

RICHLAND COUNTY
PLANNING COMMISSION



OCTOBER 1, 2007

RICHLAND COUNTY PLANNING COMMISSION OCTOBER 1, 2007



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 07-43 MA	Oak Hills	09600-02-13 & 09600-03-01, 02 & 03	Crane Church Road	McEachern
2. 07-44 MA	Garden Valley Subdivision	22906-03-48 & 49	North Springs Road	Hutchinson
3. 07-53 MA	Church Properties	16415-07-03	1518 Leesburg Road	Jackson
4. 07-55 MA	John Loveless	31600-02-02 & 34000-01-01 (P)	North side of Screaming Eagle Road	Hutchinson
5. 07-56 MA	Saluda Dam, LLC	07315-01-01 & 02	4120 River Drive	Livingston
6. 07-57 MA	Stan Mack	01502-01-01 & 02	Walter McCartha Road	Malinowski

RICHLAND COUNTY PLANNING COMMISSION

Monday, October 1, 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 September Minutes

IV. AGENDA AMENDMENTS

V. NEW BUSINESS - ZONING MAP AMENDMENTS

CASE # 07 - 43 MA		Page
APPLICANT	Oak Hills	5
REQUESTED AMENDMENT	PDD to PDD	
PURPOSE	Golf Course w/ Mixed Use Development	
TAX MAP SHEET NUMBER (S)	09600-02-13 & 09600-03-01,02,03	
LOCATION		

CASE # 07 - 44 MA		Page
APPLICANT	Garden Valley Subdivision	15
REQUESTED AMENDMENT	M-1 to PDD (7.33 acres)	
PURPOSE	Single Family Residential	
TAX MAP SHEET NUMBER (S)	22906-03-48, 49	
LOCATION	North Springs Rd.	

CASE # 07 -53 MA		Page
APPLICANT	Church Properties, LLC Viji Sashikant	23
REQUESTED AMENDMENT	NC to GC (.46 acres)	
PURPOSE	Home Cleaning Service	
TAX MAP SHEET NUMBER (S)	16415-07-03	
LOCATION	1518 Leesburg Rd.	

CASE # 07 - 55 MA		Page
APPLICANT	John Loveless	31
REQUESTED AMENDMENT	RU to HI (19.08)	
PURPOSE	Equipment Maintenance Facility	
TAX MAP SHEET NUMBER (S)	31600-02-20 & 34000-01-01(p)	
LOCATION	North side of Screaming Eagle Rd.	

CASE # 07 - 56 MA	Saluda Dam, LLC	Page
APPLICANT	Mark Richardson	39
REQUESTED AMENDMENT	HI to GC (20.68)	
PURPOSE	Residential Multi-Family Use	
TAX MAP SHEET NUMBER (S)	07315-01-01 & 02	
LOCATION	4120 River Drive	

CASE # 07 - 57 MA		Page
APPLICANT	Stan Mack	49
REQUESTED AMENDMENT	RU to GC (3.72 acres)	
PURPOSE	RV Sales & Storage	
TAX MAP SHEET NUMBER (S)	01502-01-01& 02	
LOCATION	Walter McCartha Rd.	

VI. NEW BUSINESS

Project Name:	Sam's Crossing	Page
PURPOSED	Sidewalk Waiver	57
LOCATION	SW corner of Clemson & Longtown Rd.	

Project Name:	Crickentree Phase 4	Page
PURPOSED	Sidewalk Waiver	63
LOCATION	Kelly Mill Rd.	

VII. RECONSIDERATION

Project Name:	Brad Grooms Allstate	Page
PURPOSED	Sidewalk Waiver	69
LOCATION	Dutch Fork Road	

VIII. TEXT AMENDMENT

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.Page 77

IX. COMPREHENSIVE PLAN

X. ROAD NAME APPROVALS..... Page 83

XI. ADJOURNMENT



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: October 1, 2007
RC PROJECT: 07-43 MA
APPLICANT: Oak Hills /Rick McMackin
PROPERTY OWNER: Columbia View, LLC
LOCATION: US 321 & Oak Hills Drive

TAX MAP NUMBER: 09600-02-13; 09600-03-01, 02 & 03
ACREAGE: 713.36
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: September 14, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Planned Development (PDD) and is located at the intersection of Highway 321 (Fairfield Road) with 1205 linear feet of frontage and Boyle-Dubard Road approximately 802 linear feet of frontage and on Crane Church Road and approximately 4896 linear feet of frontage.

According to County records the current zoning of Planned Development was approved June 21, 1994. In 1989, a special exception was granted for a community golf course, which included the construction of a 4000 square foot golf pro shop. The original zoning as adopted September 7, 1977, was Rural District (RU).

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 U.S. 321 aka Fairfield Road as a four lane undivided major arterial; Crane Church Road as a two lane undivided collector road; and Boyle-Dubard Road as a two lane undivided collector road which is currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Single Family Residential
<u>South:</u>	RU/RS-HD	Single Family Residential
<u>East:</u>	RU/RS-MD/HI	Single Family Residential/Commercial/Industrial
<u>West:</u>	RU	Single Family Residential/Wooded

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 planned development proposed includes a various types of housing, including assisted living.

Objective: “Buffer established communities from new, higher density uses through open areas and /or compatible land uses”.

Compliance: The proposed planned development preserves as open space approximately 276 acres, which includes the existing golf course.

Traffic Impact

The current traffic counts were received from SCDOT in May 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 189 located on Fairfield Road; the current estimated traffic volume is 6,500 ADT which is currently at a Level-of-Service “A”. A total of 13,930 average daily trips are estimated for the entire site and according to the Traffic Management Plan at time of build out 2015 the intersection of U.S. 321 and Oak Hills Drive (Main Entrance) will be at a LOS “F”; Crane Church Road and the proposed site access LOS “C”; Dubard - Boyle Road and Heron Drive LOS “B”; and Dubard – Boyle Road and U.S. 321 LOS “D”.

Currently SCDOT has no roadway projects planned within the immediate vicinity of the site.

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.

According to County records, the subject parcels were rezoned from RU (Rural District) to PDD (Planned Development District) on June 21, 1994. The original Plannd Development proposed 984 dwelling units and 11.10 acres of commercial use on the 713 acre site, including the existing golf course.

The amended Oak Hills Planned Development proposes 1712 total dwelling units: 804 single-family residential lots, 704 multi-family units, and 204 townhome units. The smallest lot proposed is 6,050 square feet, and the largest lot proposed is 10,800 square feet.

The two multi-family parcels are approximately 11 acres and 51 acres, with proposed densities of eight units per acre and 12 units/acre, respectively. The townhome lots will fall under the zero lot line provision, with proposed lot sizes of approximately 35 feet by 100 feet.

Approximately 28 acres of the site is set aside for use as a retirement campus, and will include assisted living and skilled nursing facilities. Density is proposed at 12 units per acre.

Approximately 3 acres of the site is being reserved for county uses, 8 acres of commercial and 30 acres of the site will be mixed use, to include commercial, retail, office, and residential uses to primarily serve the needs of the families who live and work in close proximity to Oak Hills.

Approximately 276 acres of the site is being dedicated as open space. Open space areas include an existing 51 acre lake, streams, wetlands, wetland buffers, the existing golf course, bicycle and walking trails, detention/retention areas, tree preservation areas, outdoor recreation and field sports, landscaped islands and setbacks.

An entrance to Oak Hills currently exists off Hwy 321 (Fairfield Rd), and this will remain the main entrance to the development; however, two additional entrances are planned. One entrance is proposed on Dubard Boyle Road, and the other is proposed on Crane Church Road. One main road circles the entire development, with individual cul-de-sacs branching off to provide access to the single-family residential and townhome lots.

Pedestrian walking trails are planned to provide additional internal circulation among various land uses.

Sidewalks will also be provided along all roads.

Water and sewer will be provided by the City of Columbia and the applicant is working with the City to establish capacity.

Development Review Team Requirements

The DRT formal review of the Oak Hill Planned Development was conditionally approved as follows:

1. Clarification and identification of the mixed use and commercial permitted land uses
2. Richland County Planning staff representatives and SCDOT with the developers to review the roadway requirements before project goes to the Planning Commission
3. Building Heights identified
4. Conservation easement be outlined and designated in the Planned Development
5. List of permitted uses
6. Building Square footage maximum limits
7. Complete description of pedestrian access: Sidewalks and trails, with signage for the trails
8. Reservation of land for county services
9. Cul de sac cannot exceed 800 feet in length
10. The recommendations from the Traffic Management Plan implemented
11. Flood study streams and the 100 year flood and all lots outside the 100 year flood plain
12. Access to the lake
13. General description of road crossings and open span bridges
14. Exploration of the golf course access by walkers

Proposed PDD Conditions

1. The site development shall be limited to the following:
 - Eight hundred four (804) Single-Family units with a minimum lot size of 6050 square feet; Seven hundred four (704) Multi-Family units with a maximum density of eight units per acre; and a maximum of two hundred four townhouse units; Twenty eight acres of retirement campus to include assisted living and skilled nursing facilities with a density maximum of twelve units per acre; three (3) acres reserved for county services and thirty (30) acres reserved for commercial uses; two hundred seventy six (276) acres reserved and dedicated as open space including the existing golf course, existing 51 acre lake, stream wetlands, bicycle and walking trails, detention/retention areas, tree preservation areas, outdoor recreation and field sports, landscaped islands.
 - Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
2. 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
3. The applicant shall provide sidewalks along all roads internal and external minimum five (5) foot wide.
4. Submission of a Development Agreement for the mitigation of traffic; and
5. Access to the subject site shall be limited to four (4) curb cuts , one (1) on Boyle-Dubard Road; one (1) on Fairfield Road aka U.S. Highway 321 and two (2) on Crane Church Road as depicted on Exhibit "12 A"; and
6. The applicant, SCDOT Staff and Richland County Planning Staff have met and a development agreement shall be provided to address the implementation of the Traffic Management Plan.

