

RICHLAND COUNTY  
PLANNING COMMISSION



DECEMBER 10, 2007



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, December 10, 2007**

**Agenda**

**1:00 PM**

**2020 Hampton Street**

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

**STAFF** Joseph Kocy, AICP ..... 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 & November Minutes

**IV. AGENDA AMENDMENTS**

**V. NEW BUSINESS - APPEALS**

CASE #	<b>SD-07-21</b> Steeplechase Subdivision
APPLICANT	
CURRENT ZONING	RS-LD (Residential Single Family - Low District) 44.45 acres
PURPOSE	75 Single-Family Residential lots
TAX MAP SHEET NUMBER (S)	
LOCATION	Trotter Road; one-mile southwest of Lower Richland Boulevard and one and a half miles north of Garners Ferry Road

**VII. COMPREHENSIVE PLAN**

a. Presentation and discussion on the draft "Population" element

**VIII. ROAD NAME APPROVALS**

**IX. ADJOURNMENT**

**Planning Commission workshop on billboards to begin directly after scheduled meeting**

**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW TEAM STAFF REPORT**

September 13, 2007

<b>RC Project # SD-07-21</b> Steeplechase Subdivision Sketch Plan	<b>Applicant:</b> Weaver Engineering, Inc.
<b>General Location:</b> Trotter Road; one-mile southwest of Lower Richland Boulevard and one and a half miles north of Garners Ferry Road.	
<b>Tax Map Number:</b> R21912-01-03	<b>Subject Area:</b> 44.45 acres
<b>Current Parcel Zoning:</b> RS-LD (Residential Single Family - Low District)	<b>Proposed Use:</b> 75 Single-Family Residential lots

**STAFF ANALYSIS**

Steeplechase Subdivision is a proposed 75-lot single-family residential community to be located on Trotter Road southwest of Lower Richland Boulevard. The area for the proposed development is 44.45 acres located in a Flood Zone "X" with poor grass, low brush, and a thirty-foot elevation change.

According to County records, no map amendment has been requested to date and the current zoning of Residential Single Family Low Density District (RS-LD) reflects the original zoning as adopted September 7, 1977. The RS-LD District 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. The minimum lot size for this district is 12,000 square feet and the minimum lot width is 75 feet.

Surrounding development within a one mile radius of the proposed site includes: Chandler Hall Subdivision (1000+ lots) located northeast of the subject site, Myers Creek Subdivision (65+ lots) located southeast of the subject site, Alexander Point (255+ lots) also located southeast of the subject site, single-family residences immediately west of the subject site, single-family residences (350+) to the east across Starling Goodson Road, Caughman Ridge Subdivision located west of the subject site off Caughman Road. There are two churches on Trotter, and a public park at the intersection of Trotter and Caughman.

The first phases of Steeplechase are currently developed and surround the subject property to the north and west. They contain a total of 50 single-family residential lots.

The Steeplechase Development is proposing to construct 75 single-family residences on 44.45 acres along Trotter Road with new infrastructure (50' right-of-way), to include three cul-de-sac streets, extending throughout the site with internal access to two stub-outs on Pinckney Road and one on Steeplechase North Road. Each of these stub outs is a two-lane paved road that are 24 feet in width.

The smallest lot is 18,000 square feet and the largest lot is 35,578 square feet with lot widths from 110.20 feet to 174.53 feet. The sketch plan indicates that the project is the final phase; however, the lot numbers on the sketch plan, dated June 2007 by Weaver Engineering, Inc., starts with the # 1. Lots 69-71, 54-55, 58-62 are encroached by a pond. Sidewalks are not labeled on the sketch plan.

A Traffic Management Plan was submitted. A 16" water line and a sewer line runs along Trotter Road provided by the City of Columbia.

