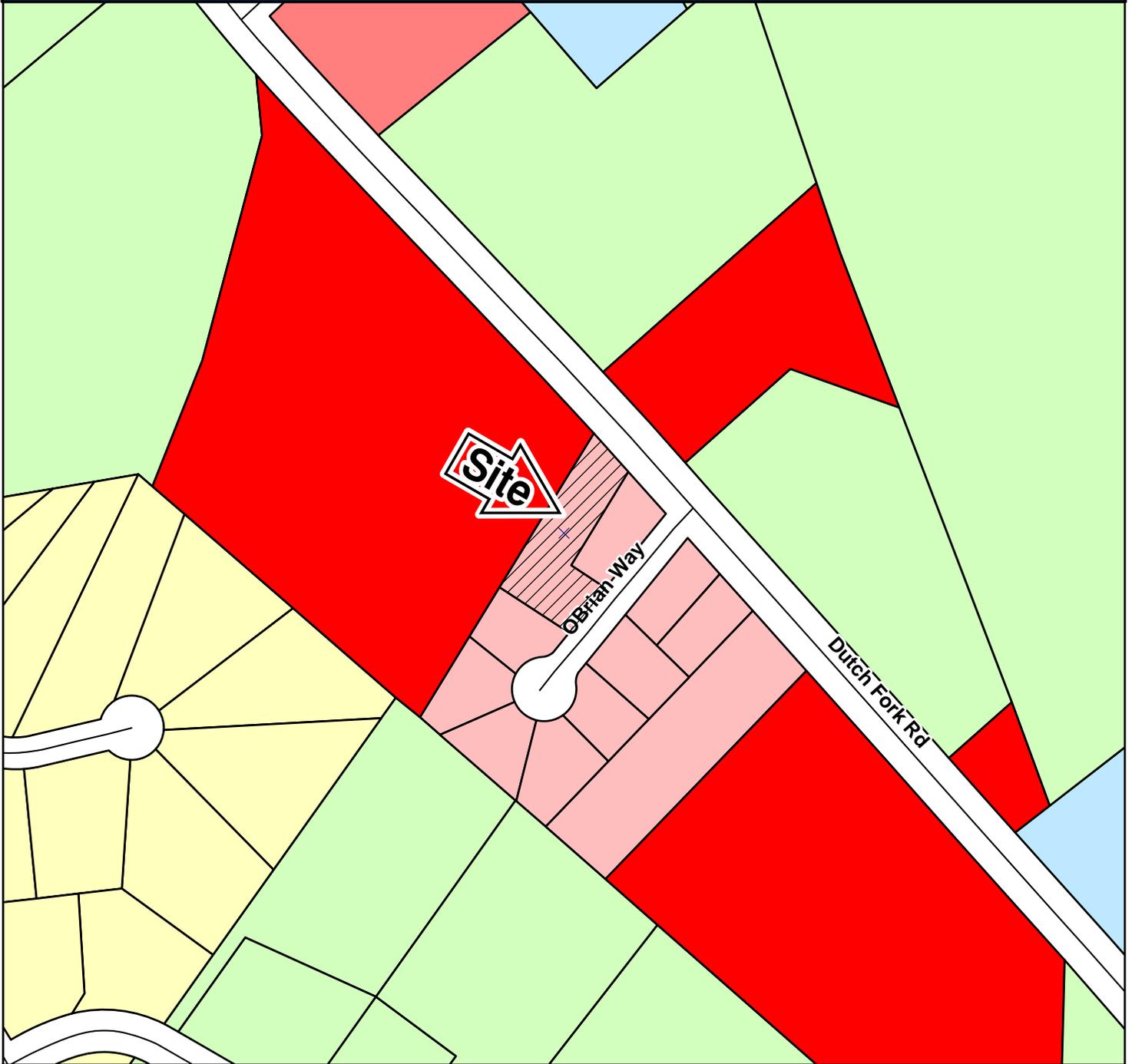
Planning staff recommends denial of this map amendment request