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

October 23, 2007

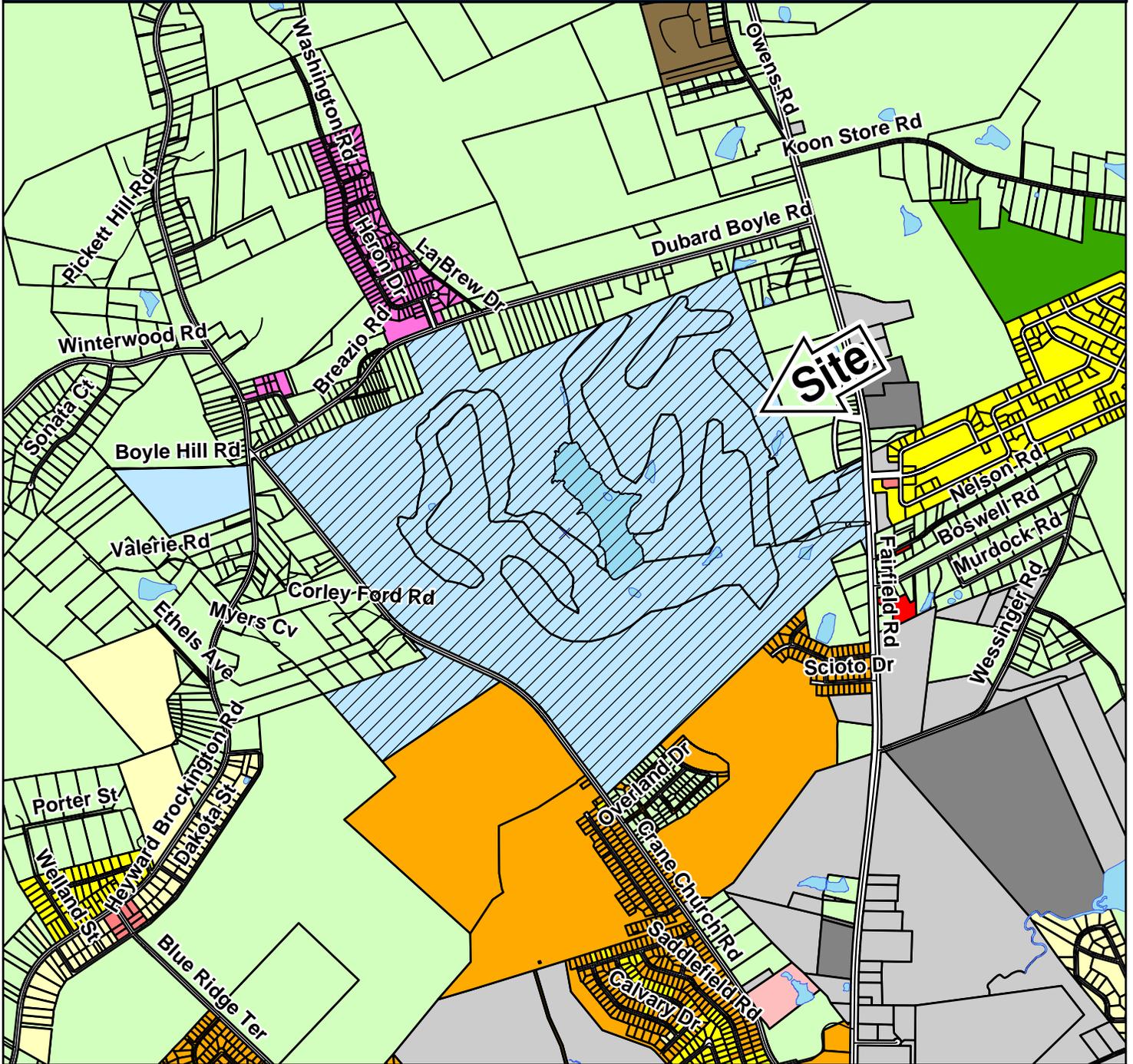
**CASE 07-43 MA
PDD to PDD**

TMS 09600-02-13 & 09600-03-01, 02 & 03



CASE 07-43 MA

PDD to PDD



ZONING CLASSIFICATIONS



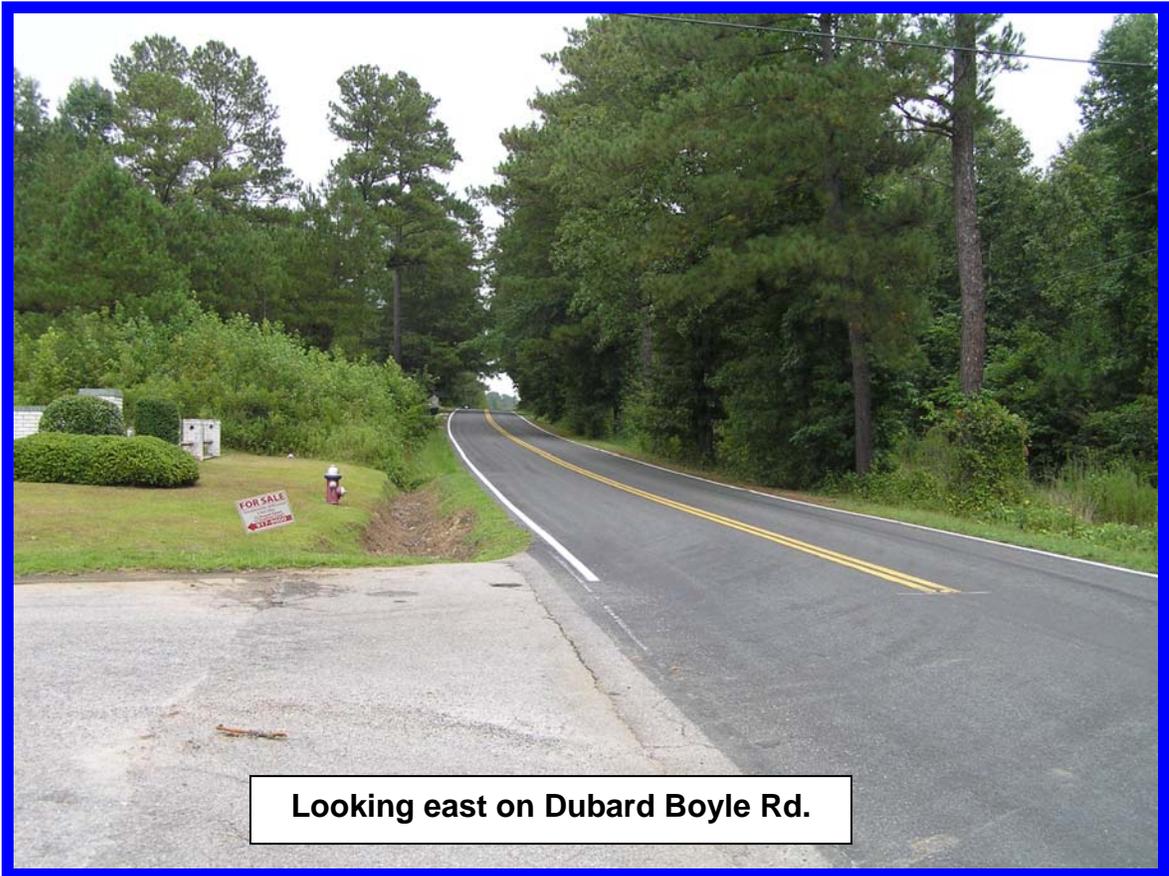
 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property



Entrance Sign



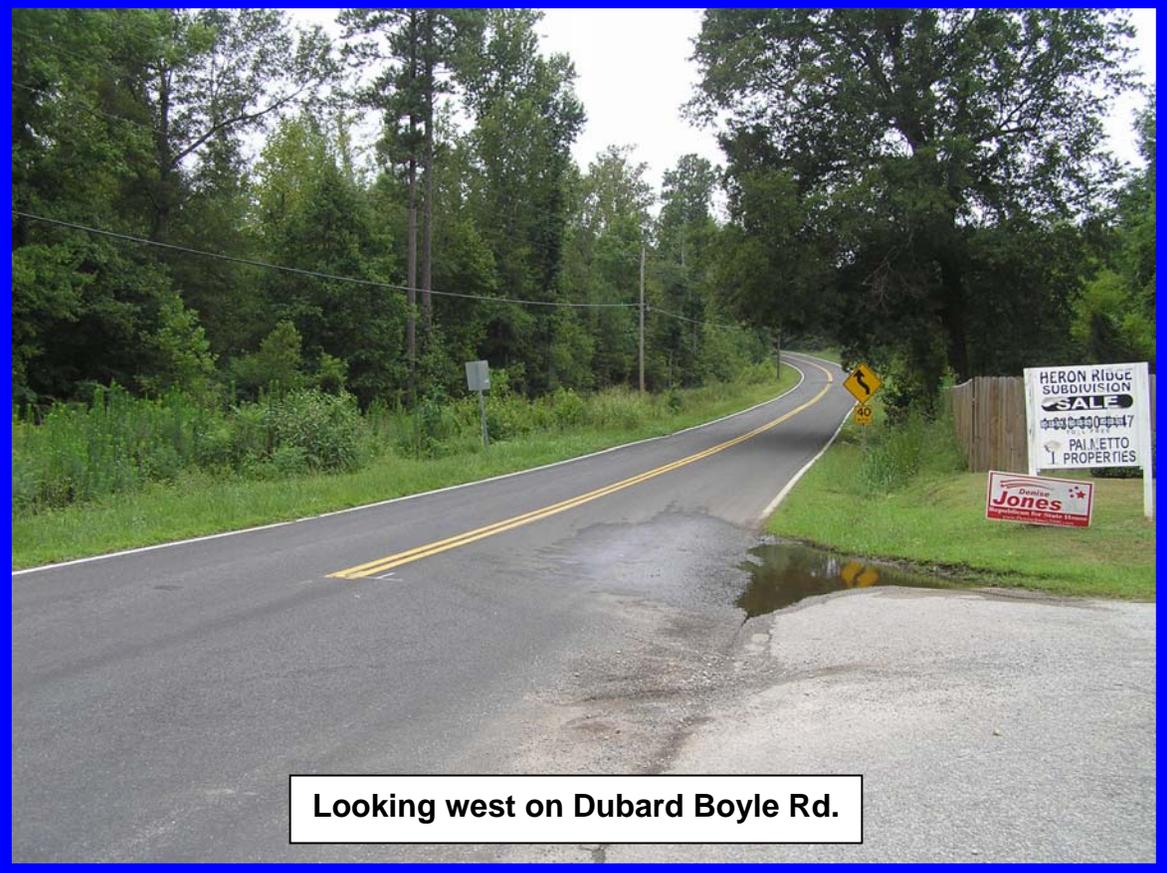
Looking northwest on Crane Church Rd.



Looking east on Dubard Boyle Rd.



Looking southeast on Crane Church Rd.



Looking west on Dubard Boyle Rd.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 1, 2007
RC PROJECT: 07-44 MA
APPLICANT: Garden Valley/ W.K.Dickson / Joseph Younan
PROPERTY OWNER: Elias Dib
LOCATION: North Springs Road

TAX MAP NUMBER: 22906-03-48 & 49
ACREAGE: 7.33
EXISTING ZONING: M-1
PROPOSED ZONING: PDD

PC SIGN POSTING: September 15, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Light Industrial District (M-1) and is located on the east side of North Springs Road directly across from Harrington Drive with approximately 708 linear feet of frontage on North Springs Road.

According to County records the current zoning of Light Industrial (M-1) 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 North Springs Road as a two lane undivided major collector road which is currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RM-HD	Springhurst Subdivision
<u>South:</u>	RS-MD	Windmill Orchard Subdivision
<u>East:</u>	RM-HD	Springhurst & Windmill Orchard Subdivision
<u>West:</u>	RS-MD	Spring Valley, Harrington & Dove Park Subdivision

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Proposed Land Use Map” designates this area as Low-Medium 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 site is providing for a blend of lot sizes that would be compatible with the surrounding subdivisions.

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

Compliance: The site currently has water and sewer.

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

Compliance: Although some lot sizes are smaller than the adjacent subdivisions the site will provide one dwelling per lot.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 492 located on North Springs Road south of the site; the current estimated traffic volume is 13,200 ADT which is currently at a Level-of-Service “F”.

According to the 6th Edition of the ITE Trip Generation it is estimated that 9.5 trips would be generated per household; therefore adding approximately 295 additional trips to the existing road. The road would remain as a level-of-service “F”.

Conclusion

The site is a prime candidate for in fill it is surrounded by established subdivisions which vary in lots sizes between 8,500 square feet to 16 units/per acre. The maximum density averages to 5 units/acre and a minimum of 4,000 square feet.

The maximum number of dwelling units for the development is 31. The traffic impact will be mitigated by access onto North Springs road will be stop sign controlled and left and right hand turn lane controlled. The proposed residential land use is consistent with the surrounding development, and less intense than the current by right land uses.

Planning Staff recommends approval of this map amendment application.