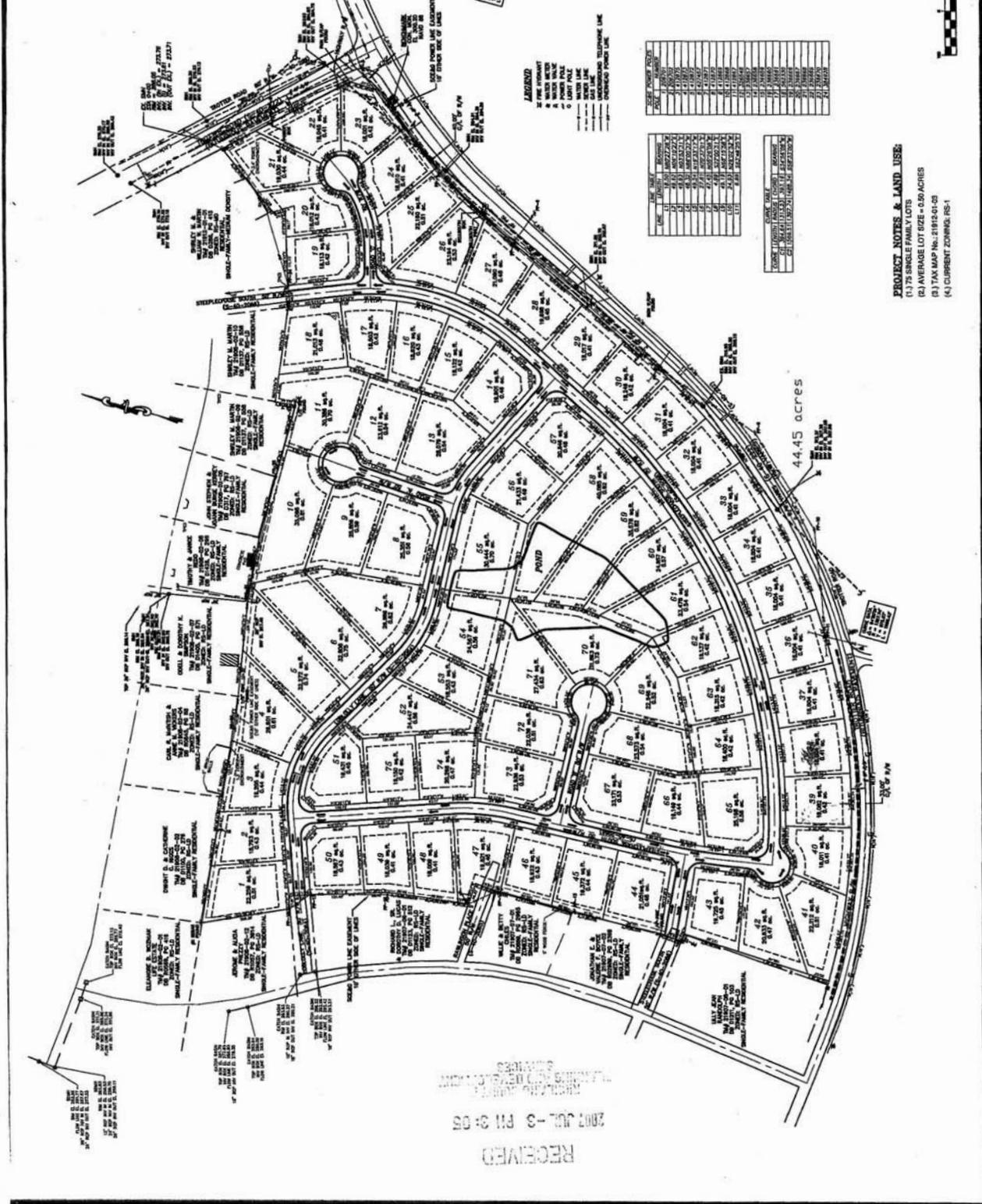
Existing Zoning and Land Use

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcels</b>	RS-LD	Vacant / Wooded
<b>Adjacent Northwest</b>	RS-LD	Single-Family Residences
<b>Adjacent Southwest</b>	RS-LD	Single-Family Residences
<b>Adjacent Southeast</b>	RS-MD/NC/GC	Trotter Road
<b>Adjacent Northeast</b>	RS-MD	Trotter Road

	<b>WEAVER ENGINEERING, INC.</b> 4540 ALLIATOR ROAD SIMMONSVILLE, S. C. 29181			PROJECT: <b>STEELCHASE</b> FINAL PHASE	CLIENT: <b>T &amp; J BUILDERS, INC.</b>
	DESCRIPTION: <b>SKETCH PLAN</b>			THESE DRAWINGS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF WEAVER ENGINEERING, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF WEAVER ENGINEERING, INC. IS STRICTLY PROHIBITED.	