Zoning Public Hearing Date

September 25, 2007

CASE 07-48 MA

OI to GC



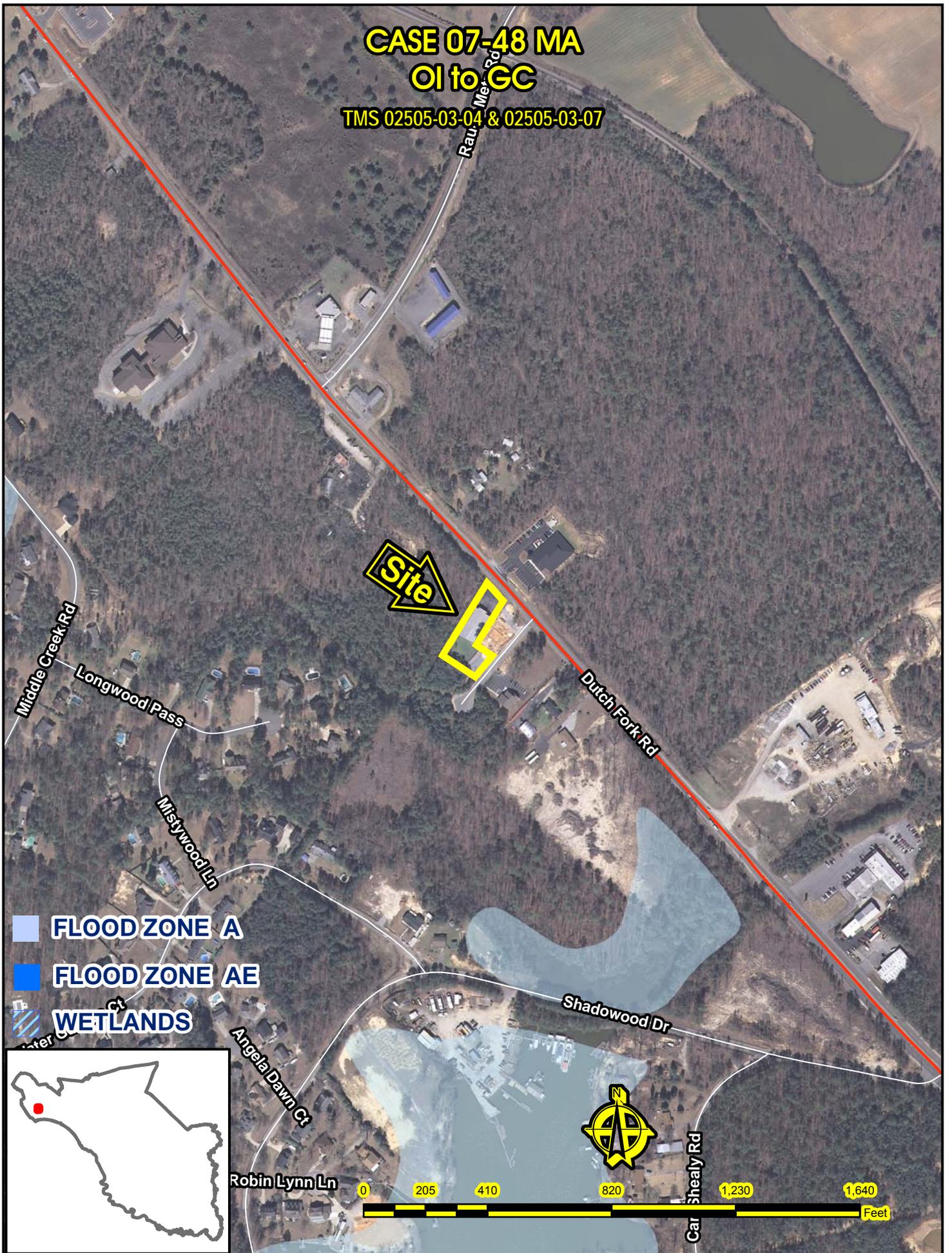
ZONING CLASSIFICATIONS



	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

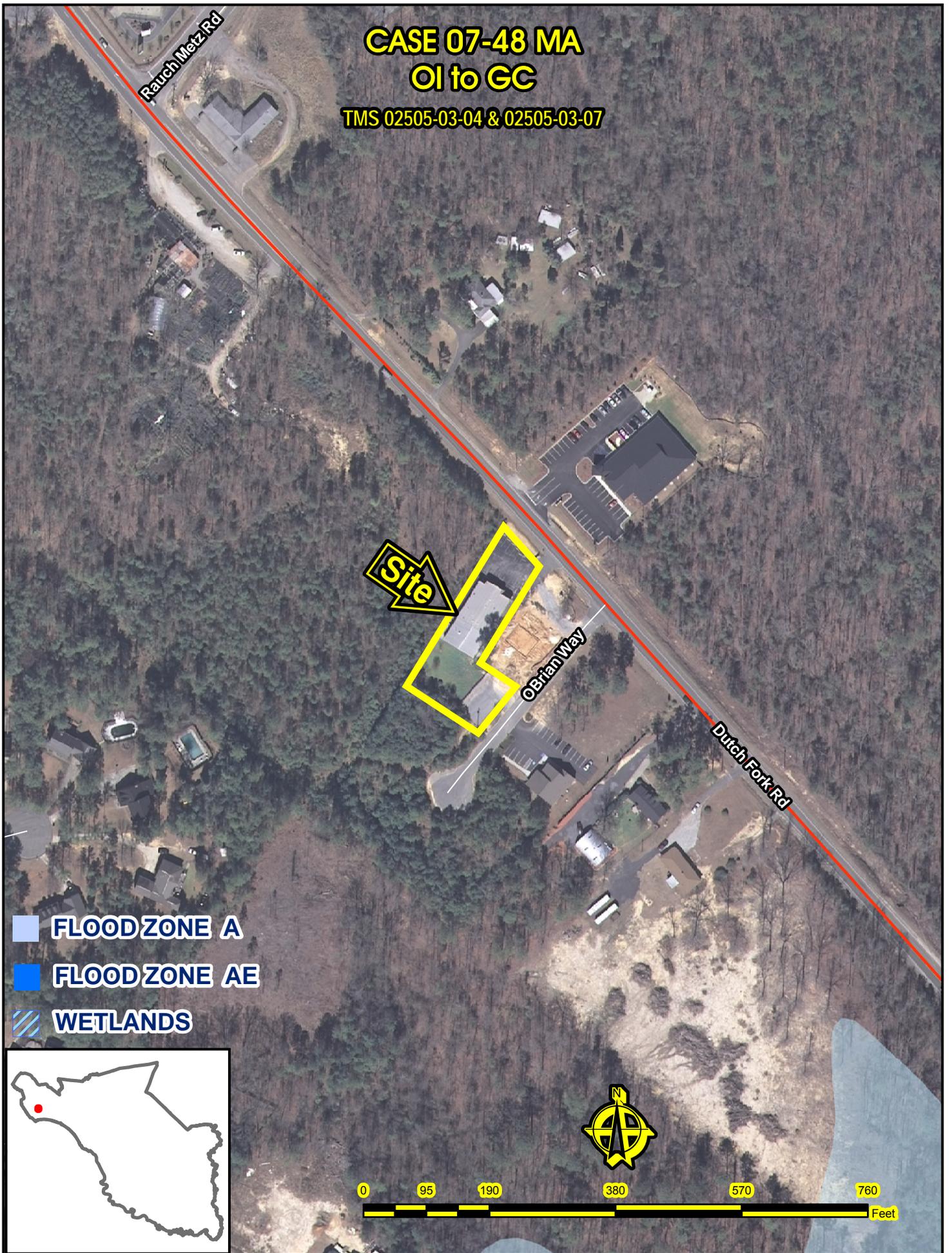
CASE 07-48 MA
OI to GC

TMS 02505-03-04 & 02505-03-07



CASE 07-48 MA OI to GC

TMS 02505-03-04 & 02505-03-07

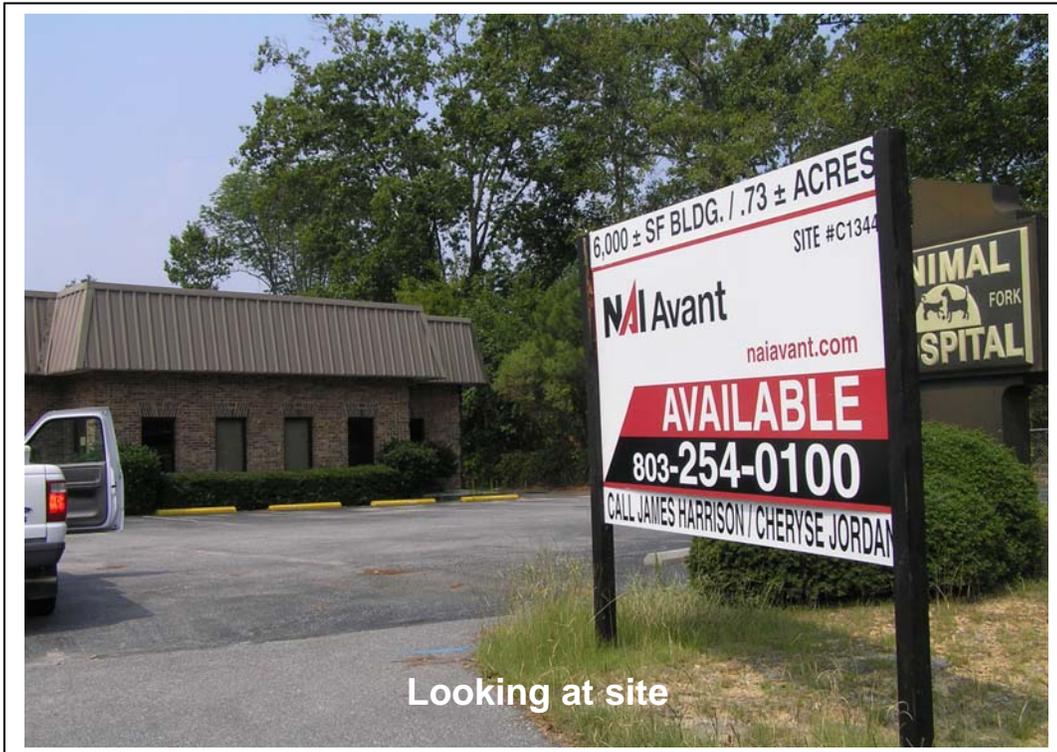


CASE 07-48 MA

From OI to GC

TMS# 02505-03-04 & 07

1779 Dutch Fork Rd.





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

PC MEETING DATE: September 10, 2007
RC PROJECT: 07-50 MA
APPLICANT: South Capital Group
PROPERTY OWNER:
LOCATION: Johnson Marina Rd, Guise Rd & Forrest Shealy Rd

TAX MAP NUMBER: 01510-01-01 & 01509-01-04
ACREAGE: 83.98
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: August 15, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Johnson Marina Road, Forrest Shealy Road, Lowman Home Barn Road and Guise Road with approximately 484 linear feet of frontage on Johnson Marina Road, 445 linear feet of frontage on Lowman Home Barn Road, 1,562 linear feet of frontage on Guise Road and 314 linear feet of frontage on Forrest Shealy Road.

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

Summary

The Residential Single-Family- Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted. The minimum lot area is 12,000 square feet; and no more than one (1) principal dwelling unit on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 304 lots (3.6DU/acre)
- The net density for this site is approximately: 213 homes (DU/acre)

Roads

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

Existing Zoning		
<u>North:</u>	RU	Single family on large lots
<u>South:</u>	RU/RS-LD/PDD	Lakeport Subdivision
<u>East:</u>	PDD	Lowman Home PDD
<u>West:</u>	RU/PDD	Lake Murray Elementary School/ Foxport Subdivision

Plans & Policies

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

Objective: “Promote new development in areas with adequate infrastructure”.

Compliance: The site is adjacent to the Lowman Home and across from Lakeport Subdivision which presently has sewer and water.

Principal: “Residential development should be limited to individual dwellings on individual lots”.

Compliance: The development is proposing single-family dwellings minimum 12,000 square feet on individual lots.

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 # 637 located on Johnson Marina Road north east of the site and the current estimated traffic volume is 3,200 ADT which is currently at a Level-of-Service “A”. According to the 6th Edition of the ITE Trip Generation manual single-family detached dwellings average 9.5 trips per day per dwelling. It is estimated that that this development would generate approximately 2,888 trips per day.

Conclusion

The parcel has frontage on four roads. North is the existing Rural District with a density of 1.3 units per acre. To the east and west are Planned Developments which have a maximum density of 16 units per acre. South of the parcel is Residential Single Family-Low Density with 3.6 units per acre.

The parcel is contiguous with Residential Single Family – Low Density (RS-LD), which is the requested zoning. This is consistent with the Future Land Use Map which depicts this as single family low-density residential.

The Planning Staff recommends approval of this map amendment application.