Development Review Team Requirements

1. Minimum twenty (20) foot augmented buffer with specific planting schedule for the outer perimeter of the property must be provided
2. The detention pond shall be delineated clearly on the plan.
3. Zoning information shall include, setbacks, building height maximum, maximum imperious surface, permitted land use limited to single family detached dwelling.
4. Access onto North Springs Road must be provided with a stop sign and a controlled left and right turn lanes.
5. Provide a copy of the SCDOT encroachment permit application.
6. Sidewalks shall be provided and shown on the plan internally at four (4) foot and externally at five (5) foot in width, ADA compliant.
7. Public Works easement corrected to reflect fifteen (15) feet.
8. Complete description of park and facilities provided, including landscaping.
9. Label of transit facility on plans.
10. 100 year flood plan study for the detention pond, including the berm must be provided at the time of preliminary approval if applicable.
11. Tree protection standards for the development, as agreed by the applicant which exceed minimum requirements of the Richland County Land Development Ordinance
12. A berm or brick wall shall be provided along North Springs Road.
13. Add the water and sewer provider to the documents.
14. Planned Development document must have page numbers.
15. A revision date shall be identified on the Planned Development documents.
16. Please add the TMS number to the Planned Development documents in the title page as well as the "Objectives and Overview" where the acreage is noted.

Proposed PDD Conditions

1. The site development shall be limited to the following:
 - Thirty-one (31) Single-Family units with a minimum lot size of 4,000 square feet; Twenty-three point seven percent or (23.7 % or 1.74 acres) of open space/ common area inclusive of the proposed detention basin shall be provided as depicted in Exhibit "A"; and

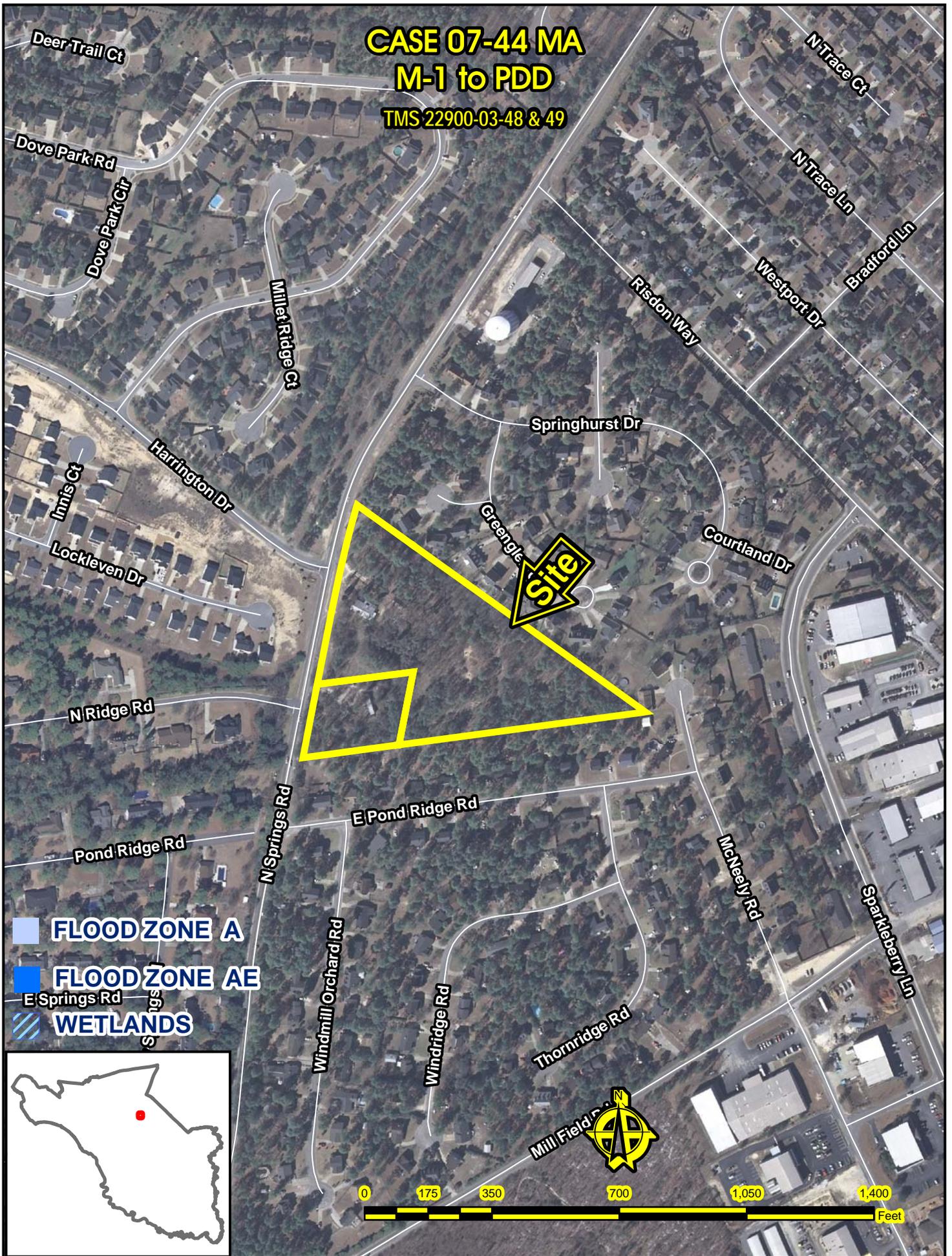
2. Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
 3. Proposed changes to the approved Master Plan shall be subject to the requirement of Section 26-59 (j)(1) of the Richland County Land Development Code; and
 4. The applicant shall provide sidewalks internally and along the site frontage of North Springs Road ; and
 5. A berm or brick wall shall be provided along North Springs Road; and
 6. Minimum twenty (20) foot augmented buffer with specific planting schedule for the outer perimeter of the property; and
 7. Access onto North Springs Road must be provided with a stop sign and a controlled left and right turn lanes
-
8. 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
 9. 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;
 10. 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
 11. 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
 12. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.

Zoning Public Hearing Date

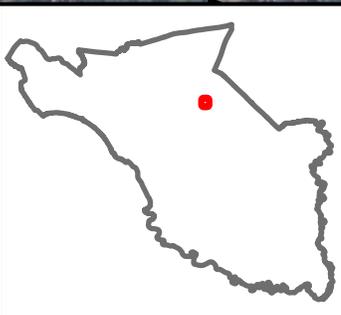
October 23, 2007

CASE 07-44 MA M-1 to PDD

TMS 22900-03-48 & 49

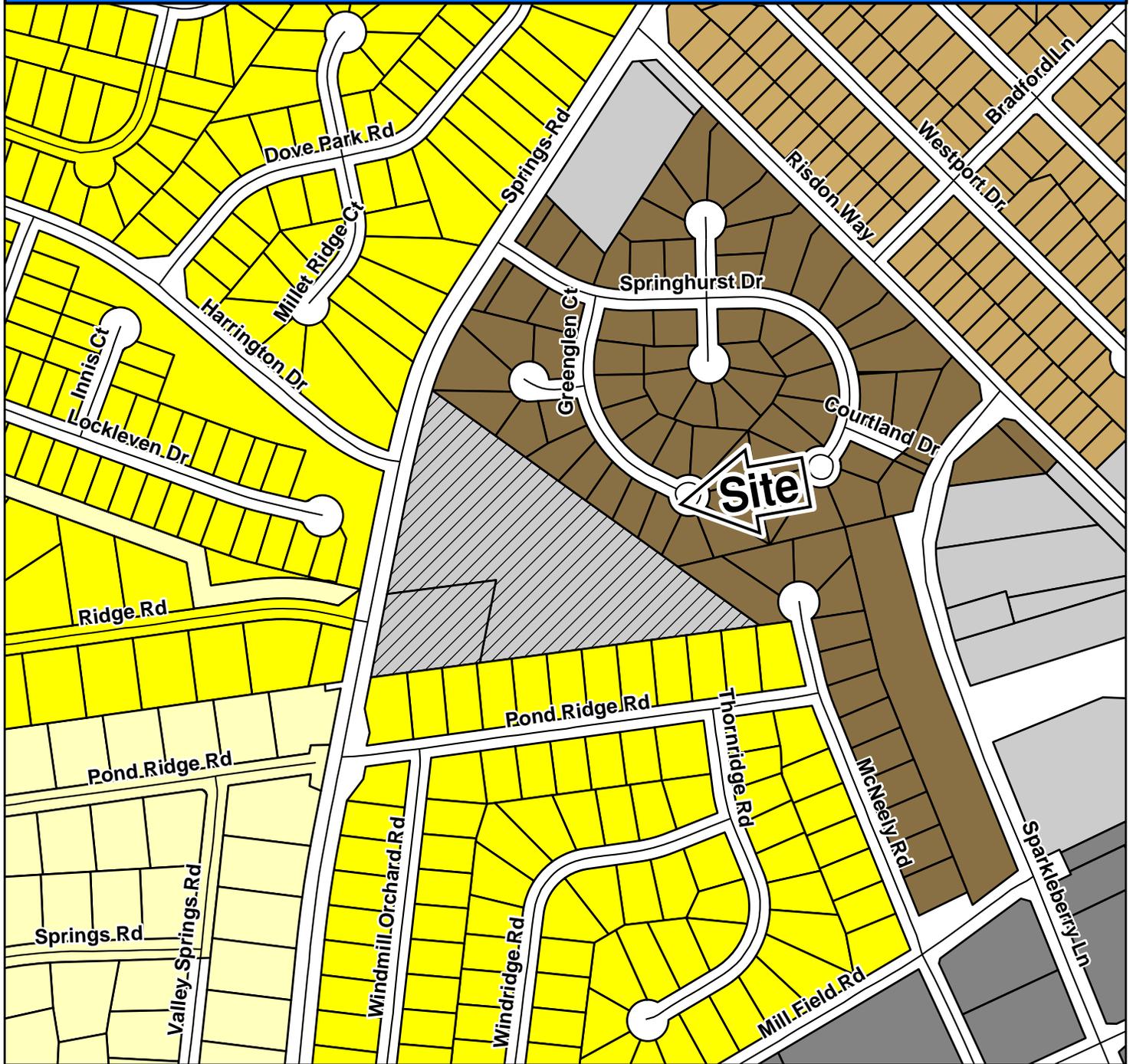


-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-44 MA

M-1 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



Looking directly at site



Looking north on North Springs Rd



Looking south on North Springs Rd.



Looking at Harrington Subdivision



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: October 1, 2007
RC PROJECT: 07-53 MA
APPLICANT: V. Sashikant/ Churchgate Properties, LLC
PROPERTY OWNER: Churchgate Properties, LLC
LOCATION: Leesburg Road

TAX MAP NUMBER: 16415-07-03
ACREAGE: 0.46
EXISTING ZONING: NC
PROPOSED ZONING: GC
PC SIGN POSTING: September 14, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Neighborhood Commercial (NC) and is located on Leesburg Road with approximately 100 linear feet of frontage.

According to County records in 2005 (05-92MA) the property was rezoned from Single-Family Low Density (RS-LD) to Neighborhood Commercial (NC) to establish a boutique and office. On November 3, 2005 the Planning Commission agreed with staff's recommendation to rezone this property.

Summary

The General Commercial District is intended to allow 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 Leesburg Road which is a four lane undivided minor arterial currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	GC	Commercial
<u>South:</u>	RS_LD	Single family Residential
<u>East:</u>	NC	Commercial
<u>West:</u>	RS-LD	Single family Residential

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 currently has adequate infrastructure and fronts on Leesburg Road which is a four lane highly traveled road.

Principal: “Commercial and office activities should be confined to the intersections of major streets and specifically proposed locations where neighborhood scale or free-standing locations should not exceed three acres”.