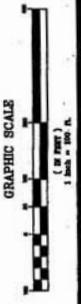
LOCATION MAP  
SCALE 1"=1000'



LOT NO.	ACRES	AREA (SQ. FT.)
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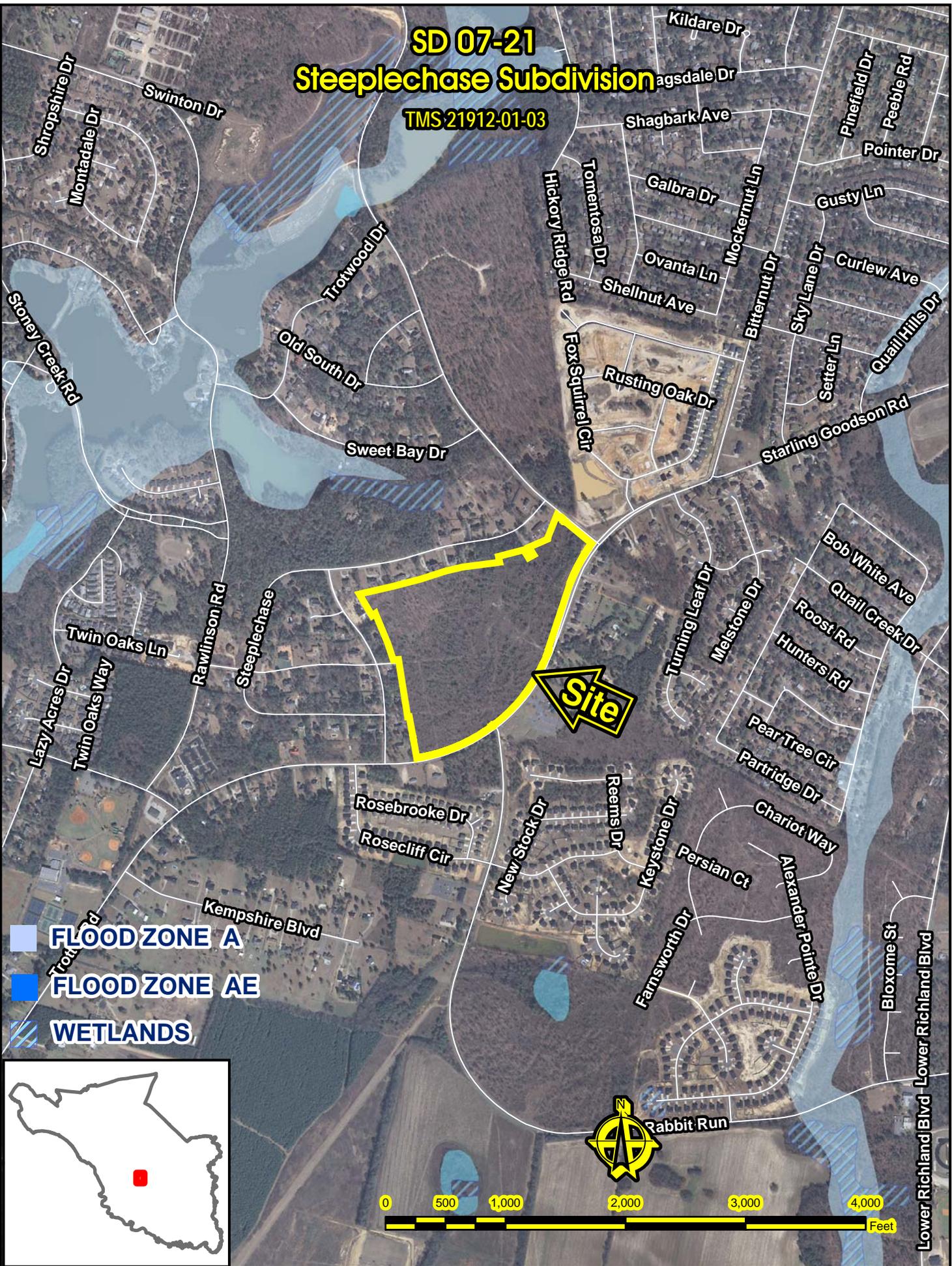
**PROJECT NOTES & LAND USE**  
 (1) 75 SINGLE FAMILY LOTS  
 (2) AVERAGE LOT SIZE - 0.20 ACRES  
 (3) TAX MAP No. 1915-01-02  
 (4) CURRENT ZONING RS-1



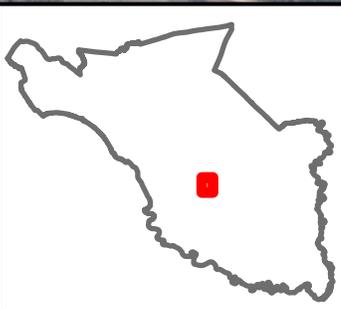
RECEIVED  
 2007 JUL -9 PM 3:03

# SD 07-21 Steeplechase Subdivision

TMS 21912-01-03



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS





**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

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

November 7, 2007

Weaver Engineering, Inc.  
Attn: Martin Fox  
4340 Alligator Road  
Timmonsville, SC 29161

**RE: Steeplechase - Final Phase Sketch Plan**  
**RCF # SD-07-21 / 75 lots / 44.45 acres**  
**TMS # 21912-01-03**

Dear Mr. Fox:

Please be advised the Sketch Plan entitled **“Steeplechase – Final Phase”, located off Trotter Road, Richland County, SC, and dated June 2007** for the subject project has been **conditionally approved** at the Development Review Team meeting on October 11, 2007.

All conditions must be reviewed and approved prior to a land disturbance permit or building permit being issued.

The conditions of approval are as follows:

1. Submission of revised sketch plans addressing the following:
  - a) Remove parcel lines from the dry pond.
  - b) Identify 25 foot buffer along Trotter Road.
  - c) Show sidewalks along Trotter Road.
2. Proof of approval from Miranda Spivey, Fire Marshal
3. Proof of approval from Howard Boyd, Public Works Engineer
4. Proof of approval from Alfreda Tindal, Addressing Coordinator
5. All state and federal approvals must be obtained.
6. Provide copy of SCDOT letter regarding access points
7. Provide updated TMP based on removal of one access point

Please note all revised sketch plans must be reviewed and approved by the various agencies. All revisions are required to reflect revision date and source. Please submit one (1) 11 x 17 and ten (10) full size copies of folded revised plans. A Sketch Plan approval letter will be issued upon receipt of all approvals by this office.

It has been my pleasure to assist you. If you have further questions, please feel free to contact me or Deborah Moore at 576-2178, or [moored@regov.us](mailto:moored@regov.us).

Yours truly,

Jennie Sherry-Linder  
Land Development Administrator

Cc: T&J Builders, Inc.  
Scott Simons, SCDOT  
Howard Boyd, County Engineer  
Harry Reed, Flood Plain Coordinator  
Angela Kennedy, SCDHEC  
Miranda Spivey, Fire Marshall Richland County  
Joseph Kocy, Richland County Planning Director

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

**TO:** Planning Commission Members: Interested Parties  
**FROM:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator  
**DATE:** November 10, 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
Carolina Commons	Intersection of Mauney Drive and Shop Road
Carolina Park	Intersection of Mauney Drive and Shop Road
Carolina Village	Intersection of Mauney Drive and Shop Road

PROPOSED STREET NAMES	GENERAL LOCATION
National Hunt	Southeastern, Trotter Rd and Steeplechase North
Buttevant	Southeastern, Trotter Rd and Steeplechase North
Saint Ledger	Southeastern, Trotter Rd and Steeplechase North
Triple Crown	Southeastern, Trotter Rd and Steeplechase North
Queens Cup	Southeastern, Trotter Rd and Steeplechase North
National Fence	Southeastern, Trotter Rd and Steeplechase North
Tiber Fence	Southeastern, Trotter Rd and Steeplechase North



Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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