

RICHLAND COUNTY
PLANNING COMMISSION



OCTOBER 4, 2010

RICHLAND COUNTY PLANNING COMMISSION

Monday, October 4, 2010

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Anna Almeida, AICP Planning Director
Amelia R. Linder, Esq. Attorney

PUBLIC MEETING CALL TO ORDER Pat Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL

a. September 2010 minutes

AGENDA AMENDMENTS

ROAD NAMES

SUBDIVISION REVIEW

SD-05-231
Ashland Subdivision @ Lake Carolina
Phase 5
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TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "INSTITUTIONAL, EDUCATIONAL, AND CIVIC USES" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT CEMETERIES AND MAUSOLEUMS IN THE RU RURAL DISTRICT, WITH SPECIAL REQUIREMENTS.

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2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION/ DEFINITIONS; SECTION 26-22, DEFINITIONS; AND ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-179, PEDESTRIAN, BICYCLE, AND TRANSIT AMENITIES; SO AS TO REQUIRE NEW SIDEWALKS TO BE ADA COMPLIANT AND TO PROVIDE FOR AN EXEMPTION TO THE REQUIREMENT OF PROVIDING SIDEWALKS.

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PRESENTATION

THE BROAD RIVER ROAD CORRIDOR AND COMMUNITY MASTER PLAN

OTHER BUSINESS

AIRPORT BRIEFING

ADJOURNMENT



Planning & Development Services Department

2020 Hampton Street, 1st Floor • Columbia, South Carolina 29204-1002
 Post Office Box 192 • Columbia, South Carolina 29202-0192

TO: Planning Commission Members
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist
DATE: September 24, 2010
SUBJECT: 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 name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 emergency road/subdivision naming requirements.

Action Requested

The Addressing Coordinator Specialist recommends the Commission give **final** approval of the road name(s) listed below. **Unless specifically stated, the street name suffix (es) is/ are added after receipt of the subdivision lot layout.**

PROPOSED NAME(S)	PETITIONER/ INITIATOR	LOCATION	PROPERTY OWNERS/ LOT(S)	COUNCIL DISTRICT
1. Old Camp	Edwin Cooper, WCC Engineering, LLC	Woodcreek Farms-The Pointe, off Spears Creek Church Road	Woodcreek Dev, LLC (19 lots)	Val Hutchinson (9)



Richland County Planning & Development Services Department Staff Report

PC MEETING DATE: September 2, 2010
RC PROJECT: SD-05-231
APPLICANT: Ashland at Lake Carolina Phase 5
LOCATION: Kelly Mill Road
TAX MAP NUMBER: 23300-03-01
ACREAGE: 8.09
EXISTING ZONING: PDD
NUMBER OF LOTS: 41
LOT SIZE RANGE: (3,195 sq. ft)
WATER PROVIDER: City of Columbia
SEWER PROVIDER: Palmetto Utilities
PC SIGN POSTING: September

Staff Recommendation

Conditional Approval

Background

An application was submitted to the Richland County Department of Planning and Development Services on January 30, 2007 to incorporate 167.10 acres off of Kelly Mill Road including 21 acres of wetlands into the Lake Carolina Planned Unit Development (PDD). This area, later to be named Ashland at Lake Carolina would be subject to the provisions of the Lake Carolina PDD and the existing Development Agreement. The map amendment request (07-21 MA) was recommended for approval by the Development Review Team (DRT) on February 15th, 2007. On March 5, 2007 the Planning Commission recommended approval, and on April 17, 2007 the Richland County Council approved the rezoning request.

To date Ashland at Lake Carolina – Phase 1 has received Preliminary subdivision approval and Bonded Plat approval.

The Ashland at Lake Carolina Phase 5 preliminary plat was transmitted to Richland County Land Development staff on September 10, 2010. Phase 5 consists of 41 residential single-family lots that are located near the intersection of Brooksdale

Drive and Parnell Court. The South Carolina Department of Transportation encroachment permit was included as part of the Ashland at Lake Carolina Phase 1.

Roads

The proposed Ashland at Lake Carolina Phase 5 lots have frontage on Parnell Court, and will be a privately maintained right-of-way of fifty (50) feet wide.