Compliance: The site is surrounded by residential structures which have been rezoned for commercial uses which provide neighborhood retail and office services.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 255 located on Leesburg Road east of the site and the current traffic volume is 21,000 ADT which is currently at a Level-of-Service “C”.

Conclusion

The original zoning as adopted September 7, 1977 created a commercial corridor almost surrounded by Single Family Residential District (RS-1), with Neighborhood Commercial District (C-1), for which the designation became (RS-LD) and (NC), respectively, in July 2005.

The map amendment requests from this area have been consistently from Neighborhood Commercial and Residential Single-Family – Low Density District to Neighborhood Commercial and General Commercial District (GC).

According to County records, the first map amendment requested was in 1985 for Neighborhood Commercial to General Commercial, granted in July 1985. This map amendment was for five (5) parcels on the opposite side of Leesburg Road from the subject property.

The surrounding property has been changing from residential to commercial uses due to the high volume of traffic being generated on Leesburg Road. High demand for general commercial uses are evident due to the number of residential subdivisions being developed in the surrounding area along Caughman Road and Trotter Road. Water and sewer currently exist on the property.

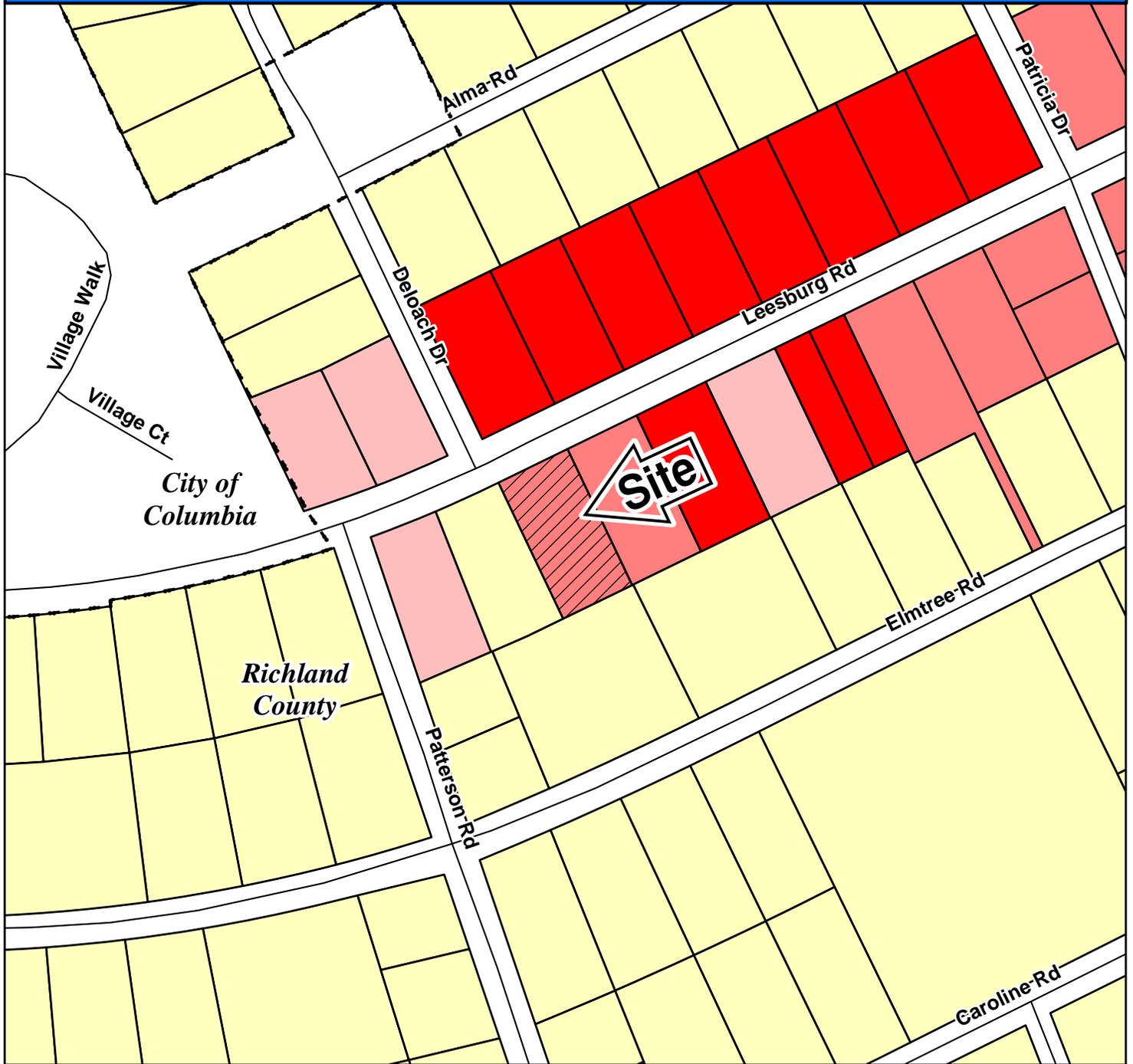
The subject property does not meet the minimum requirement for map amendment requests of two (2) acres in Section 26-52 of Richland County Land Development regulations. However, does qualify under the exception of less than two (2) acres, as an extension of a contiguous existing zoning district boundary line. The current land use is not permitted under the current zoning of Neighborhood Commercial. If the map amendment is denied, the proposed use must cease and desist.

Planning Staff recommends approval of this map amendment application.

Zoning Public Hearing Date

October 23, 2007

CASE 07-53 MA NC to GC

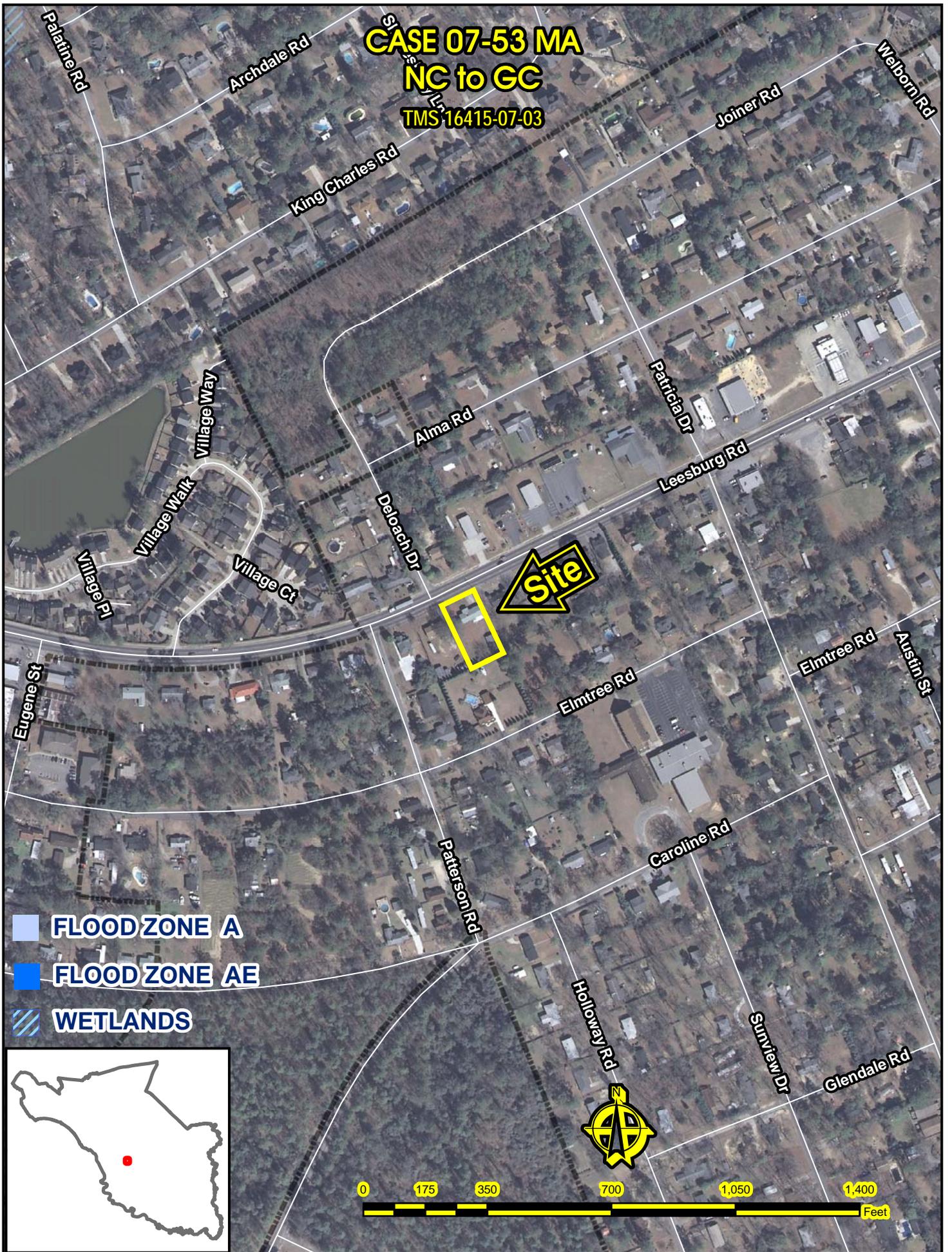


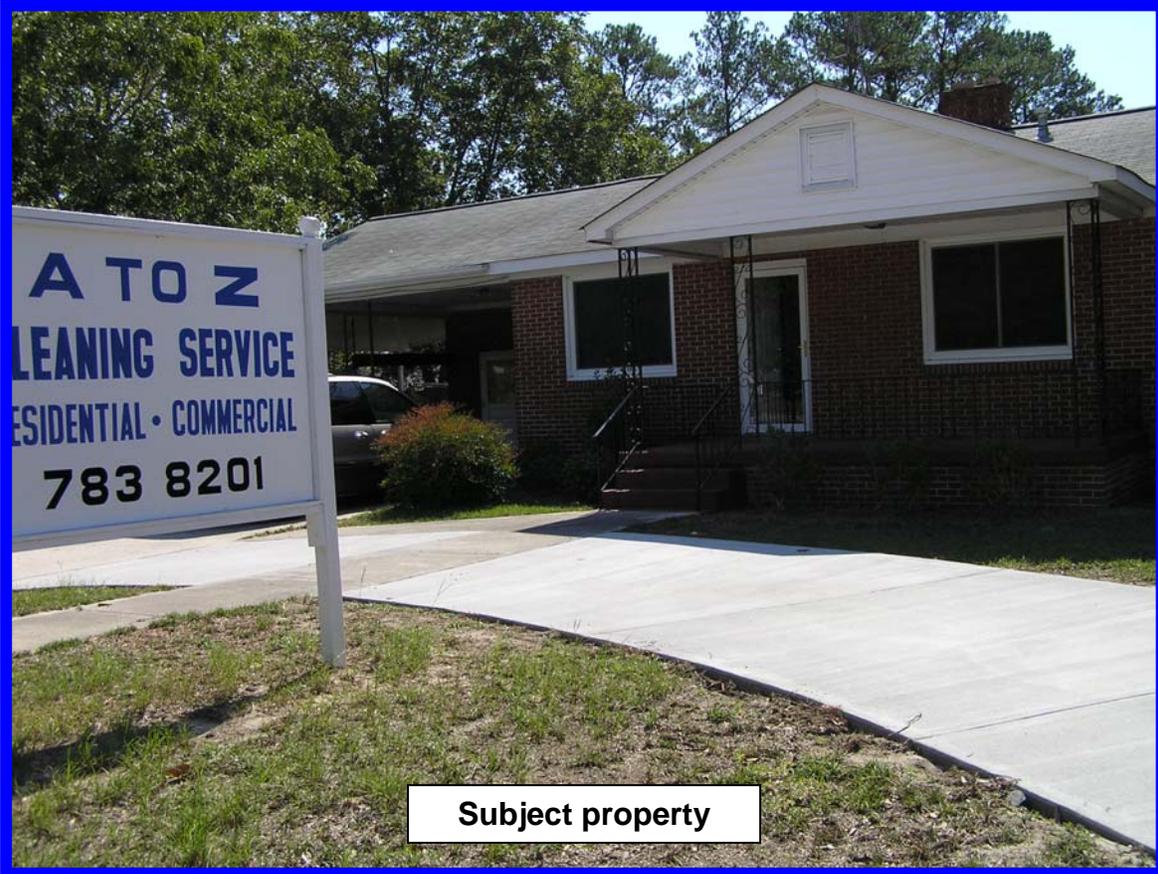
ZONING CLASSIFICATIONS



 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 07-53 MA
NC to GC
TMS 16415-07-03**





Subject property



Across from subject property



Looking west



Looking west



Looking east



Looking east



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 1, 2007
RC PROJECT: 07-55 MA
APPLICANT: John L. Loveless
PROPERTY OWNER: John L. Loveless & Mor-Joy Properties LLC LTD
LOCATION: Screaming Eagle Road

TAX MAP NUMBER: 31600-02-20 & 34000-01-01(P)
ACREAGE: 19.08
EXISTING ZONING: RU
PROPOSED ZONING: HI
PC SIGN POSTING: September 14, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Screaming Eagle Road with approximately 270 linear feet of frontage. According to County records, this reflects the original zoning of the parcels as adopted on September 7, 1977.