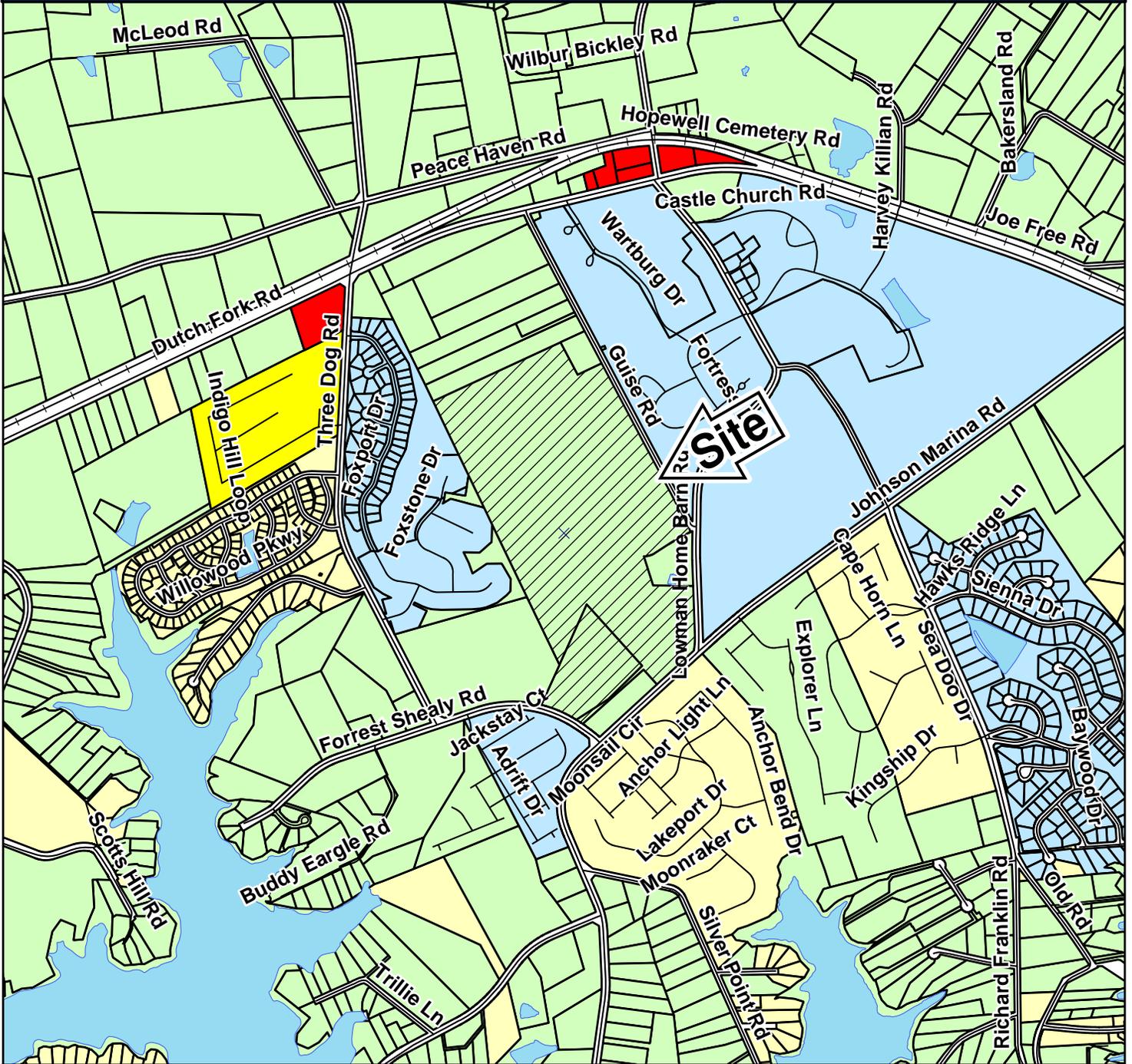
Zoning Public Hearing Date

September 25, 2007

School on Forrest Shealy Road



CASE 07-50 MA RU to RS-LD



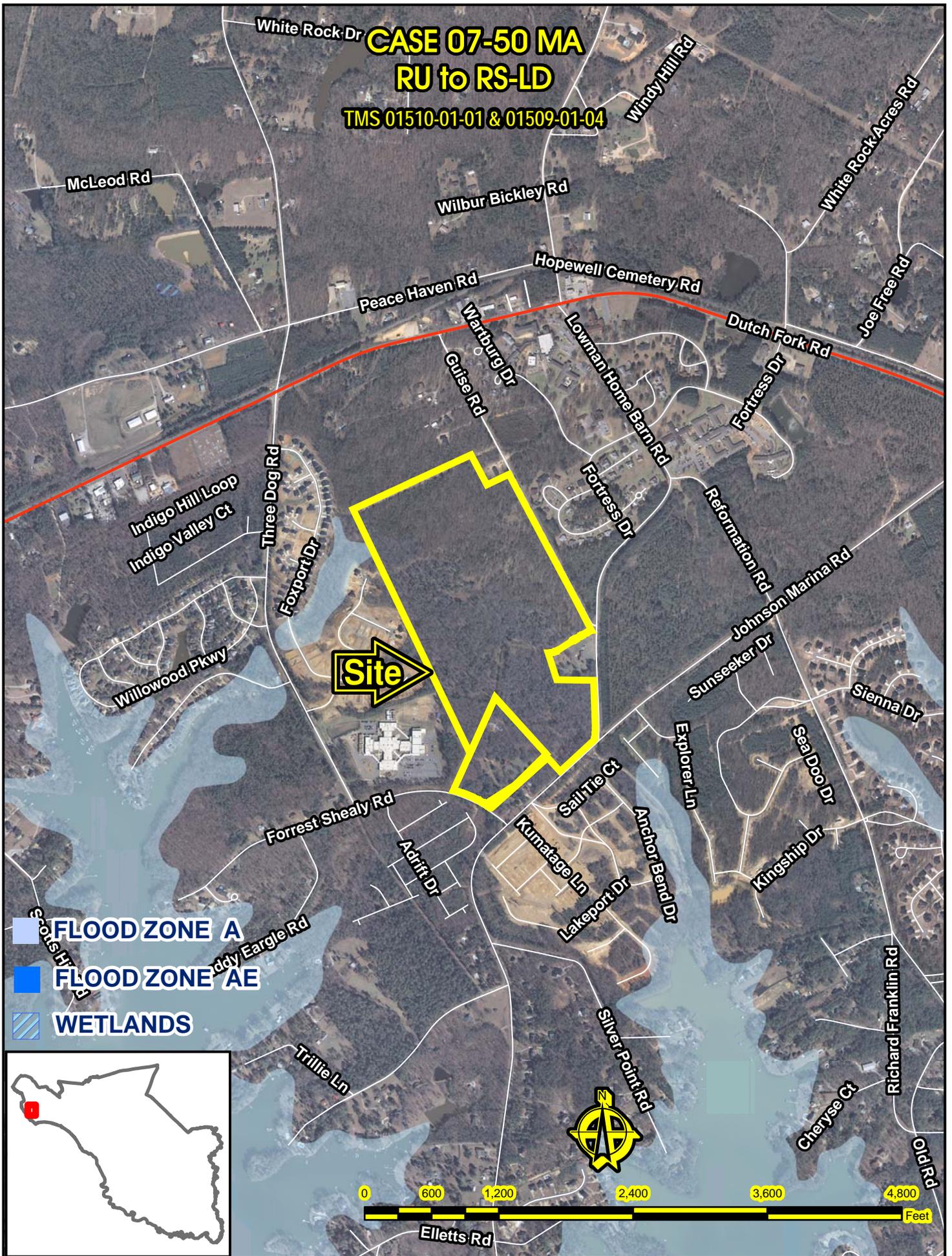
ZONING CLASSIFICATIONS



 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 07-50 MA RU to RS-LD

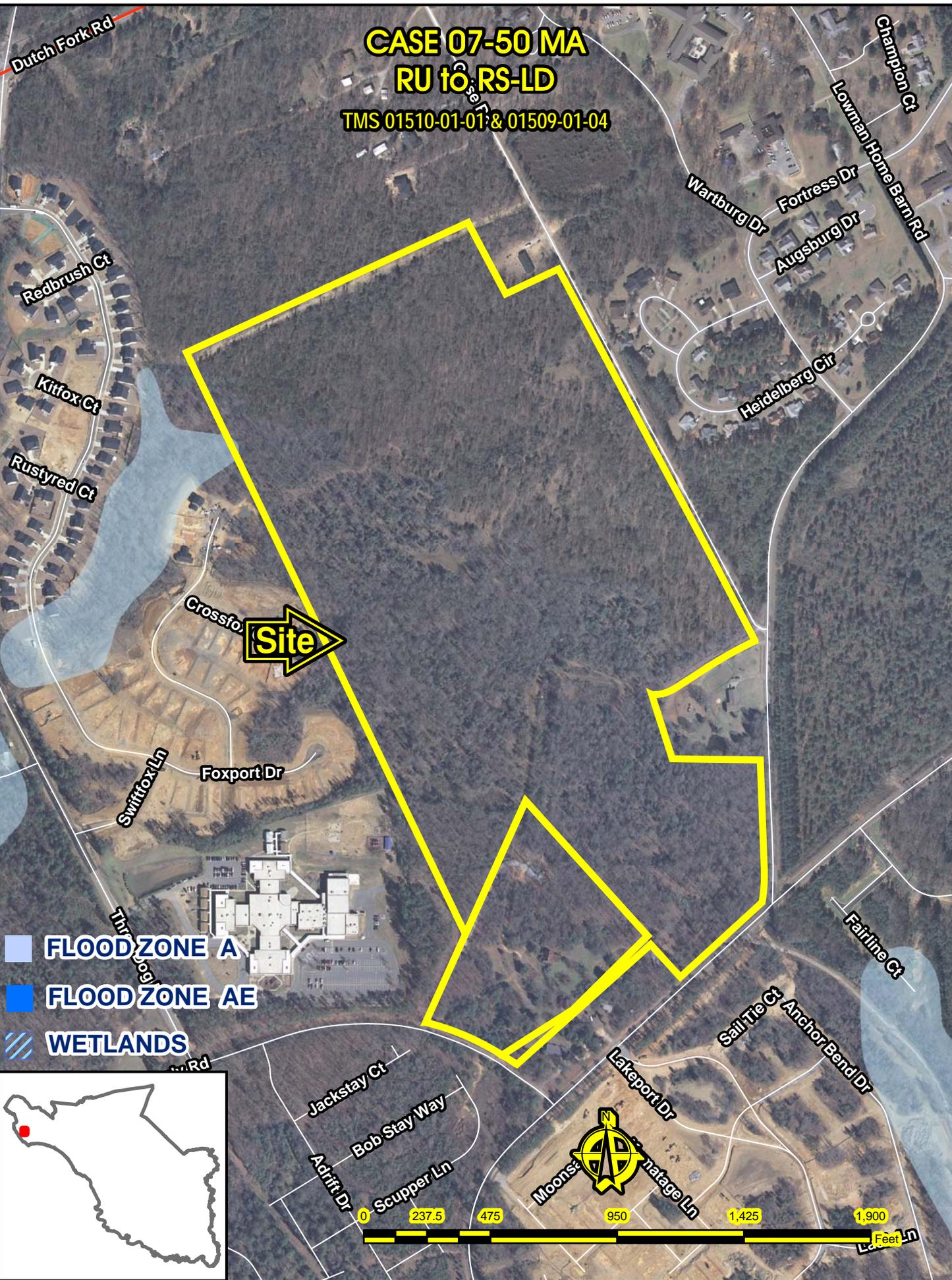
TMS 01510-01-01 & 01509-01-04



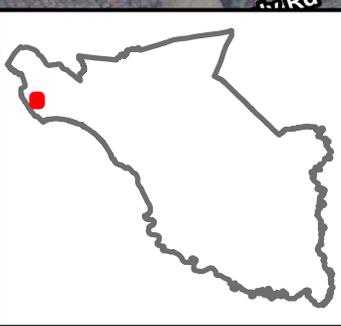
CASE 07-50 MA RU to RS-LD

TMS 01510-01-01 & 01509-01-04

Site



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: September 10, 2007
RC PROJECT: 07-51 MA
APPLICANT: Hurricane Construction
PROPERTY OWNER: Grandview Properties/ Hurricane Construction
LOCATION: Hollingshed Road

TAX MAP NUMBER: 05200-03-18 & 05200-03-60
ACREAGE: 8.34
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: August 15, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Hollingshed Road with approximately 275 linear feet of frontage. Peachtree Drive is an existing County maintained road which dead ends at this site however it is currently being utilized as the primary access to the site.

According to County records in 2004 and 2005 this site attempted to be rezoned from RU to RS-MD (05-20 MA) & (05-104 MA). Case 05-20 MA was withdrawn prior to being heard by Planning Commission and 05-104 MA was withdrawn due to lack of property owner's authorization for rezoning.

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, 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: **- 43 dwelling units (5.15 DU/ Acre)**

Net density: **- 30 dwelling units (3.59 DU/ Acre)**

The open space provision of the code can be applied which could further reduce setback requirements allowing for the gross density to be reached.

Roads

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

Existing Zoning		
<u>North:</u>	RU	Single family large lots
<u>South:</u>	RS-MD	Kingston Forest Subdivision
<u>East:</u>	RS-HD	Rain tree Acres Subdivision
<u>West:</u>	RU	Single family estate lots

Plans & Policies

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

Objective: “Promote a variety of residential densities for the development of affordable, quality housing while blending with the character of the surrounding area”.

Compliance: The adjacent development is proposing 8500 square foot lots; the adjacent development has densities of 12,000 square foot minimum lot side and 5,000 square foot minimum lot size.

Principal: “Promote new development in areas with adequate infrastructure”.

Compliance: The land use is consistent with the proposed land use map for the Northwest Area which depicts it as Residential medium to high density, and the site has water and sewer availability.

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 # 639 located on Hollingshed Road north of the site and the current traffic volume is 3,000 ADT which is currently at a Level-of-Service "A".

The average daily trips generated by single family 9.5 trips per day resulting in a total of 409 trips.

Conclusion

The site is approximately eight (8.34) acres, proposes a map amendment which would permit 8500 square foot lots, and almost completely surrounded by single family residential developments. The surrounding developments have both higher densities of 5,000 square foot lots and lower density with a minimum lot size of 12,000 square foot lots. The proposed development would more than triple the permitted density. The lands to the west of the site are rural and some have single family homes but they remain large undeveloped and un-subdivided lands. Also a permitted use in this zone district is Single-Family Zero Lot Line, which does not increase the density.

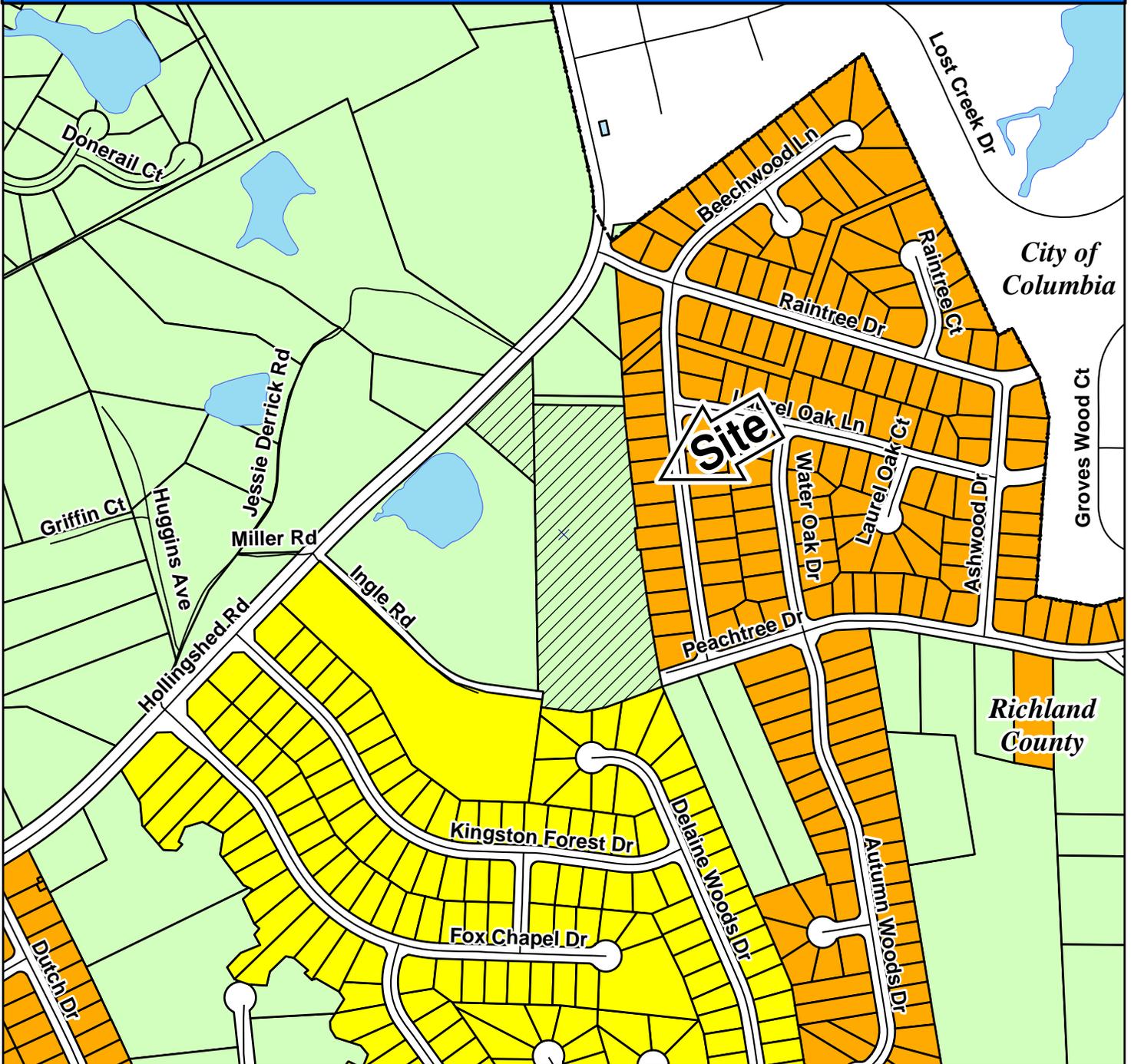
The proposed development would permit a maximum of approximately 43 single family dwellings on the 8 acres and the primary access is Peachtree Drive. This is a less intensive development than the existing developments with less gross area. Though there are acres of Rural District (RU) zoned parcels adjacent to this parcel, the medium density is consistent with Future Land Use maps. The level of service on Hollingshed Road is "A".

Planning staff recommends approval of this map amendment.

Zoning Public Hearing Date

September 25, 2007

CASE 07-51 MA RU to RS-MD



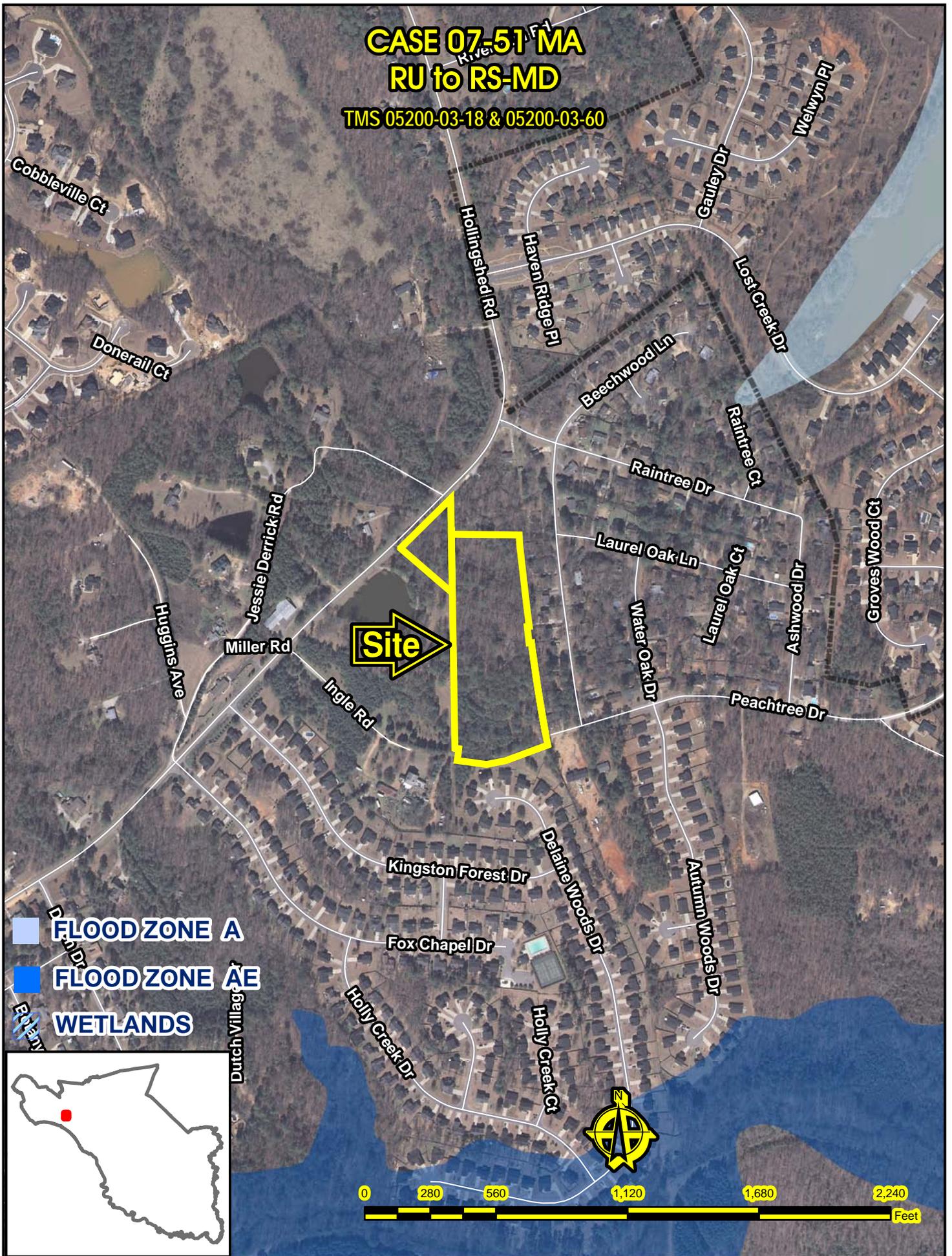
ZONING CLASSIFICATIONS



	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

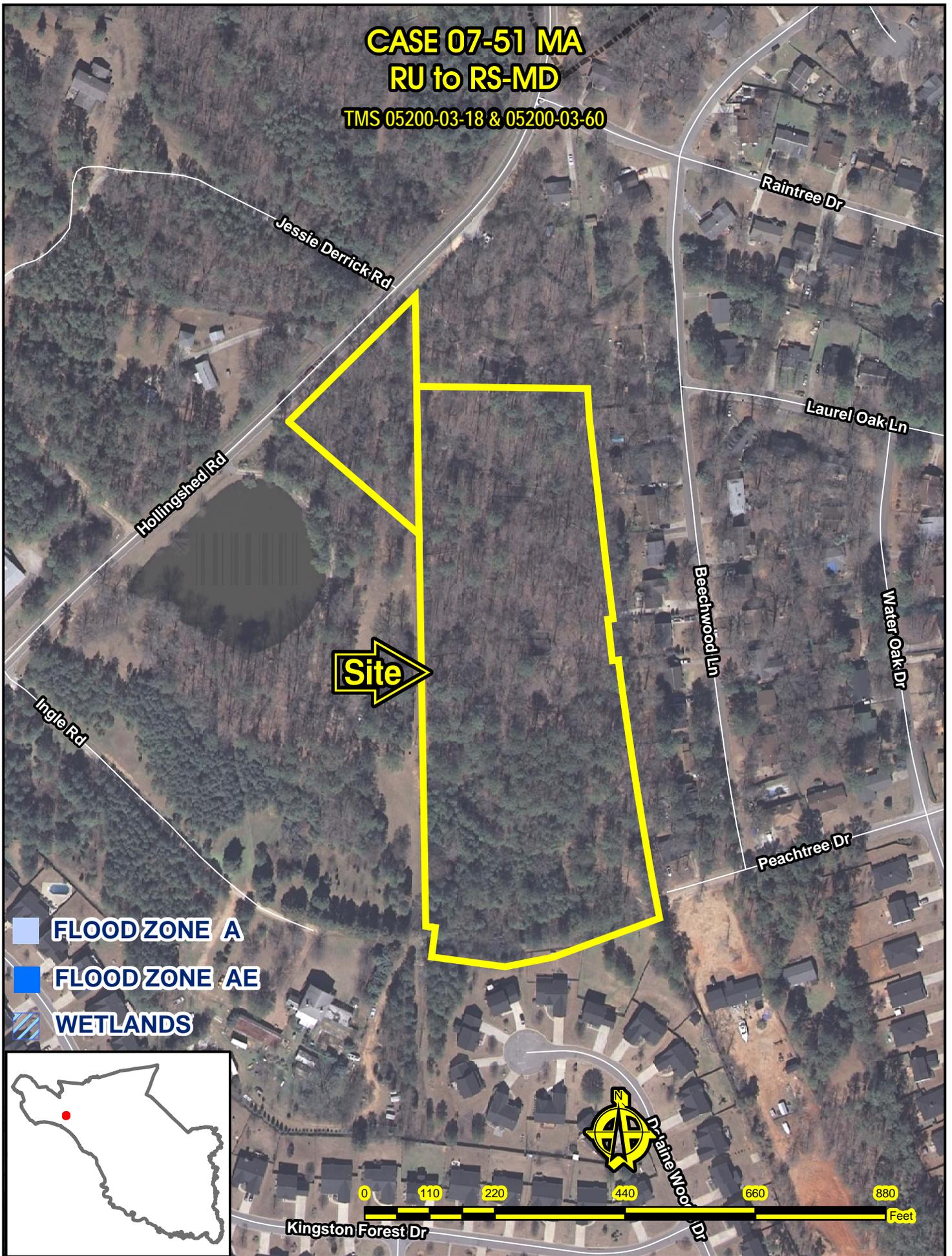
CASE 07-51 MA RU to RS-MD

TMS 05200-03-18 & 05200-03-60



CASE 07-51 MA RU to RS-MD

TMS 05200-03-18 & 05200-03-60

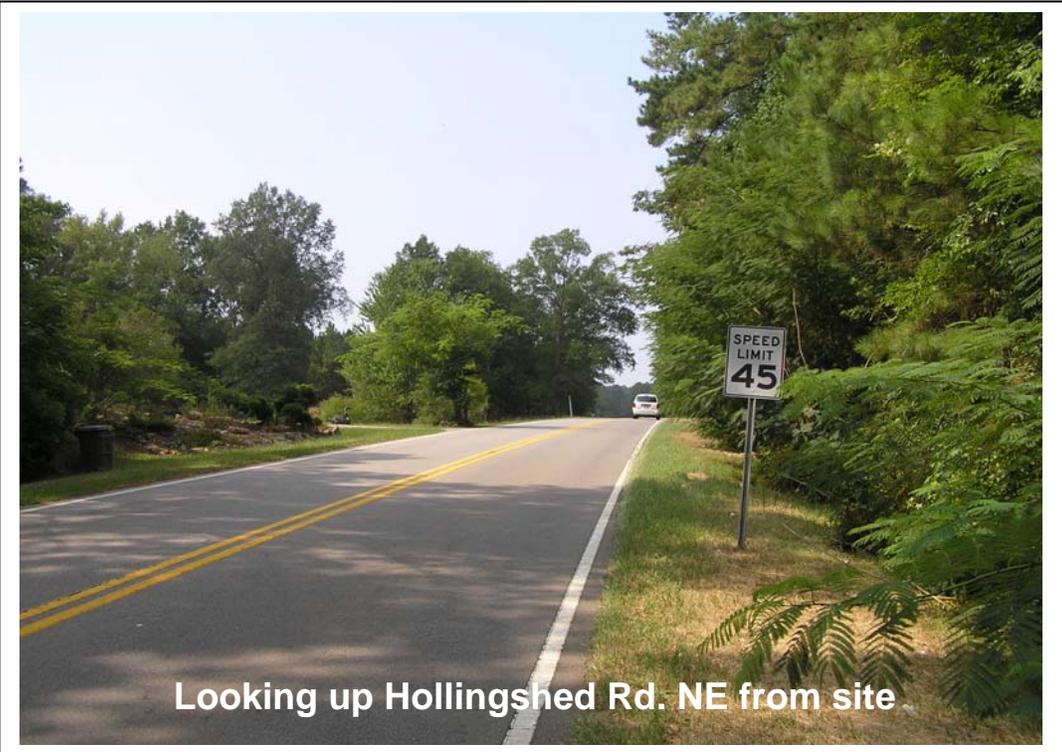


CASE 07-51 MA

From RU to RS-MD

TMS# 05200-03-18 & 05200-03-60

Hollingshed Rd.



Views from other side of the property





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: September 10, 2007
RC PROJECT: 07-52 MA
APPLICANT: Ashley Oaks Development
PROPERTY OWNER: Mike Shelley
LOCATION: Wilson Blvd & Farrow Road

TAX MAP NUMBER: 17700-01-13
ACREAGE: 29.30
EXISTING ZONING: M-1
PROPOSED ZONING: RS-LD

PC SIGN POSTING: August 15, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned (M-1) and is located on Farrow Road with approximately 100 linear feet of easement frontage.

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

Summary

The Residential Single-Family- Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted. The minimum lot area is 12,000 square feet; and no more than one (1) principal dwelling unit on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 106 lots (3.6DU/acre)
- The net density for this site is approximately: 72 homes (2DU/acre)

Roads

The site ingress and egress is from a one hundred (100) foot easement over the existing Southern Railroad onto Farrow Road which is a two lane undivided major collector road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	PDD	Single Family Residential (Eagles Glen Subdivision)
<u>South:</u>	M-1	Vacant
<u>East:</u>	RSLD	Single Family Residential (Willow Lakes Subdivision)
<u>West:</u>		Railroad tracks

Plans & Policies

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

Objective: “Accommodate in certain planned higher density residential areas, a full range of housing opportunities, to meet the various needs of area residents”.

Compliance: The requested zoning designation will allow for a minimum 12,000 square foot lots; utilizing the open space provision could further diminish the lot sizes therefore providing the opportunity for low to medium density residential units for the area.

Principal: Mixed residential densities are appropriate within the Developing Urban Area and should conform to the Proposed Land Use Map; medium density should be 5 to 9 DU/Acre”.

Compliance: The proposed density is approximately 3.6 dwelling units per acre and would complement the adjacent residential developments

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 # 137 located on Wilson Boulevard northeast of the site and the current estimated traffic volume is 8,400 ADT which is currently at a Level-of-Service “C”. According to the 6th Edition of the ITE Trip Generation manual single-family detached dwellings average 9.5 trips per day per dwelling. It is estimated that that this development would generate approximately 1,007 trips per day.

Conclusion

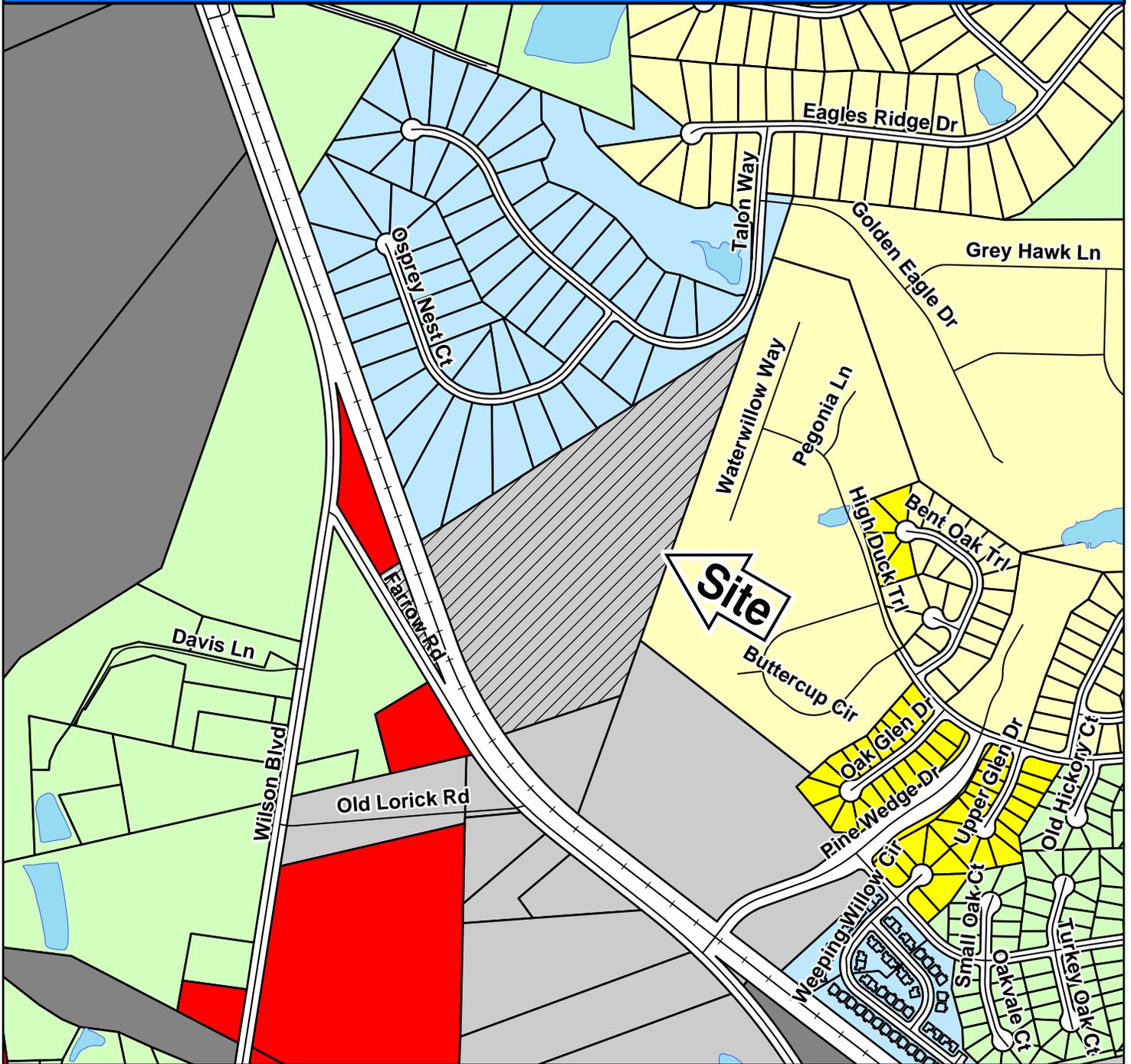
The current zoning of the parcel would allow for manufacturing, light industrial, and retail. The land use not permitted is residential. Residential Single Family – Low Density (RS-LD) is the lowest intensity of residential land use in our current land development regulations. The access for the development is through an easement, 100 foot wide, which crosses the rail road tracks. The parcel is almost surrounded by residential single family with similar density and the same land use. The level of service on Farrow Road is “C”. Planning staff has concerns for the limited access to the site and possible traffic problems.

Planning staff recommends approval of this map amendment application.

Zoning Public Hearing Date

September 25, 2007

CASE 07-52 MA RU/M-1 to RS-LD



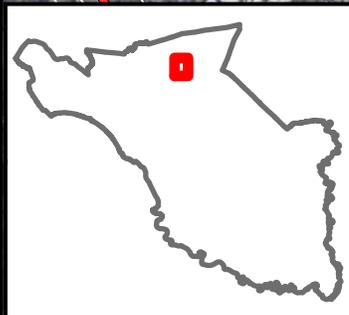
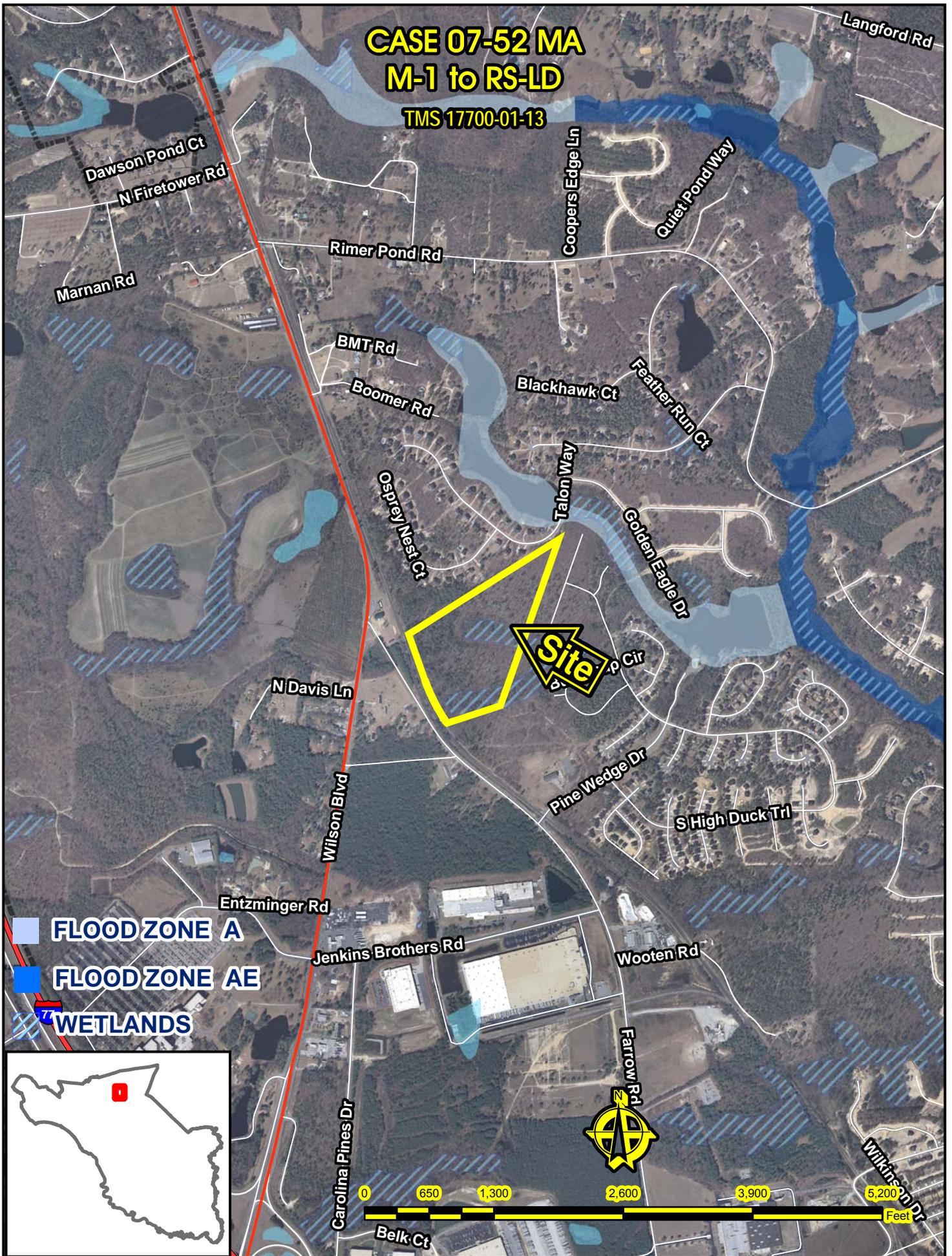
ZONING CLASSIFICATIONS



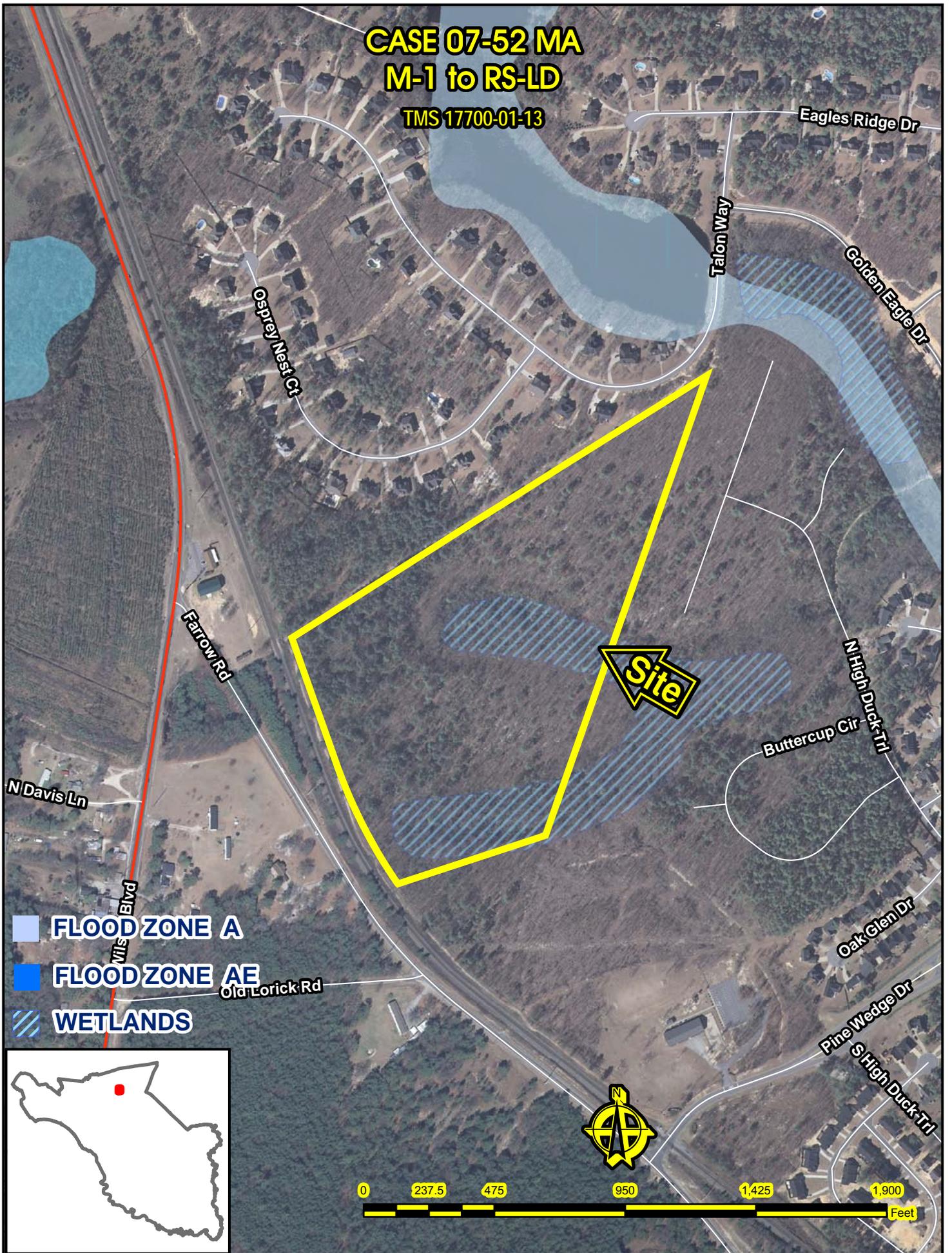
	RR		RS-MD		RM-MD		NC		LI		RU
	RS-E		RS-HD		RM-HD		GC		HI		TRO
	RS-LD		MH		OI		M-1		PDD		Subject Property

CASE 07-52 MA M-1 to RS-LD

TMS 17700-01-13



CASE 07-52 MA
M-1 to RS-LD
TMS 17700-01-13



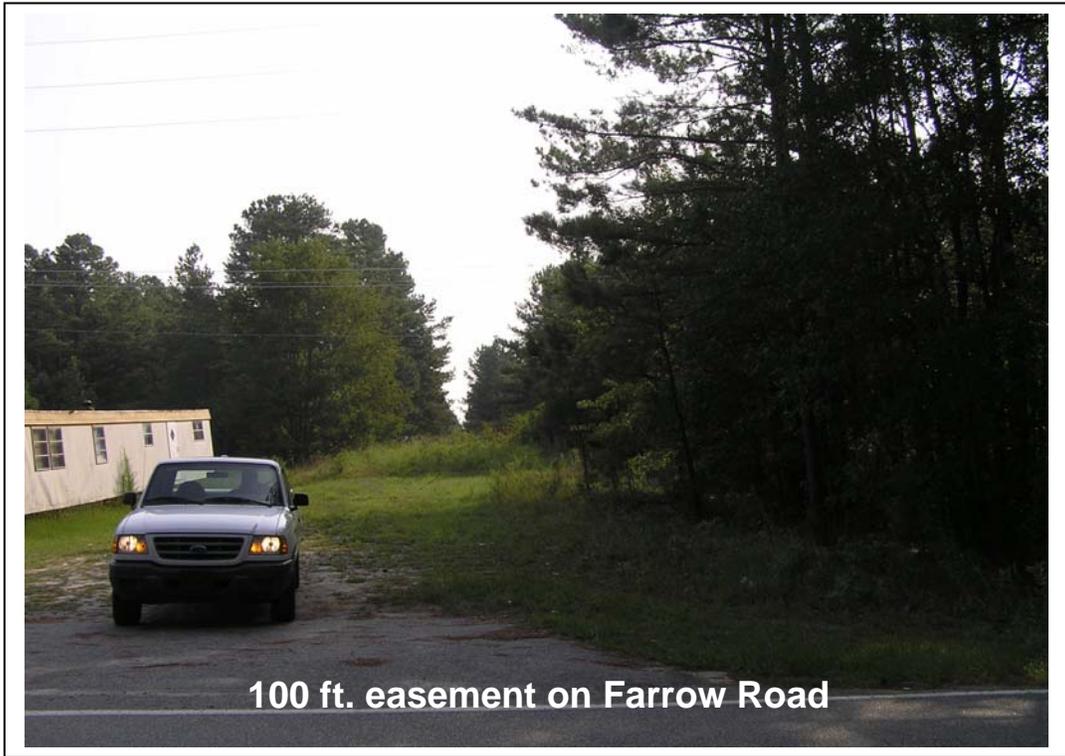
CASE 07-52 MA

From M-1 to RS-LD

TMS# 17700-01-13

Wilson Blvd. & Farrow Rd.





Tuesday, June 12, 2007

Mr. Donnie Phipps
Planning and Development Services
Richland County
P.O. Box 192
Columbia, SC 29202

Dear Mr. Phipps,

I hope you are doing well. As we discussed last week, we would like to appeal the sidewalk requirement for Jasmine Place Phase II and the sidewalk requirement for Jasmine Phase I along Hardscrabble Road.

Currently there are no sidewalks along any part of Hardscrabble Road, so the sidewalk that we would have to build would be a very isolated sidewalk. Jasmine Place Phase I does not have sidewalks, and it was not required to have sidewalks when we were rezoned the entire tract of land (that being the land containing Phase I and Phase II) through county council. I do not understand why we would be required to place sidewalks in Phase II, which is half the size of Phase I.

I would appreciate any help to expedite this matter. According to our records we submitted to go before the Development Review Team in October of 2006, but we did not get on the agenda until April of 2007, and we may not be able to go before the Planning Commission until Sept. of 2007. Therefore as you can see a lot of time has passed.

Thank you for your help

Sincerely,

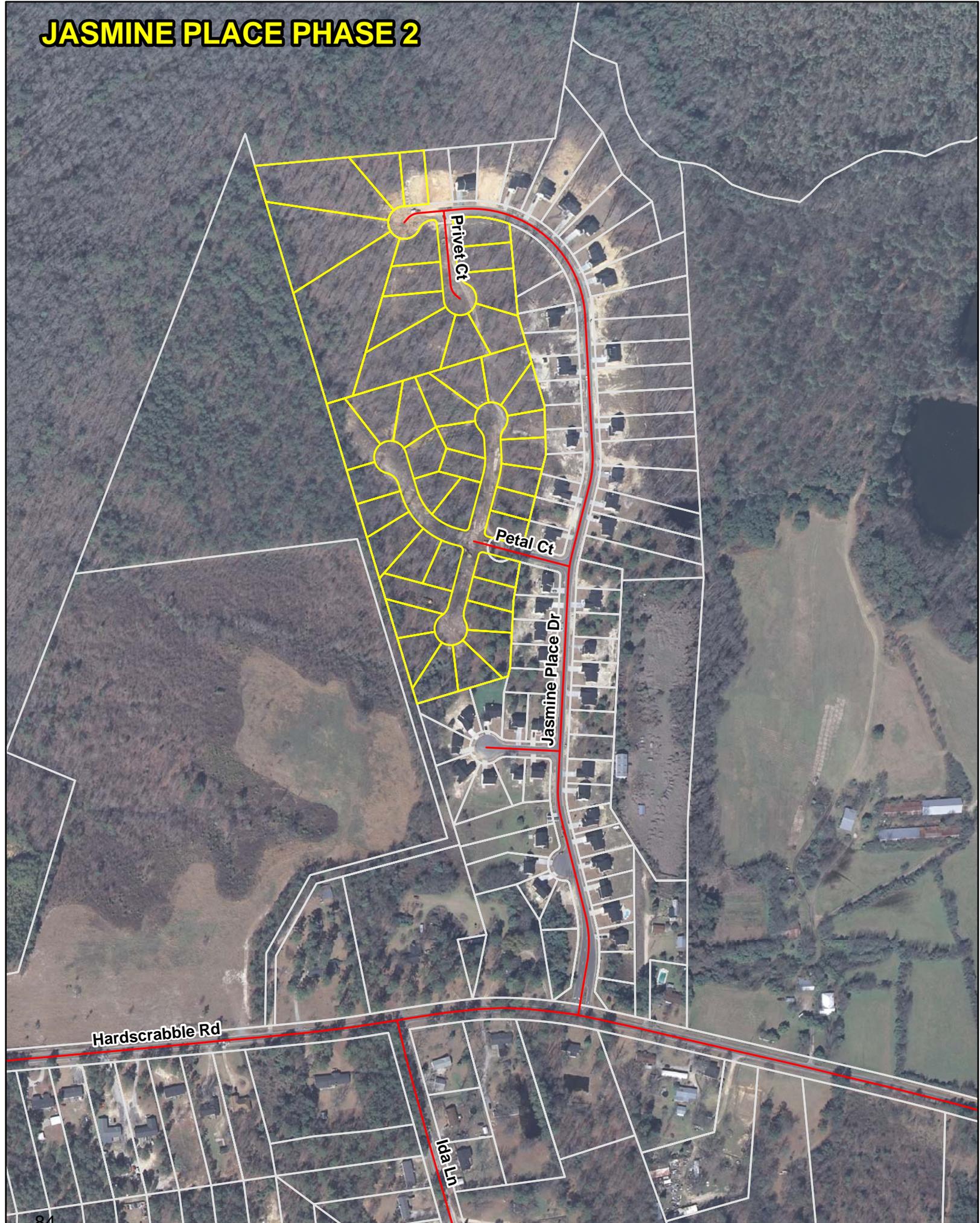


Joe Pope
Shumaker Homes
(803) 446-4457

5847 Shakespeare Road
Columbia, South Carolina 29223
803/786-9780
Fax: 803/786-5464
Website: www.shumakerhomes.com

cc. Ms. Anna Almeida and Ms. Jennie Sherry-Linder

JASMINE PLACE PHASE 2



Privet Ct

Petal Ct

Jasmine Place Dr

Hardscrabble Rd

Ida Ln

Fairways Development

P.O. Box 290730
COLUMBIA, SC 29229
(803) 754-2071
FAX (803) 754-2664

July 25, 2007

Planning Commission Richland County
2020 Hampton Street
Columbia, SC 29201
Fax # 803-576-2182

Dear Sirs,

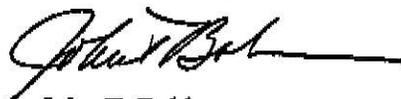
I am writing to request a waiver of the sidewalk requirement for Crescent Lake Phase VIII at LongCreek Plantation. These 42 lots are the last of the 350 lot neighborhood of Crescent Lake to be developed.

Sidewalks in this section would serve no beneficial purpose due to the fact there are no sidewalks in this well-established neighborhood.

I ask that you consider granting relief of this requirement at your next meeting.

I look forward to your response and appreciate your consideration of this matter.

Sincerely,



John T. Bakhaus

cc: Anna Almeida

CRESCENT LAKE PHASE 8



August 2, 2007

To:
Richland County Planning Commission
2020 Hampton St.
Columbia, SC 29204

Re:
Brad Grooms Allstate
100 O'Brian Way
Irmo, SC 29063

This letter is to request a waiver of the sidewalk requirement as outlined in the Richland County Land Development Articles for new development. This waiver is being requested due to the fact that my plans were approved on December 11, 2006 without any sidewalk requirements. I have a copy of that approval that is signed by Anna Almeida who carries the title of Development Services Manager. The first time this requirement was mentioned was at the time that I was attempting to receive my permanent certificate of occupancy. Please notify me of receipt of this letter and inform me as to the date that this matter will be heard. If you have any questions or require further information you may contact me at the telephone number listed below.

Sincerely,



Brad Grooms

Exclusive Allstate Agent
100 O'Brian Way
Irmo, SC 29063
(803) 781-8576

Cc: Jennie Sherry-Linder
Land Development Administrator
Sean Busbee
Land Development Plans Reviewer



DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29202 / 29204
Zoning & Land Development: (803) 576-2140 • Zoning Fax: (803) 576-2180

December 11, 2006

Brian Peeler, PE
255 Tomahawk Drive
Chapin, South Carolina 29036

RE: Brad Grooms Allstate
1775 Dutch Fork Road
RCF#: SP-06-118

Dear Mr. Peeler:

The site plan for the project entitled: **"Brad Groom Allstate Existing Conditions & Demolition Plan located near Ballentine, Richland County, SC and landscape plan" and dated 8/1/06 and revised through 10/16/06** has been reviewed and approved in accordance with Articles V, VI, VII, VIII, and IX of the Richland County Land Development Code.

The improvements shown on the above referenced site plan shall be installed and inspected by this office prior to issuance of a final certificate of occupancy.

A copy of the approved site and grading plans are attached to be placed and remain on site during construction. Any deviation from the approved plans without prior approval from the Department will render the approvals null and void

If you have any further questions or concerns please call Deborah Moore at 576-2178.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anna Almeida".

Anna Almeida
Development Services Manager

Cc:

Brad Grooms- Allstate, Applicant
Charles Beam, County Hydrologist Public Works
Gordon Greene, Public Works
Harry Reed, Flood Plain Coordinator
Marion Sadler, SCDHEC
Sandra Riley, SCDOT
Miranda Spivey, Richland County Fire Marshal

BRAD GROOMS



Memo

To: Anna Almeida, Development Services Manager
From: Geonard H. Price, Zoning Administrator 
Date: 29 August 2007
Re: Digital Display Device Ordinance

I have reviewed the proposed ordinance to allow digital display devices.

It is the Planning Department's position that this proposed ordinance will essentially remove the nonconformity from all existing billboards. While the number and location of the billboards will not change; the ability to change to another type, structurally alter, expand, and reestablish after damage or destruction will be available. Nonconforming structures typically allow for "minor" alterations. These alterations allow for continued use, but discourage structural alterations that will prolong the life of the structure. As it is currently written, the "new" billboards can be removed, replaced and expanded at will.

Also, the proposed ordinance is void of any dimensional requirement standards.

If it is the intent of Richland County to allow digital billboards as permitted principal uses, it is recommended that the following items be addressed and incorporated into any proposed ordinance.

1. Should digital billboards be allowed by "Cap" or by "Upgrade and Remove"?
2. Should the "conversion" of existing signs to digital billboards be restricted to monopole signs?
3. What, if any, should the separation be between billboards?
4. What, if any, should the separation be from residential districts and/or uses?
5. What should be the fixed display time for each message?
6. Should the criterion for locating digital billboards be based on zoning classification and/or road classification?
7. What is an appropriate interval between the change in messages?
8. Will the digital billboards be limited to a change in copy or will animation be allowed?
9. Should there be maximum allowed square footage for all digital billboards or should the size of the digital billboard be limited to the square footage of the existing sign?

For information purposes only, enclosed is another proposed amendment from the billboard industry. Their proposal is to include this language at the end of section 26-180. This proposal would create a separate sub-section for digital billboards (changeable copy signs) and allow them as permitted uses.

PROPOSED AMENDMENTS

Sec. 26-180 Signs

May 25, 2007

Proposed amendments in italics

- (o) Nonconforming signs. All legal nonconforming signs in existence as of the effective date of this chapter may be continued, shall be maintained in good condition and may be changed as hereinafter provided. However, a nonconforming sign shall not be:
- (1) Changed to another type or shape of nonconforming sign; provided, however, the copy, content, or message of the sign may be changed so long as the shape or size of the sign is not altered; *and also, and notwithstanding any provision of this chapter, a digital display device may be installed upon, or removed from, a legal nonconforming off-premise sign structure to replace, or be replaced by, a legal nonconforming off-premise sign; and any measurement of light output from such a digital device shall be made no less than twenty-one (21) feet from the face thereof.*
 - (2) Structurally altered so as to prolong the life of the sign; *provided, and notwithstanding any provision of this chapter, a legal nonconforming off-premise sign structure may be structurally altered as may be necessary or convenient to support a digital display device installed, or to be installed, as provided in this section.*
 - (3) Expanded, *except as provided in this section.*
 - (4) Reestablished after discontinuance for sixty (60) or more successive days.
 - (5) Reestablished after damage or destruction by an act of God, where the estimated expense of reconstruction exceeds fifty percent (50%) of the appraised replacement cost of the sign structure, *exclusive of the value of any digital display device.*

To: Richland County, Geo Price
From: TODD & WARD, PC
Toby Ward
tgw@thw-law.com

August 26, 2007

Phone: (803) 779 4383
Fax: (803) 799 7604

Selected excerpts from:

Document No. 3059
DEPARTMENT OF TRANSPORTATION
Chapter 63

Statutory Authority: South Carolina Code Section 57-25-110 *et seq.*

63-341 – 354 Highway Advertising Control Act

63-342 KK. "Off-premise changeable message signs," means an outdoor advertising sign, display, or device which changes the message or copy of the sign by methods which include but are not limited to electronic movement, or rotation of panels or slats. Changeable message signs are considered outdoor advertising signs, and as such must comply with all requirements applicable to outdoor advertising signs. Changeable message signs shall not include animated, continuous or scrolling messages.

63-354. Off-premise Changeable Message Signs.

A. Changeable message signs shall not contain or display flashing, intermittent or moving lights.

B. Changeable message signs shall conform with size requirements as described in Regulation Section 63-345.

C. Changeable message signs shall be spaced 500 feet apart on the same side of the highway.

D. Only conforming sign structures may be modified to changeable message signs upon compliance with changeable message sign standards and approval of the Department. Nonconforming sign structures shall not be modified to changeable message signs.

E. Each message displayed shall remain fixed for at least six seconds.

F. When a message is changed, it shall be accomplished within an interval of two seconds or less.

G. Changeable message signs may only be constructed as a single face and V-shape structures. Changeable message signs shall not be side by side or stacked.

H. If a conforming sign is to be revised to a changeable message sign, an application shall be submitted noting the sign is to become a changeable message signs and requesting approval for this change.

I. Brilliancy and light intensity shall remain the same throughout the display period.

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 VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (O), NONCONFORMING SIGNS; SO AS TO ALLOW DIGITAL DISPLAY DEVICES .

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 VII, General development, Site, and Performance Standards; Section 26-180, Signs; Subsection (o) is hereby amended to read as follows:

- (o) *Nonconforming signs.* All legal nonconforming signs in existence as of the effective date of this chapter may be continued and shall be maintained in good condition. However, a nonconforming sign shall not be:
 - (1) Changed to another type or shape of nonconforming sign; provided, however, the copy, content, or message of the sign may be changed so long as the shape or size of the sign is not altered; in addition, a digital display device may be installed upon or removed from or may replace a legal nonconforming off-premise sign, as long as any measurement of light output from such digital device shall be made no less than twenty-one (21) feet from the face thereof.
 - (2) Structurally altered so as to prolong the life of the sign; provided, however, the structure of a legal nonconforming off-premise sign may be altered as necessary or convenient in order to support a digital display device, as provided by paragraph (1) above.
 - (3) Expanded; except as provided in this subsection (o).
 - (4) Reestablished after discontinuance for sixty (60) or more successive days.
 - (5) Reestablished after damage or destruction, where the estimated expense of reconstruction exceeds fifty percent (50%) of the appraised replacement cost of the sign in its entirety, exclusive of the value of any digital display device.

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:
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: August 16, 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
Anders Crossing S/D	Off Farrow Rd @ I-20 & 277, Northeast
Powell Rd S/D	Off Powell Rd, Northeast
Reunion S/D	Off Trenholm Rd, Forest Acres
The Cottages of Blythewood	Off Boney Rd, Blythewood

PROPOSED STREET NAMES	GENERAL LOCATION
Anita	Ivy Square, Ph 3, Northeast
Arevalo Springs	Future Powell Rd S/D, Northeast
Bluebeech	Undetermined, Future Mungo Development
Boskoop	Ivy Square, Ph3, Northeast
Carina Ln	Future Powell Rd S/D, Northeast
Chris Brooke	Future Powell Rd S/D, Northeast
Cockshell	Ivy Square, Ph 3, Northeast
Crawfish	Off Eleazer & St John Roads, Northwest

Dragon Claw	Ivy Square, Ph3, Northeast
Dub Ln	Off Wilson Blvd, Blythewood
Duck Foot	Ivy Square, Ph3, Northeast
East Anahi Ct	Future Powell Rd S/D, Northeast
Fantasia	Ivy Square, Ph3, Northeast
Forest Crossing	Heritage Forest S/D, Northeast
Forest Dunes	Heritage Forest S/D, Northeast
Garden Grove Dr	Future Powell Rd S/D, Northeast
Gingo	Undetermined, Future Mungo Development
Glacier	Ivy Square, Ph3, Northeast
Glanville	Undetermined, Future Mungo Development
Gliden Hawke	Ivy Square, Ph3, Northeast
Gold Child	Ivy Square, Ph3, Northeast
Gold Heart	Ivy Square, Ph3, Northeast
Golden Ingot	Ivy Square, Ph3, Northeast
Haynes Ln	Off Bluff Rd, Hopkins
Hedalgo Hill Dr	Future Powell Rd S/D, Northeast
High Cross Dr	Undetermined, Brian Peeler
Ivalace	Ivy Square, Ph3, Northeast
Kobold	Future Ivy Square, Ph3, Northeast
Lady Frances	Future Ivy Square, Ph3, Northeast
Lois Lookout Ln	Off Adams Rd, Blythewood
Magaly Ct	Future Powell Rd S/D, Northeast
Maypop	Off Eleazer & St John Roads, Northwest
Near Creek	Heritage Forest S/D, Northeast
New Cut Ln	Heritage Forest S/D, Northeast
Old Cemetery Lane	Off Ault Rd, Hopkins
Sandifer Ct	Future Mt Vernon Estates S/D, Northwest
Shelton Dr	Future Powell Rd, S/D, Northeast

Spetchely	Ivy Square, Ph 3, Northeast
Sunshine Ln	Off Bluff Rd, Hopkins
Teardrop	Ivy Square, Ph 3, Northeast
Trinity Hall Dr	Undetermined, Brian Peeler
Valdiva Ln	Future Powell Rd S/D, Northeast
Verett Valley Dr	Future Powell Rd S/D, Northeast
West Anahi Ct	Future Powell Rd S/D, Northeast



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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