Existing Zoning and Land Use

	Existing Zoning	Existing Land Use
Subject Parcels	PDD / PDD	Vacant
Adjacent North	RU/RS-LD	Vacant / Single-Family Residences
Adjacent South	PDD	Vacant / Single-Family Residences
Adjacent East	RU	Richland School District 2
Adjacent West	PDD	Single-Family Residences / Vacant

Plans and Policies

The Lake Carolina Development is located in the North East section of Richland County. This area is projected to experience population growth of 41.6% by 2035. Over the next 10 years, the amount of low density suburban land in this area will continue decreasing while suburban land uses will expand westward across I-77 to the border of the North Central planning area. The suburban areas will accommodate most new development. This development is being led by residential growth and followed by commercial and service oriented uses. Over the last decade, sprawl and inefficient land use has been most prevalent in the North East, resulting in traffic congestion, crowded schools, vacant stores, overextended infrastructure, and the loss of tree cover, prime farmland, and open space. As an alternative to this traditional development pattern and problems, the Future Land Use Map provides a suburban / low density suburban boundary which should be considered and respected for future land use decisions. The Ashland Subdivision at Lake Carolina is within this suburban boundary.

Traffic Impact

The traffic generated by the Ashland subdivision contributes 1,254 average daily trips (ADTs) to the surrounding area based on the value of (9.5 trips) generated per single-family home. For the Lake Carolina Development, the South Carolina Department of Transportation (SCDOT) transmitted the traffic counts in May 2009 for the nearest count station, which was # 705 located on Kelly Mill Road. The traffic volume at the time was 3,400 ADTs, which would be categorized as a Level-of-Service "A". However, Kelly Mill Road is a two lane undivided collector which based on the SCDOT's Level-of-service "C" can support 8,600 ADTs. Adding 1,254ADTs to the SCDOT reported 3,400 ADTs yields 9,642 ADTs. Dividing the 9,642 ADTs by 8,600 ADTs yields a volume to capacity (V/C) ratio of 1.12. This reduces Kelly Mill

Road to a Level-of-Service "D". The Ashland subdivision has an ingress/egress to Kelly Mill Road and to Bud Keef Road, which would decrease the demand placed on Kelly Mill Road. However, Bud Keef Road is unpaved between Hartmill Drive and Hardscrabble Road which causes all traffic leaving Ashland Drive and Hartmill Drive to be directed back to Kelly Mill Road. Paving the street between Hardscrabble Road and Hartmill Road would allow traffic to empty either toward Kelly Mill Road or Hardscrabble road decreasing the traffic on both roadways.

Conclusion

The Ashland at Lake Carolina Phase 5 preliminary plat dated June, 2010 with no revisions was submitted for review.

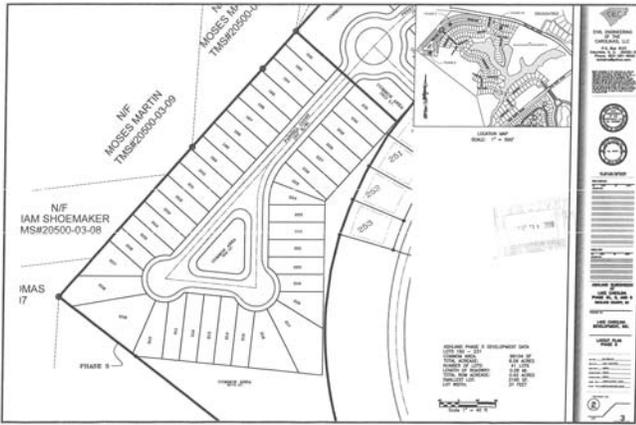
Planning Staff recommends conditional approval of the Ashland at Lake Carolina Phase 5 preliminary plats with the following conditions:

1. Submission of revised plans for the following:
 - a) Include a note identifying setbacks for Phase 5 .
 - b) Provide building envelopes on Ashland at Lake Carolina Phase 5 Preliminary plat.
2. Approval from E-911 Addressing
3. Approval from the Richland County Public Works
4. Approval from the Richland County Fire Marshal.
5. Approval from the Richland County Flood Manager.
6. Submission of a copy of approval from DHEC for the sewer lines.
7. Approval from Palmetto Utilities for all sewer line easements.
8. Adherence to the Lake Carolina Planned Unit Development and Development Agreement including but not limited to sidewalks on all exterior roads except for Kelly Mill Road per Ordinance No. 038-07HR.