According to County records in 1999 (99-155SE) a special exception was granted to allow for the construction of an office on an existing sand company site.

Summary

The Heavy Industrial (HI) District is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondly, those uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district.

No minimum lot area except as required by DHEC; and no maximum density standard.

Roads

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

Existing Zoning		
<u>North:</u>	RU	Wooded
<u>South:</u>	RU	Wooded/ Fort Jackson
<u>East:</u>	RU	Single Family on large lots
<u>West:</u>		Fort Jackson

Plans & Policies

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

Objective: “To promote a pattern of development which is compatible with existing neighborhoods, reflects the natural character of the environment and incorporates a variety of lifestyles through choices in housing, employment and recreation”.

Non-Compliance: The surrounding area is rural with single family homes.

Principal: “Industrial uses, specifically wholesale and distribution activities; should have direct access to the major streets with frontage on commercial or higher classification streets”.

Non-Compliance: The site fronts on a two lane collector road which services the single family uses in the area.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 307 located on Screaming Eagle Road west of the site; the current traffic volume is 5,800 ADT which is currently at a Level-of-Service “B”.

Conclusion

The current land uses are legitimate by Special Exception for Landfills and Mining/Extraction Industries in 1999 and non conforming, as the current zoning of Rural District (RU) does not permit by right or exception, Mining, or Landfills. Therefore the current uses is legal non-conforming per Section 26-256 of the Richland County Land Development regulations, permits the land use to continue in perpetuity, however it “may not be enlarged to cover more land that

was occupied by that use when it became non-conforming”. The current map amendment request is for 19 acres, which was recently created by a minor subdivision, file number: MS-07-199 approved for recording, September 4, 2007. The map amendment request is for the service and maintenance operation of large machinery and trucks that are utilized in the mine and landfill enterprises. This land use is limited as a permitted use to, zoning district Heavy Industrial District (HI).

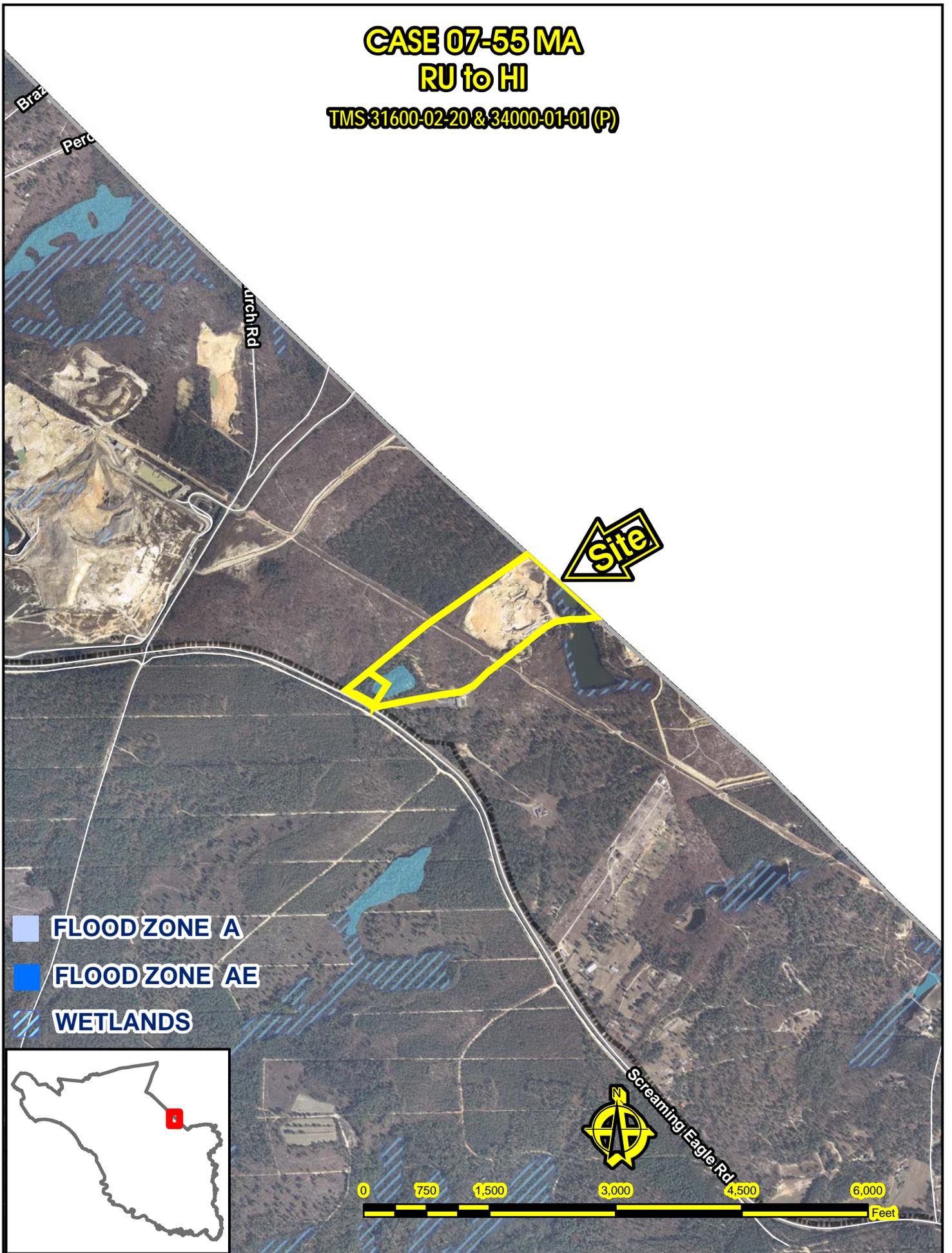
The surrounding areas are rural and residential. There are also other landfills in the area, as legal non-conforming land uses. The parcel across Screaming Eagle Road is the Fort Jackson Military Reservation of approximately 45,000 acres. The map amendment would allow the ancillary land use, including all of the other land uses allowed in Heavy Industrial District zoning, and would, therefore significantly impact the community.

Planning Staff recommends denial of this map amendment application.

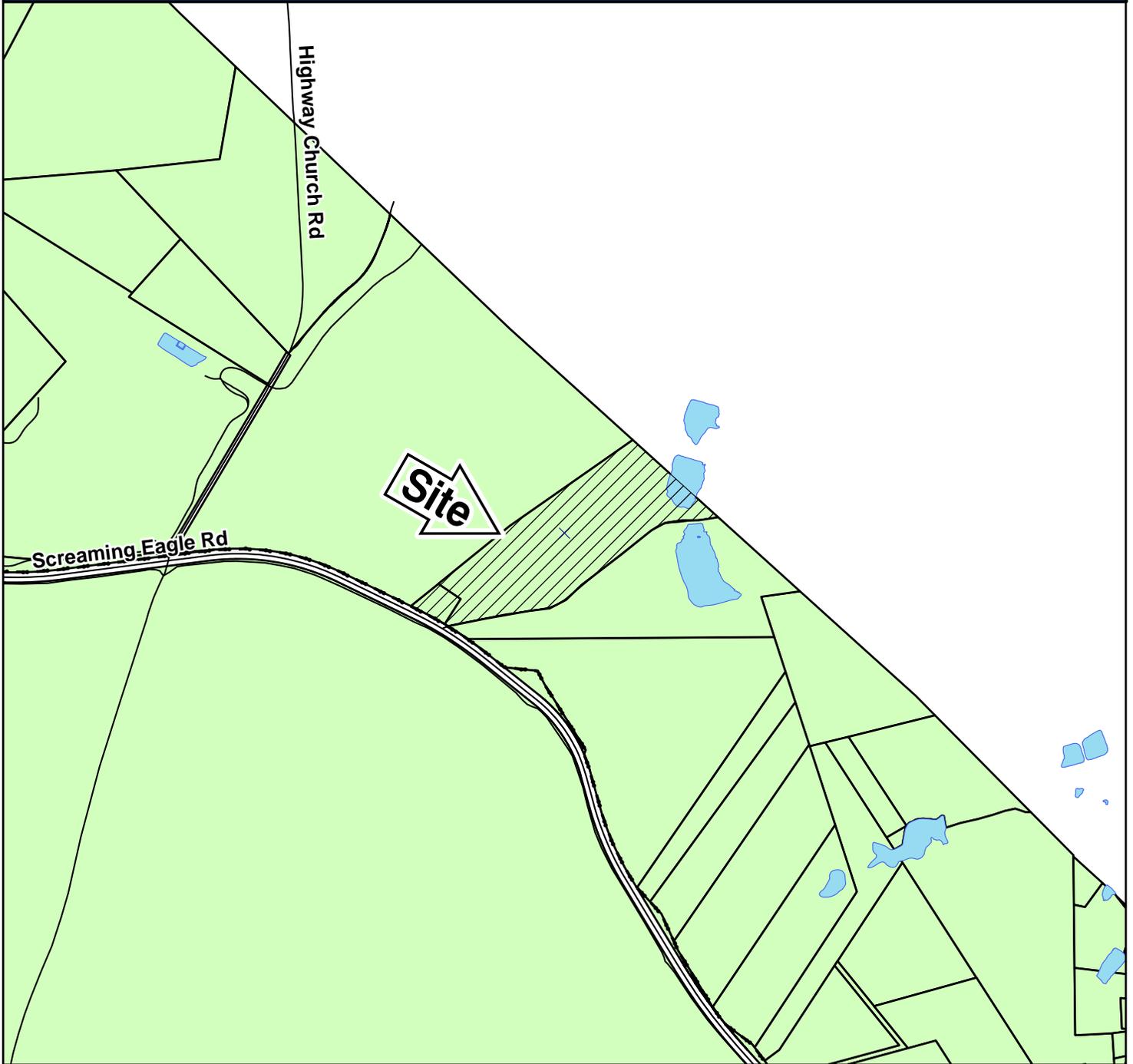
Zoning Public Hearing Date

October 23, 2007

CASE 07-55 MA
RU to HI
TMS 31600-02-20 & 34000-01-01 (P)



CASE 07-55 MA RU to HI



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





Looking from site to Screaming Eagle Road



Looking from site to Screaming Eagle Road





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 1, 2007
RC PROJECT: 07-56 MA
APPLICANT: Mark Richardson/Saluda Dam, LLC
PROPERTY OWNER: Bessie Schumpert & Gloria James/ Rubie Schumpert & Laverne
LOCATION: Broad River Drive
TAX MAP NUMBER: 07315-01-01 & 02
ACREAGE: 20.68
EXISTING ZONING: HI
PROPOSED ZONING: GC
PC SIGN POSTING: September 14, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Heavy Industrial (HI) and is located on Broad River Drive with approximately 60.33 linear feet of frontage.

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

Summary

The General Commercial District is intended to allow 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 Drive which is a four lane undivided major arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RS-MD	Single Family Dwellings
<u>South:</u>	City of Columbia	Village at Rivers Edge
<u>East:</u>	RS-HD	Multifamily Dwellings
<u>West:</u>		Broad River

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ I-20 Interbeltway Subarea Proposed Land Use Map designates this area as High Density Residential in the Established Urban Area.

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

Compliance: The site has access onto Broad River Road.

Principal: “Commercial and office activities should be confined to existing zoned areas and/or proposed locations where sites do not encroach or penetrate established residential areas”.

Compliance: The site is located between the Broad River and an existing rail line. The rail line acts as a buffer for the residential and commercial uses located on Broad River Road.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 184 located on Broad River Road west of the site; the current traffic volume is 23,800 ADT which is currently at a Level-of-Service “B”.

Conclusion

The current zoning Heavy Industrial District (HI), of the parcel, has as exclusive permitted uses, the most intense manufacturing, resource extraction, air transportation, landfills, power plants, recycling stations, treatment plants, wood chip mills and wood products.

The site currently joins the Saluda Dam and Park which over look Broad River. The remapping of the parcel would eliminate all current uses, namely, lumber yard and all ancillary uses.

The map amendment application states as the proposed use: residential multifamily. Based on the current gross acreage and the maximum density of 16 units per acre, the number of units would be approximately 330. The General Commercial District (GC) has no minimum lot size and permits general commercial, retail land uses, as well as multifamily residential.

The surrounding area includes residential single and multifamily land uses and along with existing industrial. The residential uses are predominate in the area and residential development would bring improvements to the site, benefiting River Front Park, the Broad River and the community.

Planning Staff recommends approval of this map amendment application.

Zoning Public Hearing Date

October 23, 2007

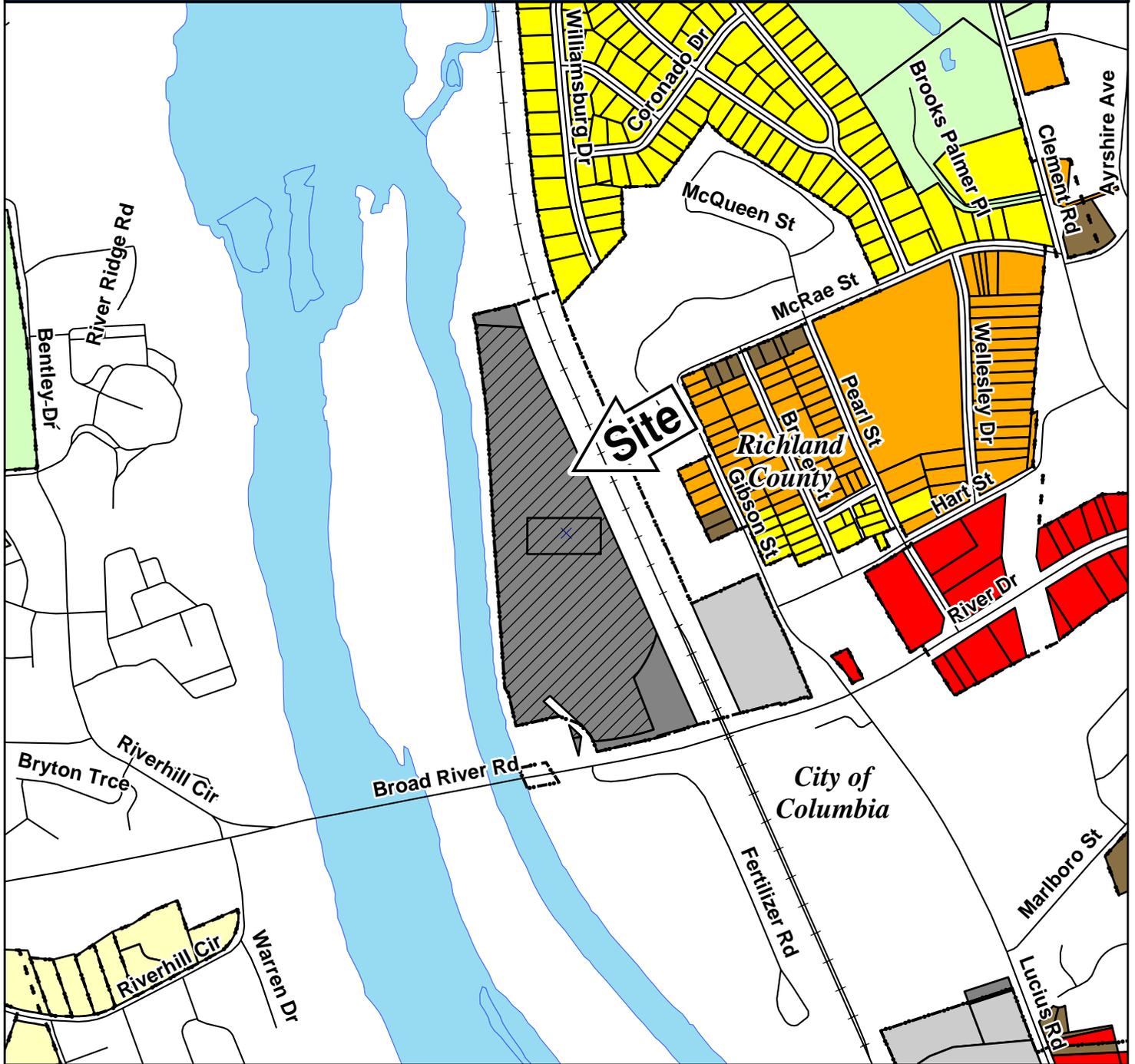
CASE 07-56 MA HI to GC

TMS 07315-01-01 & 02



CASE 07-56 MA

HI 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





Entrance to park from site



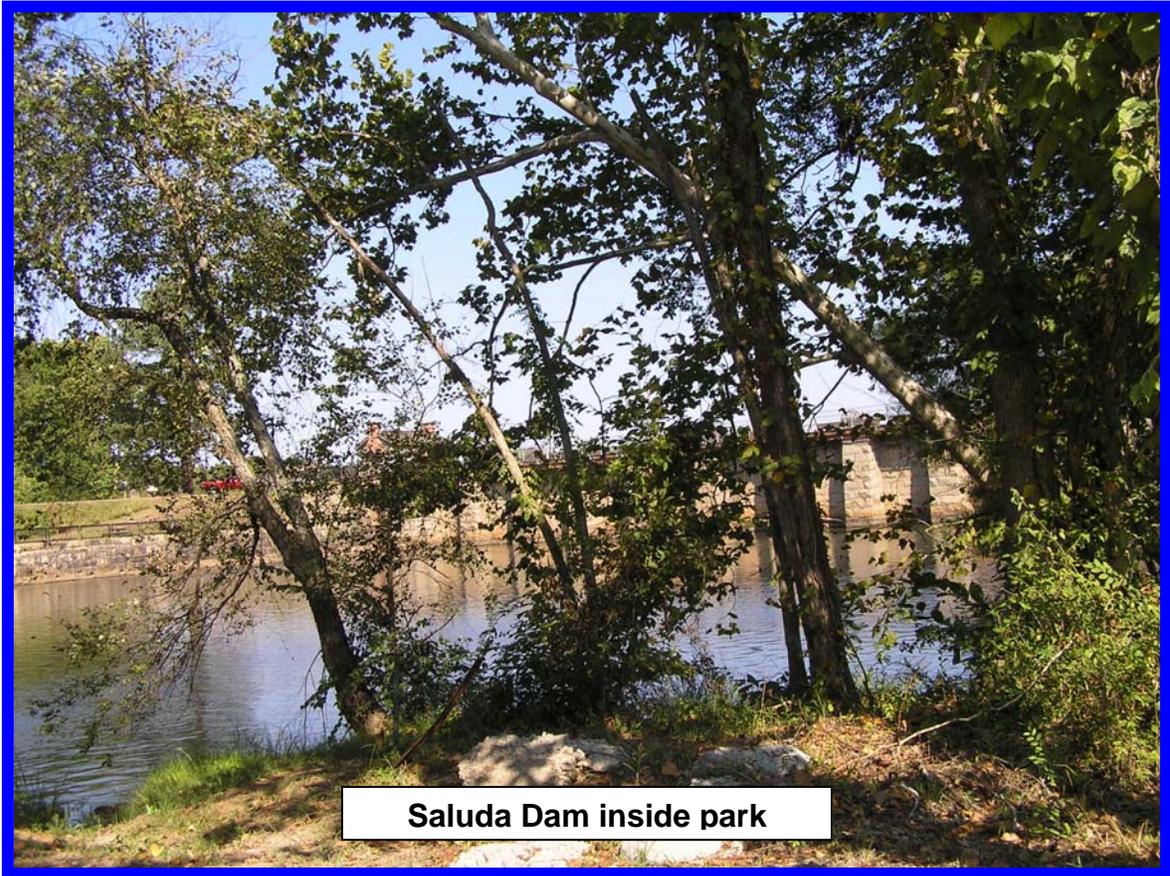
Driveway on site



Entrance road on site



Site pictures



Saluda Dam inside park



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: October 1, 2007
RC PROJECT: 07-57 MA
APPLICANT: Stan Mack
PROPERTY OWNER: John R. McCarthy, Linda Gray & Aaron Shealy /
Virginia Hyatt
LOCATION: Walter McCartha Road
TAX MAP NUMBER: 01502-01-01 & 02
ACREAGE: 3.72
EXISTING ZONING: RU
PROPOSED ZONING: GC
PC SIGN POSTING: September 14, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Walter McCartha Road with approximately 298 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 Walter McCartha Road which is a two lane dirt road currently maintained by Richland County.

Existing Zoning		
<u>North:</u>	RU	Large lot single family
<u>South:</u>	Railroad	Railroad & Dutch Fork Road
<u>East:</u>	RU	Vacant
<u>West:</u>	RU	Farm/ Vacant

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ Northwest Subarea Proposed Land Use Map designates this area as Residential Rural in the Rural Undeveloped Area.

Objective: “Recognize traditional settlement patterns as established areas worthy of preservation”.

Non-Compliance: The site is completely surrounded by rural residential and farming property.

Principal: “Commercial activity is recommended in the areas identified on the Proposed Land Use Map and should be located on sites convenient to residential areas while not creating an adverse impact”.

Non-Compliance: The Proposed Land Use Map designates this area as Residential Rural.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 145 located on Dutch Fork Road east of the site and the current traffic volume is 17,800 ADT which is currently at a Level-of-Service “F”.

Conclusion

The site access is off of Dutch Fork Road to Walter McCartha Road, which is a dirt/gravel road currently serving residential rural home sites. The current condition of the road would not support a commercial enterprise, nor would the access to Walter McCartha Road.

The impact on the surrounding community would be significant. There are neither other commercial uses nor zoned parcels within approximately a one mile radius. The nearest intersection, Wessinger Road, approximately 2500 linear feet from the site, has a gas station; however the parcel remains zoned RU. The remapping of this parcel to General Commercial

District (GC) would be inconsistent with the future land use map, which depicts this as rural residential.

Planning Staff recommends denial of this map amendment application.

Zoning Public Hearing Date

October 23, 2007

CASE 07-57 MA RU to GC

TMS 07315-01-01 & 02



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 07-57 MA

RU to GC



ZONING CLASSIFICATIONS



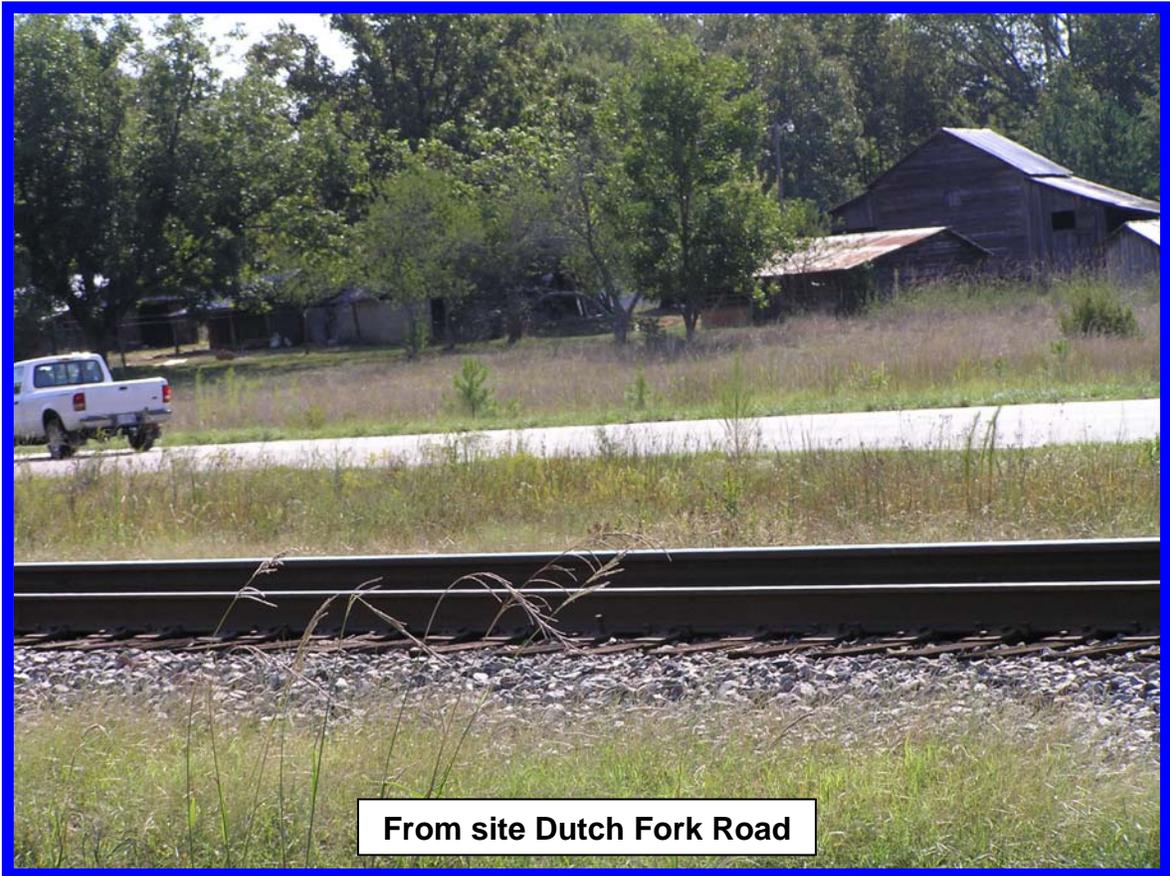
	RR		RS-MD		RM-MD		NC		LI		RU
	RS-E		RS-HD		RM-HD		GC		HI		TRO
	RS-LD		MH		OI		M-1		PDD		Subject Property



Subject property



Walter McCartha Road on site



From site Dutch Fork Road



Looking east



Looking west

Sidewalk Wavier

Sam's Crossing



August 31, 2007

VIA E-MAIL AND US MAIL
Ms. Anna Almeida
Development Services Manager
Richland County Planning & Development
2020 Hampton Street
Columbia, SC 29204

RE: Request for Waiver for Installation of Sidewalks for Sam's Crossing
Hendon Columbia 2006, LLC

Dear Anna:

Please allow this letter to serve as notice and a formal request by Hendon Columbia 2006, LLC of the Planning Commission for a waiver of the requirement for the installation of sidewalks along the south side of Clemson Road from Longreen Parkway to Longtown Road for the following reasons:

1. The topography of the site is not suitable for the location of sidewalks due to the substantial change in grade. Two examples of this are the ten foot grade change between Clemson Road and the north side of Parcel 3 where a ten foot retaining wall has to be constructed and the thirteen foot grade change behind Parcel 3 between the south side of Sam's Crossing Drive and the wetlands located directly behind it.
2. Property located to the west of Sam's Crossing has not installed sidewalks on Clemson Road. Therefore, there would be no continuation of the sidewalk if installed.
3. No sidewalks have been located on the development across Clemson Road, on the north side, which causes no continuation of the sidewalk if installed.

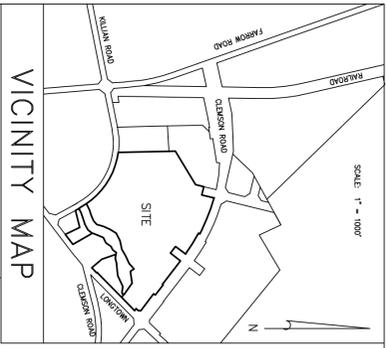
4. SCDOT has said on various occasions that they do not wish to see sidewalks on any property located along the new extension of Clemson Road because of the danger pedestrian traffic poses to vehicular traffic with respect to Clemson Road's size (5 lanes) and speed limit (45 miles per hour).

Hendon Columbia 2006, LLC shall comply with the sidewalk requirements by installing 5 foot wide sidewalks from Clemson Road down Longgreen Parkway and down Longtown Road and along the northern boundary of Sam's Crossing Drive being constructed within Sam's Crossing, such location of the sidewalk to be shown on Exhibit A, which is being prepared and will be submitted upon completion. We believe that pedestrian access is much better suited and safer along the internal road rather than on Clemson Road.

Thank you for your consideration in this matter and please contact me with any questions.

Sincerely,

Travis A. Butler, Development Partner
Hendon Columbia 2006, LLC

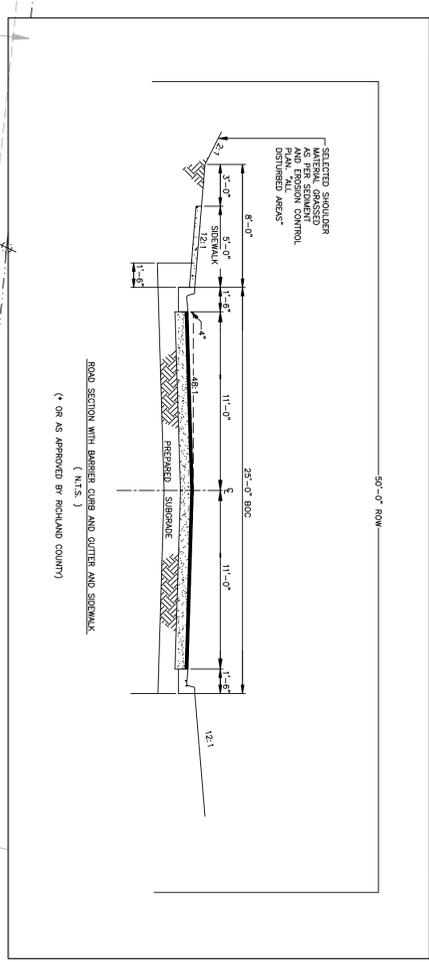
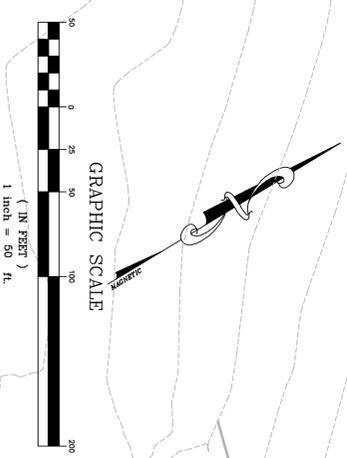


OWNER:
 HENDON PROPERTIES
 928 WASHINGTON STREET
 COLUMBIA, S.C. 29204
 PHONE: (803) 765-0772

ENGINEER:
 WCC ENGINEERING, LLC
 1713-B Woodcreek Farms Road
 Elgin, South Carolina 29045
 PHONE: (803) 699-7728

SEWER SERVICE:
 CITY OF COLUMBIA
 1225 LAUREL STREET
 PO BOX 147
 COLUMBIA, S.C. 29217
 PHONE: (803) 545-3400

UNITED DESIGN:
 5407 W. WOODCREEK FARMS ROAD
 COLUMBIA, S.C. 29210
 PHONE: (803) 750-9142
 TMS # 17400-05-24
 CURRENT ZONING M-2



DRAWING NUMBER 1A OF 8	DATE 7/25/06	SCALE 1"=50'	DRAWN SR	DRAWING DOUBLE SOUTH	SAMS CROSSING FORMERLY KNOWN AS (KILLIAN CROSSING SOUTH) SIDEWALK (LOCATION)			WCC Engineering, LLC 1713-B Woodcreek Farms Road Elgin, SC 29045 (803) 699-7728 FAX (803) 699-7731	HENDON PROPERTIES 928 WASHINGTON STREET COLUMBIA S.C. 29201	OWNER HENDON PROPERTIES	REVISIONS 8/31/07 SR ADDED SIDE WALKS
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Sidewalk Wavier

Crickentree

Phase 4

P.O. Box 284
Blythewood, SC 29016
August 27, 2007

Planning Commission
Richland County Planning and Development Services
2020 Hampton Street
Columbia, South Carolina 29202
Attention: Anna Almeida

Reference: **Sketch Plan for Crickentree, Phase 4**
RCF# SD-01-222/72 lots/RS-LD
TMS # 23300-01-01 (P)

We are in receipt of your response dated October 2, 2006 on the proposed project off Kelly Mill Road. We will be submitting a revised sketch plan for Phase 4 hopefully next week. However, we would like to discuss these conditions prior to submission so that when submitted it will not require changes.. The following response is submitted for your consideration:

1. Provide a 20' minimum right of way emergency access for Emergency access only.

We have shown a new entrance into Phase 4 off Kelly Mill. This should satisfy this requirement. It has been placed across from the entrance to Ashland in Lake Carolina, so that this will not be an issue in the future.

2. Preserve the natural vegetative buffer along golf course lots.

If you will look back at the notes from the review session, this item was removed from our conditions list during the meeting.

3. Sidewalks must be installed internally on one side of the road and externally along Kelly Mill Road.

We would request a waiver for this condition. There are currently no sidewalks internally or externally where the new sidewalks would connect. The children in this area are not zoned for schools on Kelly Mill, so it is not an issue of ease in walking to schools.

4. Zoning and jurisdiction to be corrected.

Zoning and jurisdiction have been added to sketch plan.

Page 2

Phase 4 Crickentree

5. Maintain screening of lots abutting exterior road.

A buffer is being added along Kelly Mill per your request.

6. Provide deed restrictions for common area.

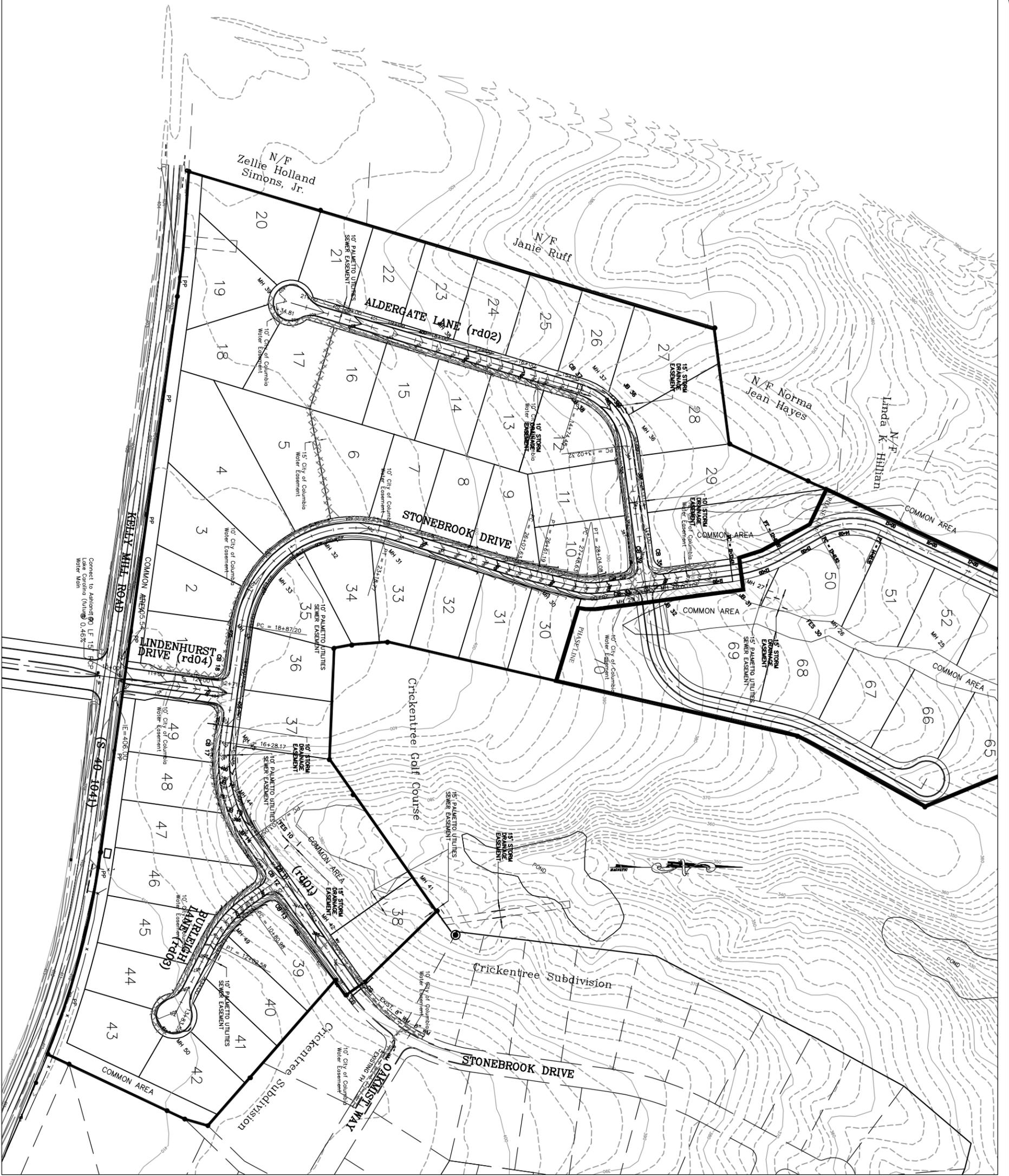
We will comply with this requirement.

We would welcome the opportunity to meet and discuss the above requests with you. Since this process started in October 2006 we would like to get through the approval process as quickly as possible. We are hoping that we will not have to wait until the October meeting of the planning commission to discuss these revisions/requests. We can be available at your convenience to discuss any questions you might have.

Once we receive your response we shall be happy to finalize the sketch plan with changes requested and submit to you for approval.

We appreciate your cooperation and attention to this matter.

CC: Jeff Kinard, US Group



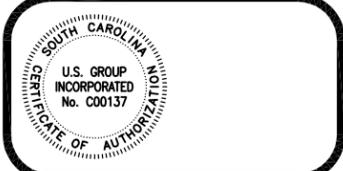
Connect to Ashford @ 0.15%
 Lake Carolina (Future) @ 0.46%
 Water Main

DRAFT



NOTE:
 SUBJECT TO CHANGE BY DEVELOPER. SUBMISSION
 TO SUBDIVISION PROPOSED BUT NOT GUARANTEED.
 NO REPRESENTATION OR WARRANTIES GIVEN.

**Crickentree Phase 4
 Sketch Plan**
 for
Crickentree Subdivision
 Richland County, South Carolina



U.S. GROUP, INC.
 P.O. BOX 21234
 COLUMBIA, S.C. 29221
 (803) 798-1420

Revision	By

Drawn By MAB
Date August 17, 2007
Scale 1" = 200'
Job Number ES 148
Plot Number 906.0100
Sheet 1 of 1





Reconsideration

Sidewalk Wavier

Brad Groom's Allstate

ANNA ALMEIDA

From: SUZIE HAYNES
Sent: Thursday, September 20, 2007 10:13 AM
To: ANNA ALMEIDA
Subject: FW: Hearing Reconsideration

From: Grooms, Brad [mailto:BradGrooms@allstate.com]
Sent: Wednesday, September 19, 2007 3:20 PM
To: SUZIE HAYNES
Subject: Hearing Reconsideration

Suzie,

Per our conversation, I am requesting reconsideration in being heard on the matter of a sidewalk waiver for my new office location at 100 O'Brian Way Irmo, SC 29063. Please schedule me for your October 1, 2007 meeting. I was scheduled for the last Planning Commission meeting on September 10, 2007, but I was unaware that I was scheduled because the notification letter was sent to the wrong address. It was sent to 3547 Dreher Shoals Rd Irmo, SC 29063 which is my previous address. Please allow me the opportunity to represent myself. Please send any correspondence concerning this matter to 100 O'Brian Way Irmo, SC 29063. Thank you for all of your help.

Sincerely,

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

The Company reserves the right to review all e-mail. Your sending of e-mail is consent for the Company to review the content of your e-mail. Communicating via e-mail does not constitute an offer of coverage. Eligibility requirements and coverages can vary by state. Allstate coverages are subject to the policy terms, conditions, and exclusions detailed in the insurance contract issued at purchase. Quotations on insurance are provided as estimates and are not an insurance contract.

9/20/2007

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



O'Brian Way

Dutch Fork Rd

BRAD GROOMS ALLSTATE Sidewalk Waiver

Dutch Fork Road





Text Amendment

Fill in the Floodplain

AMENDED

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, such as constructing a foundation wall with flood vents or by using piers and pilings. An applicant shall demonstrate, using a South Carolina registered professional engineer, that fill is ~~the only an~~ 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.~~ The engineer must provide calculations and complete the county's Engineering No Impact Certification form. Any change to the flood flow within a regulatory floodplain through fill must be submitted and approved through the FEMA Letter of Map Revision process in addition to review by the flood coordinator and county engineer.
 1. Standards for use of fill. For all floodplain property on which fill is proposed, a plan must be submitted that demonstrates conformance to the following standards:
 - [a] Fill shall be performed in such manner as to maintain or increase flood storage and conveyance capacity, and to not increase FEMA base flood elevations.
 - [b] Fill shall not cause an increase in the base flood elevation. Applicants shall further demonstrate that the cumulative effect of the proposed development, when combined with all other existing development, will not increase the base flood elevation at any point within the county.
 - [c] Fill must be properly designed and compacted (ASTM D-698 or equivalent) and extend beyond the building walls before dropping below

AMENDED

the base flood elevation and have appropriate protection from erosion and scour.

[d] All fill placed at or below the flood elevation in the floodplain shall be balanced with at least an equal amount of soil material removal from the same parcel(s). Compensatory storage required to offset floodplain fill must be created before the project begins and should be available throughout the construction period. The required volume of compensatory storage must be provided within the property limits. The applicant shall demonstrate, using a South Carolina registered professional engineer, no net loss of floodplain storage for 10, 50, and 100 year storm events.

[e] Excavation shall not be counted as compensating for fill if such areas will be filled with water in non-storm conditions.

[f] Fill shall be performed in a manner to maintain or increase slope stability and maintain or decrease erosive velocities. 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.

[g] Applicants must submit an as-built survey certification by a South Carolina registered professional engineer that demonstrates that the required volume of storage has been created on site in order to ensure no net loss as outlined and demonstrated per the approved plans.

[h] 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.

[i] 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 as authorized by state law.

42. *Floodway.* Filling of floodway areas, dumping of salvaged or scrap material, or the placing of material, storage of materials or any 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.

AMENDED

- ~~23.~~ *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.~~
- ~~64.~~ *Effect on neighboring properties.* The use of fill shall not have an adverse impact ~~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.~~
5. A South Carolina registered professional engineer shall certify that all of the above standards and requirements within this section, § 26-104 (j), have been met.

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

AMENDED

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: July 24, 2007
Second Reading: July 24, 2007
Third Reading: September 18, 2007 (tentative)

Subdivision and Street Name Approval

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

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: September 19, 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
Blythewood Hills	Off Blythewood Rd

PROPOSED STREET NAMES	GENERAL LOCATION
Haweed	Future Indigo Hills S/D, Off Three Dog Road
Pepperbush	Future Indigo Hills S/D, Off Three Dog Road
Featherfoil	Future Indigo Hills S/D, Off Three Dog Road
Leatherleaf	Future Indigo Hills S/D, Off Three Dog Road
Bunchberry	Future Indigo Hills S/D, Off Three Dog Road
Indian Grass	Future Indigo Hills S/D, Off Three Dog Road
Crooked Pines Loop	Future Canary Woods, Ph2-7, Off Padgett Road
Dark Hollow Rd	Future Canary Woods, Ph2-7, Off Padgett Road
Dunedin Cir	Future Canary Woods, Ph2-7, Off Padgett Road

Hammock Ct	Future Canary Woods, Ph2-7, Off Padgett Road
Lomond Ct	Future Canary Woods, Ph2-7, Off Padgett Road
Talah	Future Canary Woods, Ph2-7, Off Padgett Road
Sadlers Creek	Future Congaree Pointe, Off Atlas Rd
Sill Lane	Future Congaree Pointe, Off Atlas Rd
Keowee Ln	Future Congaree Pointe, Off Atlas Rd
Scholar	Future Congaree Pointe, Off Atlas Rd
Jerri	Future Congaree Pointe, Off Atlas Rd
Alysha	Future Congaree Pointe, Off Atlas Rd
Poinsett Loop	Future Congaree Pointe, Off Atlas Rd
Givhans Ferry Rd	Future Congaree Pointe, Off Atlas Rd
Cheraw Rd	Future Congaree Pointe, Off Atlas Rd
Table Rock	Future Congaree Pointe, Off Atlas Rd
Tumblestone Ln	Future Crickentree Ph 4, Off Kelly Mill Rd
Creek Vista Way	Off Parrish and Willingham Drives
Creek Manor Ln	Off Parrish and Willingham Drives
Fetner	Off Trenholm Road and Sylvan Drive