Phase 5

Ashland at



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STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “INSTITUTIONAL, EDUCATIONAL, AND CIVIC USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT CEMETERIES AND MAUSOLEUMS IN THE RU RURAL DISTRICT, WITH SPECIAL REQUIREMENTS.

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 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Institutional, Educational, and Civic Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

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USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<u>Institutional, Educational and Civic Uses</u>																	
Ambulance Services, Emergency		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ambulance Services, Transport																	
Animal Shelters																	
Auditoriums, Coliseums, Stadiums																	
Bus Shelters/Bus Benches	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Cemeteries, Mausoleums		SR															
Colleges and Universities																	
Community Food Services																	
Correctional Institutions		SE														SE	SE
Courts																	
Day Care, Adult, Home Occupation (5 or Fewer)		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR						
Day Care Centers, Adult		SR													SR		
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer)		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR						
Day Care, Child, Licensed Center		SR															
Fire Stations		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Government Offices																	
Hospitals																	
Individual and Family Services, Not Otherwise Listed																	
Libraries		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Museums and Galleries																	
Nursing and Convalescent Homes		SE	SE						P	P	P	P	P	P	P		
Orphanages		SE	SE						SE	SE	P	P	P	P			
Places of Worship		SR	SR	SE	SE	SE	SE	SE	SR	SR	P	P	SR	P	P	P	P
Police Stations, Neighborhood		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post Offices																	

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USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Postal Service Processing & Distribution														P	P	P	
Schools, Administrative Facilities											P	P	P	P	P	P	
Schools, Business, Computer and Management Training											P	P	P	P	P	P	
Schools, Fine Arts Instruction											P	P	P	P	P	P	
Schools, Junior Colleges											P	P	P	P	P	P	
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)		SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P			
Schools, Technical and Trade (Except Truck Driving)											P	P	P	P	P	P	
Schools, Truck Driving														P	P	P	P
Zoos and Botanical Gardens		SE									SE		SE	SR	SR		

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SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b) Permitted uses with special requirements listed by zoning district; Paragraph (16) Cemeteries and Mausoleums; is hereby amended to read as follows:

(16) Cemeteries and Mausoleums - (**RU**, OI, NC, RC, GC, M-1, LI, HI)

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c) Standards; Paragraph (16) Cemeteries and Mausoleums; Subparagraph a; is hereby amended to read as follows:

- a. Use districts: **Rural**; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 AND LI Light Industrial; Heavy Industrial.

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

SECTION VI. Effective Date. This ordinance shall be enforced from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY

OF _____, 2010

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: October 26, 2010 (tentative)
First Reading: October 26, 2010 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-107HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION/DEFINITIONS; SECTION 26-22, DEFINITIONS; AND ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-179, PEDESTRIAN, BICYCLE, AND TRANSIT AMENITIES; SO AS TO REQUIRE NEW SIDEWALKS TO BE ADA COMPLIANT AND TO PROVIDE FOR AN EXEMPTION TO THE REQUIREMENT OF PROVIDING SIDEWALKS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definitions:

Acceleration lane. A paved auxiliary lane, including tapered areas, allowing vehicles to accelerate when entering the through-traffic lane of a roadway in accordance with the Highway Capacity Manual.

Americans with Disabilities Act (ADA). The federal legislation governing provision of services and facilities for developmentally disabled persons.

Americans with Disabilities Act Accessibility Guidelines (ADAAG). The federal regulations to ensure compliance with the ADA

Complete streets concept. A process of design, construction and operation of roadways to accommodate pedestrians, bicycles, transit and vehicular movement in that order of importance.

Deceleration lane. A paved auxiliary lane, including tapered areas, allowing vehicles to safely decelerate when leaving the through-traffic lane of a roadway accordance of the Highway Capacity Manual.

Highway Capacity Manual (HCM). A document periodically published by the national Transportation Research Board (TRB) which provides transportation practitioners with a consistent system of techniques for the evaluation of the quality service on highways and streets. It is a nationally recognized source highway and street design principles and often used as the basis for local government roadway regulations.

Strategic Plan. A broad policy outline adopted by the County Council to guide their priorities for the July 1, 2009 through June 30, 2014 period, and implemented by county staff to ensure progress toward meeting the Council’s goals and objectives.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to delete in their entirety the following definitions:

Local commercial road. A road in a commercial area used primarily for access to abutting properties and to feed traffic to collector roads. This classification includes roads located parallel and adjacent to limited access roads or highways that provide access to abutting commercial properties and protection from through traffic.

Local residential road. A road in a residential area used primarily for access to abutting properties and to feed traffic to collector roads. This classification includes roads located parallel and adjacent to limited access roads or highways that provide access to abutting residential properties and protection from through traffic. Average daily traffic is less than two thousand (2,000) vehicles.

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-179, Pedestrian, Bicycle, and Transit Amenities; is hereby amended to read as follows:

Sec. 26-179. Pedestrian, bicycle, and transit amenities.

(a) *Sidewalks and other pedestrian amenities.*

~~(1) — *Residential districts.* All permitted institutional developments and major subdivisions are required to have sidewalks provided along one (1) side of all roads within and abutting the development, except controlled access facilities. Sidewalks shall have a minimum width of four (4) feet along roads abutting the development and a minimum width of three (3) feet along internal roads. All sidewalks shall be constructed to the specifications of the public works department.~~

(1) *In general.* All sidewalks shall be constructed in public rights-of-way and shall meet the applicable Americans with Disabilities Act Accessibility Guidelines (ADAAG) sidewalk requirements, as well as the relevant South Carolina Department of Transportation (SCDOT), and/or County construction standards. The requirements of this Subsection (a) shall apply to developments located within or abutting areas designated on the County’s “Comprehensive Plan Future Land Use Map” as “Urban”, “Suburban” or “Priority Investment Area (PIA)”.

~~(2) — *Commercial, office, industrial, and PDD districts.*~~

- a. ~~*Sidewalks.* All new development within any commercial, office, industrial, or PDD district is required to provide sidewalks along all sides of abutting roads, except along controlled access facilities. Sidewalks shall have a minimum width of five (5) feet and shall be constructed to the specifications of the public works department.~~
- b. ~~*Pedestrian walkways.* Pedestrian walkways must be provided in all parking areas for new developments. It is encouraged that walkways also be provided to adjacent developments.~~

(2) *Requirement to provide sidewalks.* All developments shall provide sidewalks along one side of all internal roadways and on one side of the adjacent external roadway; provided, however, proposed sidewalks within the SCDOT right-of-way shall be exempt from the requirements of section [26-179 (a) (1)] upon the Planning Department's receipt of written (or electronic) denial of the Encroachment Permit by the SCDOT.

(3) *Pedestrian walkways.* Pedestrian walkways must be provided in all parking areas for new multi-family residential projects and all non-residential land development projects. It is encouraged that walkways also be provided to adjacent developments.

~~(3)~~(4) *Access to schools, greenways, parks, and open space areas from residential developments.* In major residential land developments or subdivisions, access ways shall be provided by the developer to public schools, greenways, parks, and open space areas abutting the residential development and to open space or parks provided as part of a development. Such access shall be provided in conformance with the following:

- a. *Where required.*
 - 1. Accessways are required when cul-de-sac roads back up to public schools, greenways, parks, or open space areas.
 - 2. Accessways are required where lots within the development back up to public schools, greenways, parks, and open space areas.
- b. *Standards.*
 - 1. *Access.* Access to adjacent public schools, greenways, parks, or open space areas, may be accomplished by direct access from a road, direct access from a cul-de-sac, or a designated access between lots.
 - 2. *Width.* Accessways shall be a minimum of fifteen (15) feet in width.

- (b) *Bicycle facilities.* Bicycle parking shall be required for all uses requiring over fifty (50) automobile parking spaces. A minimum of five (5) bicycle parking spaces is required. Bicycle parking facilities shall be standard bicycle racks or other secured lockable facilities.
- (c) *Transit facilities.* Any major multi-family land development or major subdivision, and any major commercial, industrial, or office land development (when located along a public transportation transit route) must provide for a transit stop.

SECTION IV. 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 V. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VI. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

Attest this the _____ day of
_____, 2010

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing:
First Reading:
Second Reading:
Third Reading:

