

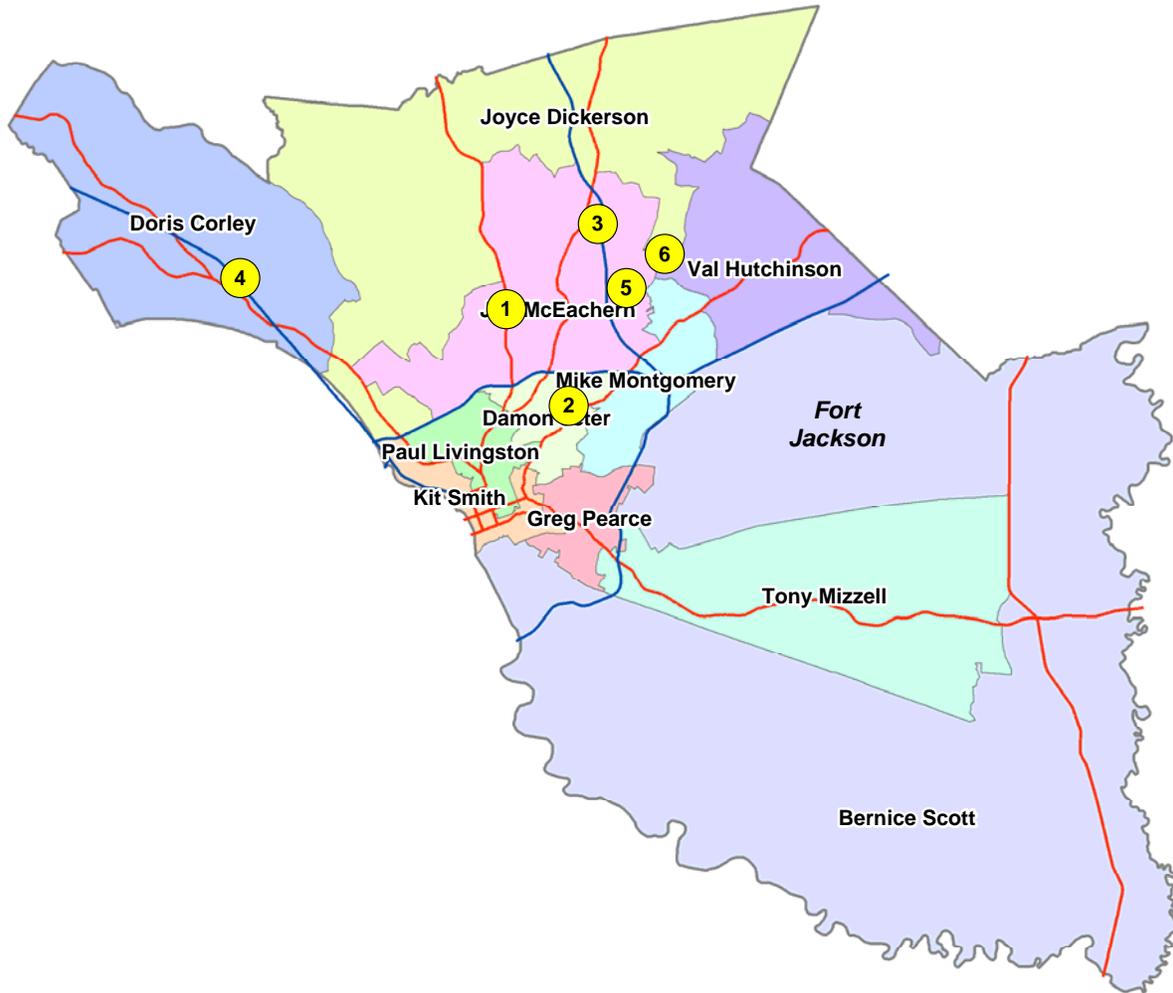
RICHLAND COUNTY  
PLANNING COMMISSION



JUNE 6, 2005



# RICHLAND COUNTY PLANNING COMMISSION JUNE 6, 2005



CASE NO.	APPLICANT	TMS NO.	ADDRESS	DISTRICT
1. 05-55 MA	Randy Mullis c/o Thomas C. Mann	12003-03-01/03 & 12007-02-01/02 (P)	7600 Block of Fairfield Road	McEachern
2. 05-72 MA	Keith T. Clarke	14207-08-29	I-277 @ Fontaine Road	Jeter
3. 05-73 MA	RTL Grading, Inc. c/o T.G. Douglas	14800-04-14	Summer Pines Road	McEachern
4. 05-74 MA	Sam Coogler	04100-01-04/05 & 03300-04-03	Koon Road near I-26	Corley
5. 05-75 MA	The James Company, LLC c/o E. Clifton Kinder, Jr.	17300-02-10 (P)	NW corner of Farrow / Hardscrabble Road	McEachern
6. 05-76 MA	Steadfast Unmovable Ministries, Inc. c/o Nancy Johnson	20200-01-31	Clemson Rd. west of Hardscrabble Rd.	Dickerson





**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, June 6, 2005**

**Agenda**

**1:00 PM**

**2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers**

**STAFF:** Michael P. Criss, AICP..... Planning Director  
Anna Almeida ..... Development Services Manager  
Amelia R. Linder, Esq..... Assistant County Attorney  
Carl D. Gosline, AICP ..... Subdivision Administrator

**I. PUBLIC MEETING CALL TO ORDER** Howard VanDine, Chairperson

**II. PUBLIC NOTICE ANNOUNCEMENT**

**III. PRESENTATION OF MINUTES FOR APPROVAL**

Consideration of the May 2, 2005 minutes

**IV. AGENDA AMENDMENTS**

**V. OLD BUSINESS**

a. 05-66 MA – Windsor Square, LLC – Alpine Rd & Windsor Lake Blvd  
**Page (1)**

b. 05-39 MA – Clemson Road Business Park- Clemson Road near U.S. Post Office  
**Page (13)**

c. 05-52 MA – NKD, Inc./River Shoals – O’sheal Road off of Kennerly Road  
**Page (33)**

**VI. NEW BUSINESS - SUBDIVISION REVIEW**

<b>PROJECT #</b>	<b>NAME</b>	<b>LOCATION</b>	<b>UNITS</b>	<b>Page</b>
SD-05-231	Centennial Phase 19	SE portion of Lake Carolina TMS # 23200-01-20	81	<b>(53)</b>

<b>PROJECT #</b>	<b>NAME</b>	<b>LOCATION</b>	<b>UNITS</b>	<b>Page</b>
SD-05-279	Rainforest PDS	Kennerly Road TMS # 02700-05-05/19/24	6	<b>(63)</b>
SD-05-276	Joseph Coogler Minor S/D	Koon Road, East of Coogler Rd TMS # 04100-02-30	4	<b>(73)</b>
SD-05-265	Blair Giles Minor S/D	Wylie Rd, east of Harmon Rd TMS # 24800-04-06	4	<b>(81)</b>
SD-05-242	Courtyards @ Salem Place	Salem Church Road 02314-01-04/24/25(p)	72	<b>(91)</b>
SD-05-275	Arthurtown, Phase IV	Riley Road, south of Bluff Road 01115-08-61/64	7	<b>(103)</b>

## **VII. NEW BUSINESS - ZONING MAP AMENDMENTS**

MAP #	CASE # 05-55 MA	<b>Page</b>
APPLICANT	Randy Mullis c/o Thomas C. Mann	<b>(113)</b>
REQUESTED AMENDMENT	RU to LI (2.2 acres)	
PURPOSE	Commercial offices and warehouse space	
TAX MAP SHEET NUMBER (S)	12003-03-01/03 & 12007-02-01/02 (p)	
LOCATION	7600 Block of Fairfield Road	

MAP #	CASE # 05-72 MA	<b>Page</b>
APPLICANT	Keith T. Clarke	<b>(123)</b>
REQUESTED AMENDMENT	D-1 to LI (1.2 acres)	
PURPOSE	Heating and Air Conditioning Business	
TAX MAP SHEET NUMBER (S)	14207-08-29	
LOCATION	I-277 @ Fontaine Road	

MAP #	CASE # 05-73 MA	<b>Page</b>
APPLICANT	RTL Grading, Inc. c/o T.G. Douglas	<b>(133)</b>
REQUESTED AMENDMENT	RU to RS-HD (20.72 acres)	
PURPOSE	Single family residential subdivision	
TAX MAP SHEET NUMBER (S)	14800-04-14	
LOCATION	Summer Pines Road	

MAP #	CASE # 05-74 MA	<b>Page</b>
APPLICANT	Sam Coogler	<b>(143)</b>
REQUESTED AMENDMENT	RU to GC (19.61 acres)	
PURPOSE	Commercial Development	
TAX MAP SHEET NUMBER (S)	04100-01-04/05 & 03300-04-03	
LOCATION	Koon Road near I-26	

MAP #	CASE # 05-75 MA	<b>Page</b>
APPLICANT	The James Company, LLC c/o E. Clifton Kinder, Jr.	<b>(153)</b>
REQUESTED AMENDMENT	M-1 to RS-HD (10.53 acres)	
PURPOSE	Single family residential subdivision	
TAX MAP SHEET NUMBER (S)	17300-02-10 (portion)	
LOCATION	NW corner of Farrow/Hardscrabble Road	

MAP #	CASE # 05 – 76 MA	<b>Page</b>
APPLICANT	Steadfast Unmovable Ministries, Inc. c/o Nancy Johnson	<b>(163)</b>
REQUESTED AMENDMENT	RS-2 to OI (11 acres)	
PURPOSE	Commercial Development	
TAX MAP SHEET NUMBER (S)	20200-01-31	
LOCATION	Clemson Rd. west of Hardscrabble Rd.	

**VIII. NEW BUSINESS – TEXT AMENDMENTS**

- a. Digital Data Submission.....**Page (173-178)**
- b. Vesting of Subdivision Development Rights.....**Page (179-180)**

**IX. ROAD NAME APPROVALS**

- a. New Road Name Approvals.....**Page (181)**

**X. COUNTY COUNCIL ACTIONS REPORT**

- a. Actions taken by County Council during the month of April....**Page (183)**

**XI. OTHER BUSINESS**

a. Discussion on Wholesale Trade Land Uses in the General Commercial Zoning District.....**Page (185)**

b. Vote on Planning Commission Meeting for August 2005

**XII. PLANNING DIRECTOR'S REPORT**

**XIII. ADJOURNMENT**

**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION MAP AMENDMENT STAFF REPORT**

May 2, 2005

<b>RC Project # 05-66 MA</b>	<b>Applicant:</b> Windsor Square, LLC
<b>General Location:</b> Corner of Alpine Road & Windsor Lake Boulevard	
<b>Tax Map Number:</b> 19808-05-01	<b>Subject Area:</b> 4.74 ac MOL
<b>Current Parcel Zoning:</b> C-3	<b>Proposed Parcel Zoning:</b> PDD
<b>Proposed Use:</b> Office/Distribution Buildings	<b>PC Sign Posting Date:</b> April 6, 2005

**SECTION I ANALYSIS**

Section 6-29-540, SC Code of Laws requires the Planning Commission to analyze "...the location, character and extent..." of a proposed amendment. It is the Department's position that this provision means the Planning Commission must "...review and comment as to the compatibility of the proposal with the comprehensive plan..."

In addition, Chapter 26-402 of the Richland County Code of Ordinances states "...All proposed amendments (*to the Zoning Ordinance*) shall be submitted to the planning commission for study and recommendation..." The Planning Commission shall study such proposals to determine:

- a) The need and justification for the changes.
- b) The effect of the change, if any, on the property and on surrounding properties.
- c) The amount of land in the general area having the same classification as that requested.
- d) The relationship of the proposed amendments to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purposes of this Ordinance (*the Zoning Ordinance*) and the comprehensive plan

This staff report analyzes the proposed amendment based on the criteria above and identifies of the estimated impact of the proposed project on transportation facilities and services. The appropriate Proposed Land Use Map, Goals, Objectives and Recommendations/Principles of the Comprehensive Plan and other relevant issues will also be presented. A zoning map, the appropriate graphics and other pertinent data are found at the end of this document.

The existing zoning is presumed to be an accurate reflection of the County's desired development for the area and the subject site. Therefore, the burden of proof is on the applicant to provide facts justifying the need to change the existing zoning.

**Applicant’s Factual Justification For Proposed Change**

To allow for the use of general storage/warehousing greater than 12,000 sq. ft. per parcel

**Compatibility With Existing Development in the Area**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcel</b>	C-3	Undeveloped woodlands
<b>Adjacent North</b>	RS-2	E.L. Wright Middle School
<b>Adjacent East</b>	PDD	Undeveloped woodlands & Waterford Retirement Home
<b>Adjacent South</b>	RS-1	Single family residences and salvage yard
<b>Adjacent West</b>	C-3	Columbia Scuba and salvage yard

Part of the determination regarding the compatibility of the proposed project with the surrounding area is a comparison of the existing permitted uses with the uses permitted under the proposed zoning district. The table below summarizes this comparison.

<p><b><u>C-3 Zoning Designation Intent</u></b>                      Intended to accommodate a wide variety of general commercial and nonresidential uses characterized by retail, office and service establishments and oriented primarily to major traffic arteries</p>	<p><b><u>Proposed PDD Zoning Designation Intent</u></b>                      Intended to better bridge the inherent difference between residential and non-residential uses; and to better accommodate change within those areas of the county where due to economics or other factors responsible for change, potentially incompatible development could compromise property values or adversely impact existing land, transportation facilities or infrastructure</p>
<p><b><u>Existing C-3 Zoning Permitted Uses</u></b>                      Retail, service, repair &amp; personal services                      Offices, studios &amp; financial institutions                      Eating and drinking establishments                      Wholesale/distribution uses &lt; 8000 sq. ft.                      Private clubs, lodges and the like                      Automobile service stations                      Places of worship                      Enclosed recycle collection &amp; transfer uses</p>	<p><b><u>Proposed PDD Zoning Permitted Uses</u></b>                      Limited to only those depicted in the Site Plan provided as Attachment B</p>

The land uses above represent a summary of the permitted uses in Chapter 26-67 and Chapter 26-72, respectively of the County Code. Some Special Exception uses are also possible.

The subject site is contiguous to existing C-3 zoned property to the west consisting of commercial land uses. The subject is contiguous to an existing non-conforming auto-repair/salvage yard to the south. Undeveloped woodlands and the Waterford retirement home are located to the east and an elementary school and church to the north. The proposed Amendment is compatible with the existing land uses.

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C ratio increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these level-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Alpine Road	
Functional Classification Of This Roadway	Two lane undivided minor arterial	
<b>Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)</b>	<b>10,800</b>	
Estimated Traffic Generated By The Proposed Project	459	
Current Volume At The Nearest Count Station #499 Located @east of site on Alpine Road near Windsor Lake intersection	8,200	
Estimated Traffic Count <b>With</b> the Proposed Project	8,659	
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>0.80</b>	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process. The estimated project traffic is determined by applying the traffic generation rates presented on pages 9 through 11 of the Addendum To The Long Range Major Street Plan for Richland County, October 1993, or the 6<sup>th</sup> Edition of the Institute of Traffic Engineers Traffic Generation Manual (TGM), whichever is most appropriate for the requested use. In this case, the estimated traffic is calculated by multiplying the generation rate for a Single Tenant

Office Building found on page 1070 of the TGM times the proposed square footage of the use and Warehousing found on page 198 times the proposed square footage of the use. The aforementioned uses were the most relevant uses in the TGM for the proposed project site. The calculation is as follows and is approximate based on the TGM and the fact that only square footages for Phase I for the specific uses were depicted. The same square footage of office (6,000 sq. ft.) and warehousing (16,800 sq. ft.) were assumed for Phase II and III. The calculation is as follows; 18,000 sq. ft. of office x 11.57 average rate per 1,000 sq. ft. of office = 208 ADT's + 50,400 sq. ft. of warehousing x 4.96 average rater per 1,000 sq. ft. of warehouse = 251 = total of 459. The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003 i.e. **they are already more than one year old**. The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The proposed Amendment should not have a significant effect on the LOS of Alpine Road as it is currently operating at a LOS Design Capacity of C.

### **Fire Service Impacts**

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 2-mile radius of a fire station.

### **Relationship To Comprehensive Plan**

It is the Department's position that in order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate the proposed zoning amendment based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance # 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles/Recommendations of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8] The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

Section 6-29-710, SC Code of Laws states "...The regulations (*i.e., zoning and other land development regulations*) must be made in accordance with the comprehensive plan for the jurisdiction and be made with a view to promoting the purposes set forth in this chapter..." The Department interprets this provision to mean that if either the existing, or proposed zoning, is not consistent with the land use designation on the Northeast Subarea Proposed Land Use Map, the Map should be amended through the statutory comprehensive plan amendment process. **The Map designates the subject area as Low Density Residential in the Established Urban area.**

**The proposed PDD zoning is NOT consistent with the Map designation as required by state statutes because the proposed Amendment is for commercial uses in an area designated as Low**

Density Residential by the Map. The zoning should be RS-1, RS-2 or PUD to be consistent with the Low Density Residential land use designation.

In addition to reviewing the consistency with the Proposed Land Use Map, it is necessary to review the Comprehensive Plan's development policies, as found in the Subarea Plans, to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The Northeast Subarea Plan, adopted in March 1995, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 30 and 35 respectively, are discussed below:

Objective – Limit commercial development to select locations such as major intersections, reducing the effects on non-residential intrusion on neighborhoods.

The site is located at the intersection of Windsor Lake Boulevard and Alpine Road. The site is surrounded by existing commercial uses except for a single-family home to the south which will be buffered from the commercial use by the applicant per the Landscape Requirements in the Richland County Land Development Code. The proposed Amendment **implements** this Objective.

Principle – In general, commercial and office activities should be confined to existing zoned areas.

The subject site is currently zoned C-3 and a Planned Development District will limit the allowable uses on the site. The proposed Amendment **implements** this Principle.

### **Other Relevant Issues**

The applicant has requested a PDD to allow for a “flex-space” facility for multiple land uses with office/reception/display space and warehouse/storage/distribution space in what is now a C-3 zoning district. In the C-3 district, the current Zoning Code allows for up to 8,000 sq. ft. (total) of wholesale and distribution space per parcel. The Land Development Code, effective July 1, 2005, does not limit the size of wholesale/distribution uses but it does limit the types.

The applicant has not specified a breakdown of square footage to be used for office/warehouse space for all phases of the project. Phase I has been stipulated as having 16,800 sq. ft. of warehouse space and 6,000 sq. ft. of office space. This is why the Department had to make an approximation in the traffic impact discussion for Phases II and III.

The Department is unable to verify exact sizes for the structures in Phases II and III because the site plan submitted is clearly conceptual for the aforementioned phases as the rear and sides of the buildings are not closed and some appear not to meet setbacks and/or possibly building codes for appropriate spacing. The parking and curb cuts for Phases II and III also cannot be properly calculated as undisturbed woodlands and silt fence are depicted over the drives and parking areas which would preclude vehicular access. The appropriate landscape standards have not been supplied or met for Phases II and III which omit landscaping and the required buffer abutting the single family residence to the south.

Other requirements set forth by the Planned Development District have been omitted such as the size of all signs to be located on site. The Department received a submittal from the applicant on a separate drawing showing the location of the sign for Phase I without size specifications. The applicant stated in separate letter requested by the Department that the sign entails a sand-blasted wood sign with ground-located flood lighting for each phase. The location of proposed signage was omitted for Phases II and III. The requirements of the Planned Development District have been met for Phase I on various site plan sheets submitted by the applicant excluding the size of signage. Phases II and III are insufficient per the discussion above.

The applicant has not presented a list of specific types of uses allowed in the proposed PDD, however, in a request from staff the applicant stated that, "This application was submitted at the suggestion of the Planning Dept. to preserve the C-3 commercial uses which will be prohibited in the new Land Development Code GC category and therefore requests approval for "Office/Distribution buildings with various commercial uses permitted under current C-3 zoning". If it would be helpful, we could attach the pages in the current L/D Code describing those uses."

**SECTION II STAFF RECOMMENDATION**

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDSD) recommends that case 05-66 MA be **deferred** until an appropriate submittal has been made by the applicant addressing the deficiencies and guidelines discussed above.

**Findings of Fact:**

1. The proposed Amendment **is compatible** with the adjacent existing land uses.
2. The traffic analysis shows that the LOS C traffic capacity of Alpine at this location **will not** be exceeded.
3. The proposed Amendment **is not consistent** with Proposed Land Use Map designation in the Northeast Subarea Plan.
4. The proposed Zoning Map Amendment **is consistent** with the Objectives and Recommendations of the Northeast Subarea Plan discussed herein.
5. It is the Department's position that in order to comply with the requirements of Section 6-29-540, SC Code of Laws, the Proposed Land Use Map for this portion of the Northeast Subarea Plan should be amended, via the formal land use ordinance adoption process, to change the land use designation for the subject site to a Residential land use designation.
6. If the proposed Zoning Map Amendment fails, the subject property may continue to be used by any existing permitted uses identified on page 2 of this Report.

**PDD Conditions**

- a) The Planning Commission approved the Site Plan prepared for Windsor Square Business Center, except as otherwise amended herein, required by Section 26.70-15, which is on file in the Richland County Planning & Development Services Department (hereinafter referred to as "PDSD") and is incorporated herein by reference; and
- b) The site development shall be limited to a 16,800 sq. ft. of warehouse/storage/distribution space and 6,000 sq. ft. of office/reception/display space and 55 parking spaces for Phase I as

depicted in Attachment B. The sizes of structures and breakdown of uses and square footage and parking spaces can not be properly identified for Phases II and III; and

- c) Pursuant to the requirements of Section 26-72.13 of the Richland County Code of Ordinances, the Planning Commission may approve changes to the Site Plan (Attachment B) only upon findings that such changes will not: 1) increase the density of the project, 2) increase the amount of traffic generated, 3) reduce screening or off-street parking requirements, or 4) substantially alter the composition of the project; and
- d) Unless otherwise provided herein, all development shall conform to all relevant land development regulations in effect at the time a permit application is received by the Planning and Development Service Dept. (PDS); and
- e) No Special Exceptions, as defined in Section 26-602 of the Richland County Code of Ordinances, or its relevant successor regulations shall be permitted; and
- f) Access to the subject site shall be limited to two intersections on Alpine Road as depicted on Attachment B and one intersection on Windsor Lake Boulevard; and
- g) The applicant shall transmit a phasing plan, if applicable, to the Department prior to reviewing any construction plans; and
- h) **No site clearing activity shall begin until the Richland County Public Works Department issues a Grading Permit and the PDS issues a Controlled Clearing letter;** and
- i) The developer shall construct any necessary turn lanes for the project on both Alpine Road and Windsor Lake Boulevard; subject to obtaining all required state and /or county approvals; and
- j) The interior of the site shall be maintained in a manner to allow accessibility for fire apparatuses to all areas of the site in accordance with the current regulations of the County Fire Marshal and to not hamper vehicular traffic within the site; and
- k) All lighting fixtures shall be installed with proper shielding to prevent encroachment of nuisance glare, from the site; and
- l) The Planning Commission shall determine the specific land uses allowed under the Land Development Code, effective July 1, 2005, from the following categories:  
Business, Professional and Personal Services; and  
Retail Trade and Food Services; and  
Wholesale Trade.

<b>SECTION III      PLANNING COMMISSION ACTION</b>
--

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision provided such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

At their meeting of May 2, 2005, the Richland County Planning Commission agreed (did not agree) with the PSDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-66 MA at the next available opportunity.

**Commission Findings of Fact/Recommendations**

(If the Planning Commission does not agree with the Department's recommendation and/or findings of fact, the reasons for the decision must be clearly stated for the public record.)

In consideration of the proposed Zoning Map Amendment # 05-66 MA, the Planning Commission made the findings of fact summarized below:

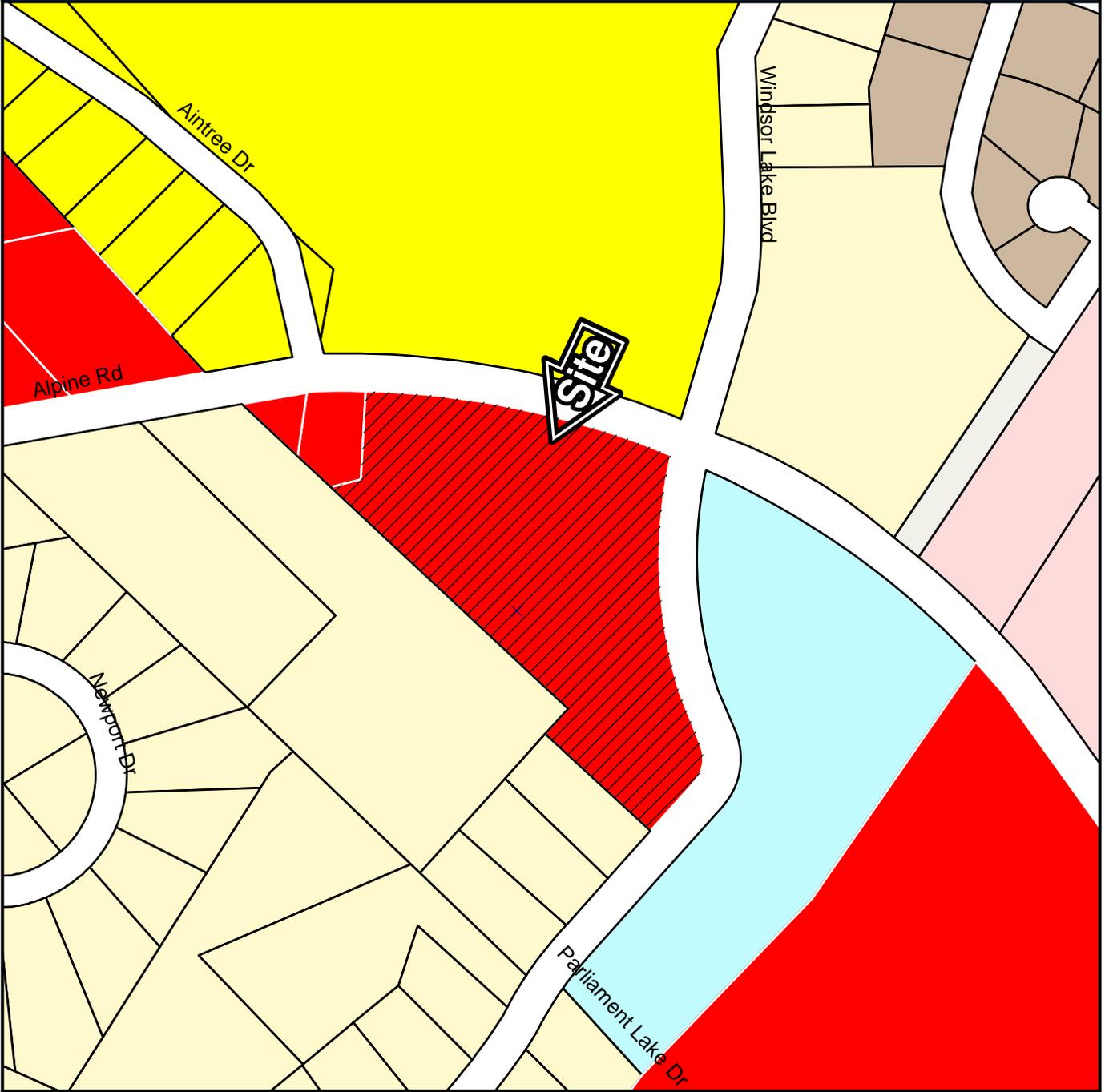
**CASE 05-66 MA**  
**C-3 to PDD**  
**TMS 19808-05-01**



**Site**



# CASE 05-66 MA C-3 to PDD



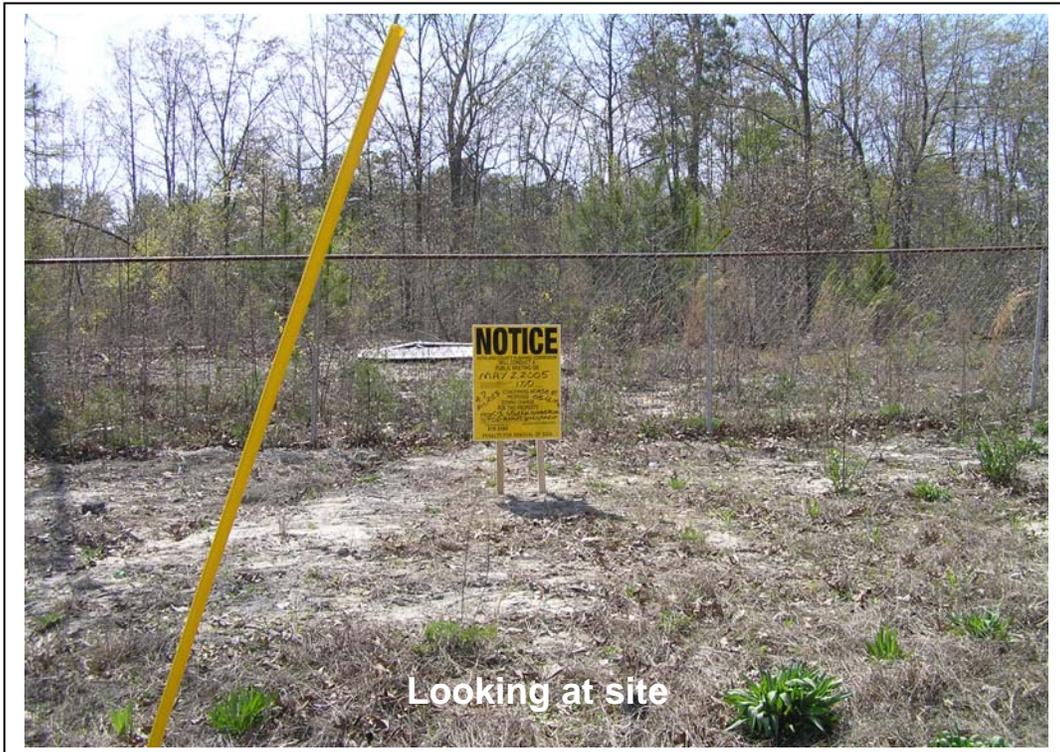
## ZONING CLASSIFICATIONS

	C-1		D-1		MH-1		PDD		RG-2		RS-2
	C-2		M-1		MH-2		PUD		RR		RS-3
	C-3		M-2		MH-3		RG-1		RS-1		RU
							SUBJECT				



# CASE 05-66 MA From C-3 to PDD

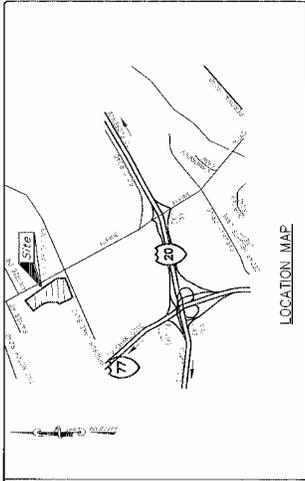
TMS# 19808-05-01 SW corner of Windsor Lake Blvd & Alpine Rd



Looking at site



Looking at E.L. Wright Middle School



**EROSION CONTROL NOTES**

1. CLEARING SHALL BE RESTRICTED TO THE LIMITS OF THE PROJECT INCLUDING ROADS, PIPELINES, AND FILL AREAS.
2. ALL DISTURBED AREAS NOT TO BE CROSSED SHALL BE GRADED TO ORIGINAL GRADE OR BETTER.
3. MONITOR SITE FREQUENTLY AND REPAIR OR REPLACE ALL DAMAGED OR IMPROPERLY FUNCTIONING SILT BARRIERS.
4. MAINTAIN SUFFICIENTLY OPEN CHANNELS TO PREVENT LOGJAMS AND AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
5. AFTER COMPLETION OF CONSTRUCTION UPSTREAM OF SEDIMENT BASIN, SEDIMENT BASIN SHALL BE CLEANED OUT AND THE STAND OF GRASS SHALL BE MAINTAINED AT A GRASSED TO PLANT BOTTOM OUTLET DITCH TO OUTLET DITCH.
6. STABILIZATION PRACTICES SHALL BE INITIATED WITHIN 14 CALENDAR DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY INTERRUPTED VEGETATION. CONSTRUCTION ACTIVITIES SHALL BE RESTRICTED WITHIN 21 CALENDAR DAYS.
7. CLEAN OUT TEMPORARY SEDIMENT TRAPS AND BASINS WHEN 1/2 FULL OF SILT.

**CONSTRUCTION SEQUENCE**

1. INSTALL GRAVEL CONSTRUCTION EXIT.
2. INSTALL TEMPORARY SILT FENCING AND EROSION CONTROL MEASURES.
3. REMOVE AND STORE TOP SOIL.
4. ROUGH GRADE SITE.
5. INSTALL STORM DRAINAGE AND INSTALL DETENTION PONDS #1 AND #2.
6. BEGIN FINAL GRADING.
7. INSTALL TEMPORARY GRASSING AND SITE STABILIZATION AND MAINTAIN ALL EROSION CONTROL MEASURES.
8. BEGIN FINAL SITE PAVING, LANDSCAPING AND GRASSING.
9. REMOVE ALL EROSION CONTROL MEASURES AND CLEAN OUT DETENTION PONDS.

**DESIGNER'S CERTIFICATION STATEMENT**

I HEREBY CERTIFY THAT THIS PLAN IS DESIGNED TO CONTAIN SILT ON THE PROPERTY CONCERNED TO THE MAXIMUM EXTENT FEASIBLE. PROVISIONS FOR EROSION AND SEDIMENT CONTROL ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA EROSION CONTROL ACT. I HEREBY CERTIFY THAT THESE PLANS ARE DESIGNED TO PROVIDE PROPER DRAINAGE AND FLOOD PROTECTION ON THE PROPERTY, TO THE MAXIMUM EXTENT FEASIBLE. I AM NOT PROVIDING DESIGN FOR EROSION CONTROL PROTECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA EROSION CONTROL ACT.

*JAMES A. HAYES, JR. P.E.*  
 JAMES A. HAYES, JR. P.E.  
 S.C. REG. # 12299

**APPLICANT'S CERTIFICATION STATEMENT**

I HEREBY CERTIFY THAT ALL CLEARING, GRASSING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE ACCORDING TO THIS PLAN.

*WINDSOR SQUARE, LLC*  
 WINDSOR SQUARE, LLC - OWNER

THIS PROJECT IS IN ZONE X AS SHOWN ON THE FIRM MAP 450701050 RICHMOND COUNTY EFFECTIVE DATE JANUARY 19, 1994

**LANDSCAPE LEGEND**

- RIVER BURCH OR IN-KIND TREE (2.5" CALIBER AND 10' TALL AT TIME OF PLANTING)
- WEEPING MALLOW OR IN-KIND UNDERSTORY TREE (6' AT TIME OF PLANTING)

DATE	12/20/2005
SCALE	1"=40'
DRAWN BY	JKC
CHECKED BY	JKC
DATE	12/20/2005

OVERALL GRADING AND LANDSCAPING PLAN  
 WINDSOR SQUARE BUSINESS CENTER  
 PREPARED FOR  
 WINDSOR SQUARE, LLC  
 RICHMOND COUNTY - SOUTH CAROLINA



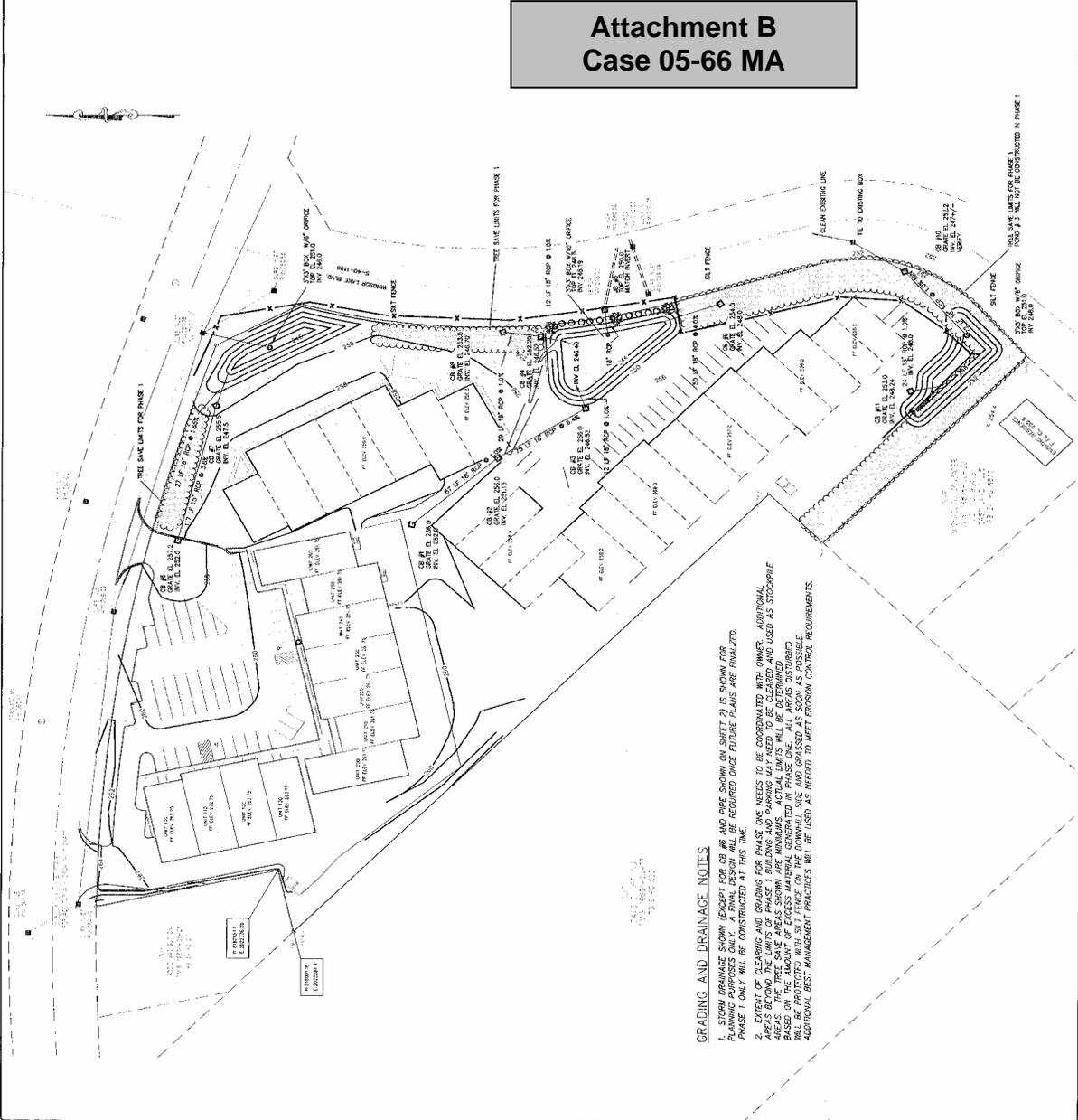
**J. A. Moyes and Associates**  
 4 BARRELL COURT  
 RICHMOND, SOUTH CAROLINA 29016  
 TEL: (803) 736-1452 FAX: (803) 736-9882



FOR AGENCY REVIEW

NO. 1	DATE	BY	REVISION

**Attachment B  
 Case 05-66 MA**



**GRADING AND DRAINAGE NOTES**

1. STORM DRAINAGE SHOWN EXCEPT FOR CB #6 AND PIPE SHOWN ON SHEET 2) IS SHOWN FOR PLANNING PURPOSES ONLY. A FINAL DESIGN WILL BE REQUIRED ONCE FUTURE PLANS ARE FINALIZED. PHASE 1 ONLY WILL BE CONSTRUCTED AT THIS TIME.
2. EXCESS CLEARING AND GRASSING FOR PHASE ONE NEEDS TO BE COORDINATED WITH OWNER. ADDITIONAL AREAS FOR CLEARING AND GRASSING SHOULD BE USED AS SUGGESTED AREAS. THE TREE SAVE AREAS SHOWN ARE MINIMUMS. ACTUAL LIMITS WILL BE DETERMINED BASED ON THE AMOUNT OF EXCESS MATERIAL GENERATED IN PHASE ONE. ALL AREAS DISTURBED MUST BE RESTORED TO ORIGINAL GRADE AND VEGETATION. ADDITIONAL BEST MANAGEMENT PRACTICES WILL BE USED AS NEEDED TO MEET EROSION CONTROL REQUIREMENTS.

THE SAVE LIMITS FOR PHASE 1  
 THE CLEAN EXISTING LINE

**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION MAP AMENDMENT STAFF REPORT**

February 7, 2005

<b>RC Project # 05-39 MA</b>	<b>Applicant:</b> Clemson Road Business Park
<b>General Location:</b> South Side of Clemson Rd, approximately 1/2 mile east of Hardscrabble Rd	
<b>Tax Map Number:</b> 20200-03-49/50	<b>Subject Area:</b> 21ac MOL
<b>Current Parcel Zoning:</b> RU	<b>Proposed Parcel Zoning:</b> PDD
<b>Proposed Use:</b> Upscale storage facilities and small office buildings	<b>PC Sign Posting Date:</b> January 12, 2005

**SECTION I ANALYSIS**

Section 6-29-540, SC Code of Laws requires the Planning Commission to analyze "...the location, character and extent..." of a proposed amendment. It is the Department's position that this provision means the Planning Commission must "...review and comment as to the compatibility of the proposal with the comprehensive plan..."

In addition, Chapter 26-402 of the Richland County Code of Ordinances states "...All proposed amendments (*to the Zoning Ordinance*) shall be submitted to the planning commission for study and recommendation..." The Planning Commission shall study such proposals to determine:

- a) The need and justification for the changes.
- b) The effect of the change, if any, on the property and on surrounding properties.
- c) The amount of land in the general area having the same classification as that requested.
- d) The relationship of the proposed amendments to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purposes of this Ordinance (*the Zoning Ordinance*) and the comprehensive plan

This staff report analyzes the proposed amendment based on the criteria above and identifies of the estimated impact of the proposed project on transportation facilities and services. The appropriate Proposed Land Use Map, Goals, Objectives and Recommendations/Principles of the Comprehensive Plan and other relevant issues will also be presented. A zoning map, the appropriate graphics and other pertinent data are found at the end of this document.

The existing zoning is presumed to be an accurate reflection of the County's desired development for the area and the subject site. Therefore, the burden of proof is on the applicant to provide facts justifying the need to change the existing zoning.

**Applicant’s Factual Justification For Proposed Change**

To construct an upscale storage facility and general office space

**Compatibility With Existing Development in the Area**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcel</b>	RU	Post Office, Day Care Center and undeveloped
<b>Adjacent North</b>	RS-2	Wiltshire Subdivision across Clemson Road
<b>Adjacent East</b>	RS-1	Rose Creek Subdivision
<b>Adjacent South</b>	RS-1	Rose Creek Subdivision
<b>Adjacent West</b>	RS-1	Copperfield Subdivision

Part of the determination regarding the compatibility of the proposed project with the surrounding area is a comparison of the existing permitted uses with the uses permitted under the proposed zoning district. The table below summarizes this comparison.

<p><b><u>RU Zoning Designation Intent</u></b>                      Intended to protect and encourage agricultural endeavors; promote wise use of prime agricultural and forest communities; protect and encourage the integrity of existing rural communities; protect valuable natural and cultural resources; and maintain open space and scenic areas contiguous to development areas</p>	<p><b><u>Proposed PDD Zoning Designation Intent</u></b>                      Intended to bridge the inherent difference between residential and non-residential uses; to accommodate change where potentially incompatible development could compromise property values; and to ameliorate differences between potentially incompatible uses by exacting concessions and conditions as necessary to achieve land use compatibility</p>
<p><b><u>Existing RU Zoning Permitted Uses</u></b>                      All farm type enterprises                      Public buildings and utilities                      Orphanages, nursing homes and the like                      Places of worship                      Educational facilities                      One &amp; Two family dwellings</p>	<p><b><u>Proposed PDD Zoning Permitted Uses</u></b>                      Limited to only those described below:                      Upscale Storage Facilities (119,200 sq. ft.)                      Office Building (40,000 sq. ft.)                      16 Small Office Buildings (48,500 sq. ft.)                      1.7 acres isolated wetlands</p>

The land uses above represent a summary of the permitted uses in Chapter 26-61 and Chapter 26-72, respectively of the County Code.

The proposed development low-density office and storage development will be far less objectionable to the adjacent residences than many other possible development scenarios. The two main structures along Clemson Road will have a maximum height of 50 feet and no other structures shall exceed 35 feet in height.

The small office buildings will range in size from 2000 to 5000 sq. ft. in area, have a “residential” design and be brick construction. A 35-foot wide landscaped buffer along east, south and west sides will be provided. The Department recommends the applicant prepare a comprehensive outdoor lighting plan for the entire project that minimizes light spillover to the adjacent residences.

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C ratio increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these level-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Clemson Road	
Functional Classification Of This Roadway	Four Lane Undivided Minor Arterial	
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>21,600</b>	
Estimated Traffic Generated By The Proposed Project	1282	
Current Volume At The Nearest Count Station # 440 Located @ near the subject site	16,300	
Estimated Traffic Count <b>With</b> the Proposed Project	17,582	
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>0.82</b>	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rates presented in the 6<sup>th</sup> Edition of the Institute of Traffic Engineers Traffic Generation Manual (TGM). See the table below for detailed calculations

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003 i.e. **they are already more than one year old.**

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

<b>Land Use Type</b>	<b># Sq. Ft.</b>	<b>TGM Trips Rate</b>	<b>Est. Daily Trips</b>
Storage Center Complex	119,200	2.5 /1000 sq. ft. (pg. 224)	298
Principal Office Bldg.	40,000	11.01/1000 sq. ft. (pg. 1052)	440
Small Office Bldgs.	48,500	11.42/1000 sq. ft. (pg.1142)	554
<b>Total *</b>			<b>1282</b>

\* total excludes the existing post office and day care center traffic generation

The analysis above shows that the proposed Zoning Map Amendment will not result in the LOS C being exceeded for this portion of Clemson Road. However, the traffic in this area will drastically increase as more businesses in the Villages @ Sandhills project open. Five years ago, the Villages traffic engineer projected the traffic count at SCDOT station 440 would be 13,400 ADTs in 2005. The 2003 count shown above is already 16,800 ADTs.

### **Fire Service Impacts**

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 2 mile radius of a fire station.

### **Relationship To Comprehensive Plan**

It is the Department's position that in order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate the proposed zoning amendment based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance # 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles/Recommendations of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8] The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

Section 6-29-710, SC Code of Laws states “...The regulations (*i.e., zoning and other land development regulations*) must be made in accordance with the comprehensive plan for the jurisdiction and be made with a view to promoting the purposes set forth in this chapter...” The Department interprets this provision to mean that if either the existing, or proposed zoning, is not consistent with the land use designation on the Northeast Subarea Proposed Land Use Map, the Map should be amended through the statutory comprehensive plan amendment process.

The Map designates the subject area as Agricultural in the Established Urban area. **The proposed PDD zoning is NOT consistent with the Map** designation as required by state statutes because the proposed development is offices and upscale storage areas.

The current Agricultural designation is clearly inappropriate at this time. The subject parcel and another parcel zoned RU to the west along Clemson Road should both be changed via the statutory process to some type of low intensity development designation.

In addition to reviewing the consistency with the Proposed Land Use Map, it is necessary to review the Comprehensive Plan’s development policies, as found in the Subarea Plans, to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The Northeast Subarea Plan, adopted in March 1995, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 30 and 35 respectively, are discussed below:

Objective –Minimize incompatibility between existing and proposed land uses

The applicant has proposed a number of measures to mitigate the effects of the development on the adjacent residences. The proposed storage and office development will generally not operate after 7:00 PM on weekdays nor on weekends.

The Floor Area Ratio (FAR) is the gross area of the proposed structures divided by the total area of the site. It is a measurement of density, or intensity, for non-residential projects. The Preliminary Layout Plan proposes approximately 207,700 sq. ft. of structures on the 21.2 acre site, or an FAR of 0.23. If developed as provided in the Special Conditions cited below, the proposed Amendment will implement this Objective.

Principle – In general, commercial and office activities should be confined to existing zoned areas and/or proposed locations where the following apply...Sites that don’t encroach or penetrate established residential areas

The proposed project does not show any physical connection to the adjacent residential area. The proposed mitigative measures described above protect the adjacent residences from physical encroachment by more intensive land uses. Even the visual encroachment will be minimized by the mitigative measures. The proposed Amendment implements this Principle.

### **Other Relevant Issues**

The Department has repeatedly stated the position that the purpose of a PUD or PDD is to limit the amount and type of development in exchange for flexibility in the design and arrangement of the land uses. The applicant's Exhibit E provides the land use limitations for the subject site; the reference to particular provisions of the Zoning Ordinance is irrelevant and should be removed.

The applicant proposes allowing the same accessory uses as those found in the C-1 and C-2 zoning districts. Unless extremely tightly controlled in the Owners Association's Restrictive Covenants, it is possible that intent to develop an upscale facility will be compromised by a proliferation of accessory uses and/or structures. The Department recommends that no accessory uses, other than solid waste facilities, gazebos or small picnic shelters, be permitted on this site.

The name of the proposed project must be changed because it is too similar to the Clemson Road Office Park currently under construction west of Hardscrabble Road. The new name must be approved by the E-911 Coordinator to ensure no duplication occurs.

The statement at the bottom of page 3 beginning with "...The District Guidelines will...address a specific subject..." needs to be clarified. The Owners Association may establish development requirements and processes that are more stringent than County requirement and processes, but not less stringent. These internal rules must be very clear that such requirement and processes do NOT supercede County requirement and processes.

The applicant may wish to consider discussing some type of controlled pedestrian access to the Post Office with the adjacent homeowners association. Such access may be preferable to the adjacent residents to eliminate the need to drive a car from the neighborhood to the Post Office.

<b>SECTION II STAFF RECOMMENDATION</b>
--

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDS) recommends the Official Zoning Map designation for the parcels included in Project # 05-39 MA **be changed** from RU to PDD.

#### **Findings of Fact:**

1. If the conditions cited below are properly implemented, the proposed Amendment will be compatible with the adjacent existing land uses.
2. The traffic analysis shows that the LOS C traffic capacity of Clemson Road at this location will not be exceeded.
3. The proposed Amendment is not consistent with Proposed Land Use Map designation in the Northeast Subarea Plan.
4. The proposed Zoning Map Amendment is consistent with the Objectives and Recommendations of the Northeast Subarea Plan discussed herein.
5. It is the Department's position that the Proposed Land Use Map for this portion of the Northeast Subarea Plan should be amended, via the statutory comprehensive plan process, to change the land use designation for the site to a commercial use designation.
6. If the proposed Zoning Map Amendment fails, the subject property may continue to use any existing permitted uses identified on page 2 of this Report.

### **PUD Conditions**

- a) The site development shall be limited to 119,200 sq. ft of storage facilities and related office space; 40,000 sq. ft. of principal office building space; and 48,500 sq. ft. of small office space; and 1.7 acres of undisturbed wetlands as depicted in the Preliminary Layout Plan, which is attached hereto; and
- b) The site's land uses shall be limited to those identified in applicants Exhibit E; and
- c) Retail commercial land uses shall be prohibited on the subject project; and
- d) The applicant shall provide a phasing plan to the Department prior to reviewing any construction plans or site plans; and
- e) The Department shall approve a comprehensive signage plan for the entire project prior to approval of any site plans or construction plans on the subject site; and
- f) The Department shall approve a comprehensive landscaping plan that significantly exceeds the minimum requirements along the east, south and north sides of the site prior to approval of any site plans or construction plans on the subject site; and
- g) The Department shall approve a comprehensive outdoor lighting plan for the entire project to contain the light on-site and minimize light spillover to the adjacent residences prior to approval of any site plans or construction plans on the subject site; and
- h) No structures on the site shall exceed 50 feet in height and no structure within 50 feet of the east, south and west property line shall exceed 35 feet in height; and
- i) The small office buildings shall have a "residential" design and be brick construction; and
- j) Except as otherwise provided herein, all development shall conform to all relevant land development regulations in effect at the time a permit application is received by the Planning and Development Service Dept. (PDSD); and
- k) Approval of Attachment B shall constitute approval of the Sketch Plan for subdivision purposes and is hereby approved for such purposes; and
- l) The provisions of Sections 26-72.4, 26-72.5 and 26-72.6 of the Richland County Code of Ordinances shall not apply to this project; and
- m) No Special Exceptions, as defined in Section 26-602, of the Richland County Code of Ordinances, or its relevant successor regulations, shall be permitted; and
- n) No accessory uses, other than solid waste facilities, gazebos or small picnic shelters, shall be permitted on-site; and
- o) All proposed changes to the approved Preliminary Layout Plan shall conform to the requirements of Section 26-72.12 of the Richland County Code of Ordinances, or its successor regulations; and
- p) No site clearing activity shall begin until the Planning and Development Services Department issues a Controlled Clearing Certificate letter; and
- q) Prior to acceptance for County maintenance, the roadways serving the development on the east side of the site must be named and constructed to County standards; and
- r) Access to the subject site shall be limited to the 3 driveways depicted on the Preliminary Layout Plan; and
- s) The developer shall construct any necessary turn lanes for the project on Clemson Road Roads, subject to obtaining all required state and /or county approvals; and
- t) Other conditions resulting from the Commission consideration?
- u) The applicant shall submit a copy of the Commercial Association Procedures outlined in Exhibit F for the Department's and inclusion in the project records; and

- v) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.

<b>SECTION III PLANNING COMMISSION ACTION</b>
---

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision provided such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

At their meeting of February 7, 2005, the Richland County Planning Commission agreed (**did not agree**) with the PDSO recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-39 MA at the next available opportunity.

**Commission Findings of Fact/Recommendations**

(If the Planning Commission does not agree with the Department's recommendation and/or findings of fact, the reasons for the decision must be clearly stated for the public record.)

In consideration of the proposed Zoning Map Amendment # 05-39 MA, the Planning Commission made the findings of fact summarized below:

**PDD SUBMISSION CHECKLIST**

The following are the current requirements for submission of a Planned Development District project Zoning Map Amendment as described in Chapter 26-72.10 of the Richland County Code of Ordinances. The minimum required lot size is two acres. **Blank boxes mean the requirement has NOT been met**

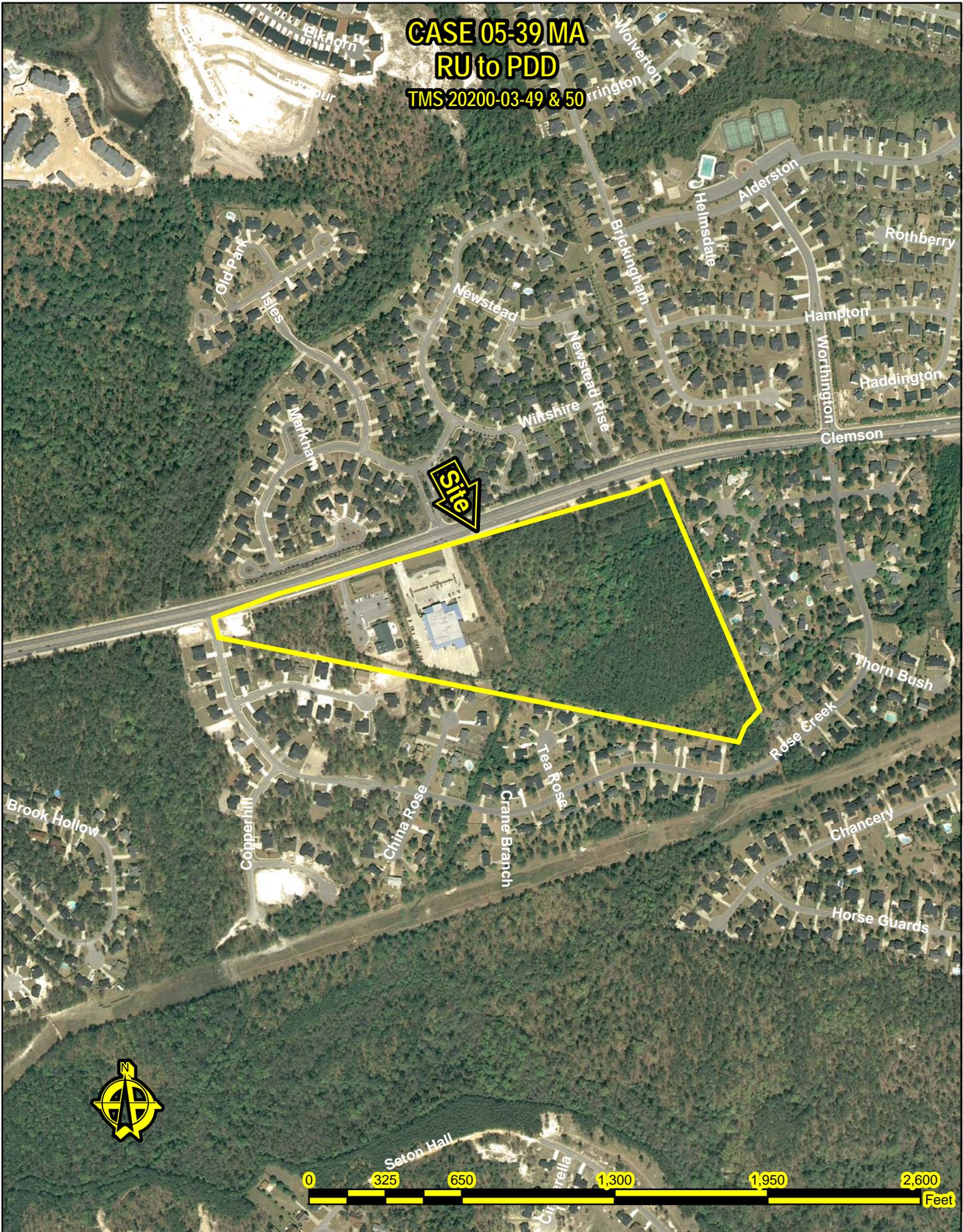
**Project Number:** 05-39 MA      **Applicant:** The Heyward Group – Robert Fuller

<b>Chapter #</b>	<b>Site Plan Submission Requirements</b>	<b>Comply</b>
26-72.10 (1)	Project Title and Name of Project Designer	X
26-72.10 (2)	Site Plan with North Point & Scale (Not More than 1"= 50 feet)	X
26-72.10 (3)	Existing Zoning, Existing Boundaries & Proposed Changes	
26-72.10 (4)	Boundary Survey, including ALL Existing Easements, Streets, Buildings & Other Physical Features on <b>AND</b> Adjacent to the Site	X
26-72.10 (5)	Location & Dimension of Streets, Alleys, Driveways, Curb Cuts, Entrances & Exits, Parking & Loading Areas (inc. # of spaces)	X
26-72.10 (6)	Location of Proposed Lots, Setback Lines, Easements and Land Use	X
26-72.10 (7)	Proposed Location & Heights of ALL Multifamily or Nonresidential Buildings & Dimensions of Structures <b><u>DRAWN TO SCALE</u></b>	X
26-72.10 (8)	Proposed Location & Description of ALL Fences, Walls, Screens, Buffers, Plantings & Landscaping	
26-72.10 (9)	Proposed Location & Number of Dwelling Units (by bedroom type) for Multifamily Projects	NAp
26-72.10 (10)	Proposed Location, Character, Size and Height of ALL Signs	
26-72.10 (11)	Project Location Map	
26-72.10 (12)	Number of Acres to be Devoted to Public and/or Private Reservations	X

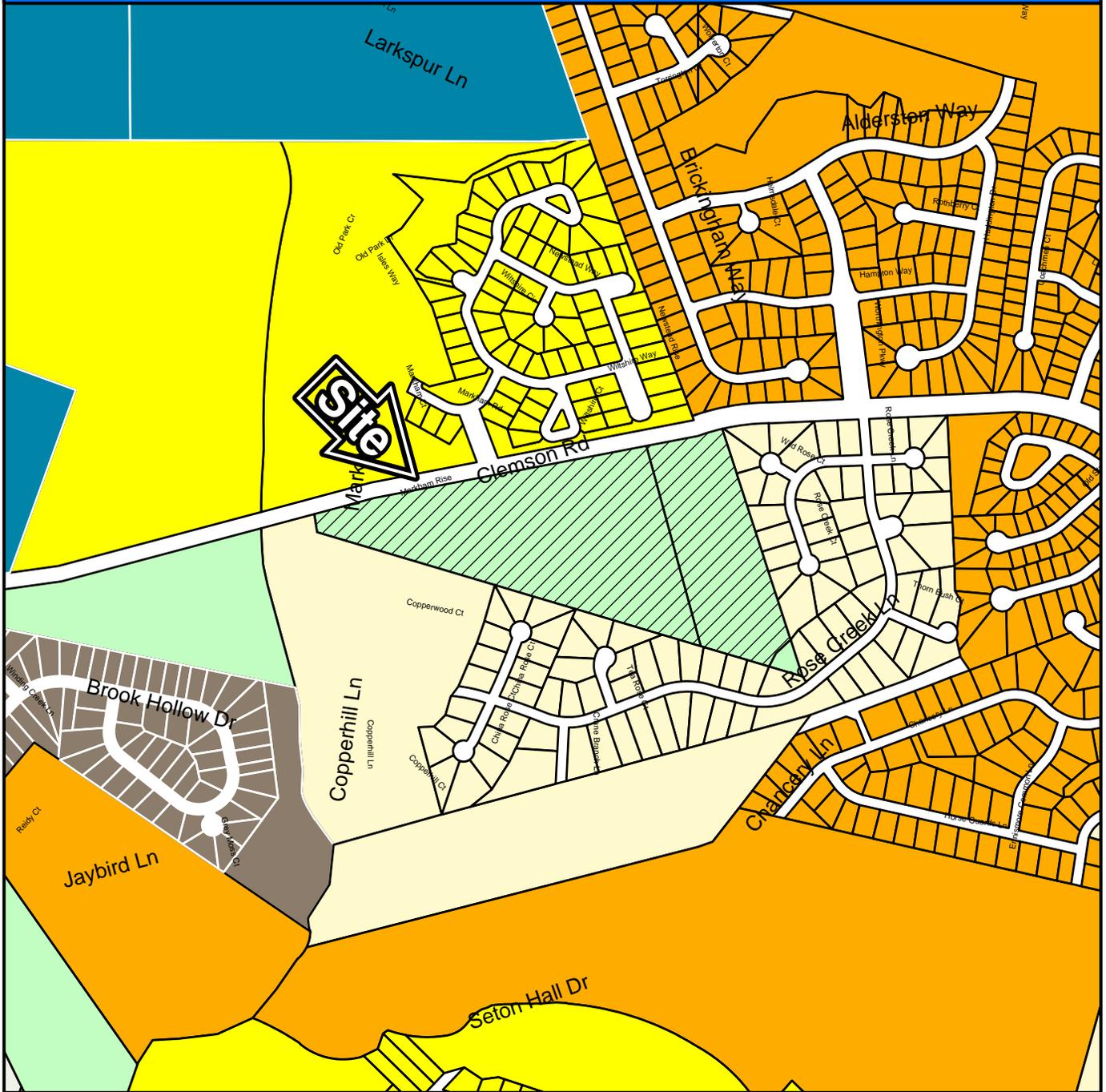
**PDS Reviewer:** Carl Gosline

**Date:** January 26, 2005

**CASE 05-39 MA**  
**RU to PDD**  
**TMS 20200-03-49 & 50**



# CASE 05-39 MA RU to PDD



## ZONING CLASSIFICATIONS

	C-1		D-1		MH-1		PDD		RG-2		RS-2
	C-2		M-1		MH-2		PUD		RR		RS-3
	C-3		M-2		MH-3		RG-1		RS-1		RU
							SUBJECT				





# CASE 05-39 MA FROM RU to PDD

TMS# 20200-03-49/50

Clemson Rd. near U.S. Post Office



Looking at site from Clemson Rd.



Looking west on Clemson Rd.



**STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-05HR**

**AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, AS DEFINED IN SECTION 26-31 OF THE RICHLAND COUNTY CODE OF ORDINANCES, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED HEREIN (TMS # 20200-03-49 AND TMS # 20200-03-50) FROM RU (RURAL DISTRICT) TO PDD (PLANNED DEVELOPMENT DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Richland County broad authority to provide a variety of services and functions within its jurisdiction, including, but not limited to, land use planning and land development regulation and similar activities and services; and

**WHEREAS**, Title 6, Chapter 29, of the Code of Laws of South Carolina provides the statutory enabling authority for Richland County to engage in planning and regulation of development within its jurisdiction; and

**WHEREAS**, Section 6-29-720 of the Code of Laws of South Carolina requires the County to adopt the Land Use Element of its Comprehensive Plan in conformance with the requirements therein as a prerequisite to continuing implementation of its zoning authority; and

**WHEREAS**, the County Council adopted a Comprehensive Plan on May 3, 1999, in conformance with the requirements of Title 6, Chapter 29, of the Code of Laws of South Carolina; and

**WHEREAS**, Section 6-29-760 of the Code of Laws of South Carolina provides the statutory authority and process to amend the Zoning Ordinance, codified as Chapter 26 of the Richland County Code of Ordinances; and

**WHEREAS**, this Ordinance complies with the requirements of Section 6-29-760 of the Code of Laws of South Carolina and with the ordinance adoption process proscribed in Section 2-28 of the Richland County Code of Ordinances;

**NOW, THEREFORE**, 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, Zoning; Article 3, Establishment of Districts and Zoning Maps; is hereby amended to change the property (TMS # 20200-03-49 and TMS # 20200-03-50) as described in Exhibit A and shown on Exhibit B, from RU Rural zoning to PDD Planned Development District zoning.

**Section II. PDD Site Development Requirements.** The following site development requirements shall apply to the subject parcels:

- a) The site development shall be limited to: 1) 119,200 sq. ft. of storage facilities and related office space, 2) 40,000 sq. ft. of principal office building space, 3) 48,500 sq. ft. of small office space, and 4) 1.7 acres of undisturbed wetlands, as depicted in the Preliminary Layout Plan, which is attached hereto as Exhibit B; and
- b) No structure on the site shall exceed fifty (50) feet in height, and no structure within fifty (50) feet of the east, south, or west property line shall exceed thirty-five (35) feet in height; and
- c) The small office buildings shall have a “residential” design and be of brick construction; and
- d) The site’s land uses shall be limited to the following:
  - 1) Offices, specifically including physicians, dentists (with commensurate parking requirements);
  - 2) Photography studios, art studios, interior design studios, craft studios, and establishments for the teaching of music, dancing, or other performing arts;
  - 3) Medical and dental laboratories, including establishments for the fitting and sale of prosthetic devices;
  - 4) Medical and health-related clinics, including small animal veterinary clinics, provided such small animal veterinary clinics meet the following standards:
    - a. All facilities for treating or boarding of animals shall be totally inside the principal building;
    - b. The building shall be soundproofed;
    - c. No outside activity associated with the animals shall be permitted; and
    - d. All animal refuse must be kept in airtight containers and disposed of on a daily basis; and
  - 5) Day nurseries and kindergartens, subject to the provisions of Section 26-84 of the Richland County Code of Ordinances; and adult day care facilities, provided that the Zoning Administrator shall ensure that the applicant has applied to the South Carolina Department of Health and Environmental Control (SCDHEC) for a license to operate the facility and that all SCDHEC requirements, including, but not limited to, those dealing with the maximum number of persons to be cared for at the facility are satisfied;
- e) Retail commercial land uses are prohibited on the subject site; and
- f) No accessory uses, other than solid waste facilities, gazebos, or small picnic shelters, shall be permitted on the subject site; and
- g) The applicant shall provide a phasing plan to the Richland County Planning and Development Services Department (hereinafter referred to as “PDSD”) prior to the department’s review of any construction plans or site plans; and
- h) Prior to the approval of any site plans or construction plans, the applicant must receive approval from the PDSD for the following:
  - 1) A comprehensive signage plan for the entire project;
  - 2) A comprehensive landscaping plan that significantly exceeds the minimum requirements along the east, south, and north sides of the site; and

- 3) A comprehensive outdoor lighting plan for the entire project, including a plan to contain the light on-site and which minimizes light spillover to adjacent residences; and
- i) Unless otherwise provided herein, all development shall conform to all relevant land development regulations in effect at the time a permit application is received by the PSDS; and
- j) Exhibit B constitutes the applicant's Sketch Plan for subdivision purposes, and is hereby approved for such purposes; and
- k) The provisions of Sections 26-72.4, 26-72.5, and 26-72.6 of the Richland County Code of Ordinances shall not apply to this project; and
- l) No Special Exceptions, as defined in Section 26-602 of the Richland County Code of Ordinances, or its relevant successor regulations, shall be permitted; and
- m) Any proposed change to Exhibit B shall conform to the requirements of Section 26-72.12 of the Richland County Code of Ordinances, or its relevant successor regulations; and
- n) No site clearance activity shall begin until the Richland County Public Works Department issues a Grading Permit and the PSDS issues a Controlled Clearing letter; and
- o) The roadways serving the development on the east side of the site must be named and constructed to County standards prior to the County accepting such roads for maintenance; and
- p) Access to the subject site shall be limited to the three driveways depicted on Exhibit B; and
- q) If the South Carolina Department of Transportation requires turn lanes on Clemson Road as a result of this project, the developer shall construct the turn lanes at his own expense, subject to obtaining all required state and/or county approvals; and
- r) The applicant shall submit a copy of proposed "Commercial Association Procedures" for inclusion in the Department's project records; and
- s) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.

**Section III.** 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 IV.** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**Section V.** This ordinance shall be enforced after the date of an affirmative Third Reading.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
 Anthony G. Mizzell, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2005

---

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: April 26, 2005 (tentative)  
First Reading: April 26, 2005 (tentative)  
Second Reading:  
Third Reading:

**EXHIBIT A**  
**Property Description**

All that certain piece, parcel and tract of land, situate, lying and being on the South side of Clemson Road in Richland County, South Carolina between Hardscrabble Road and U.S. Hwy 1 (Two Notch Road), shown on that certain plat Boundary Survey prepared for Horse Pasture River Corporation by Civil Engineering of Columbia, Inc., dated April 24, 1997, revised December 12, 2000, more particularly described on said plat as two parcels, designated as 19.46 Acres and 1.75 Acres, N/E Darnall W. Boyd, respectively, and having metes and bounds, to wit:

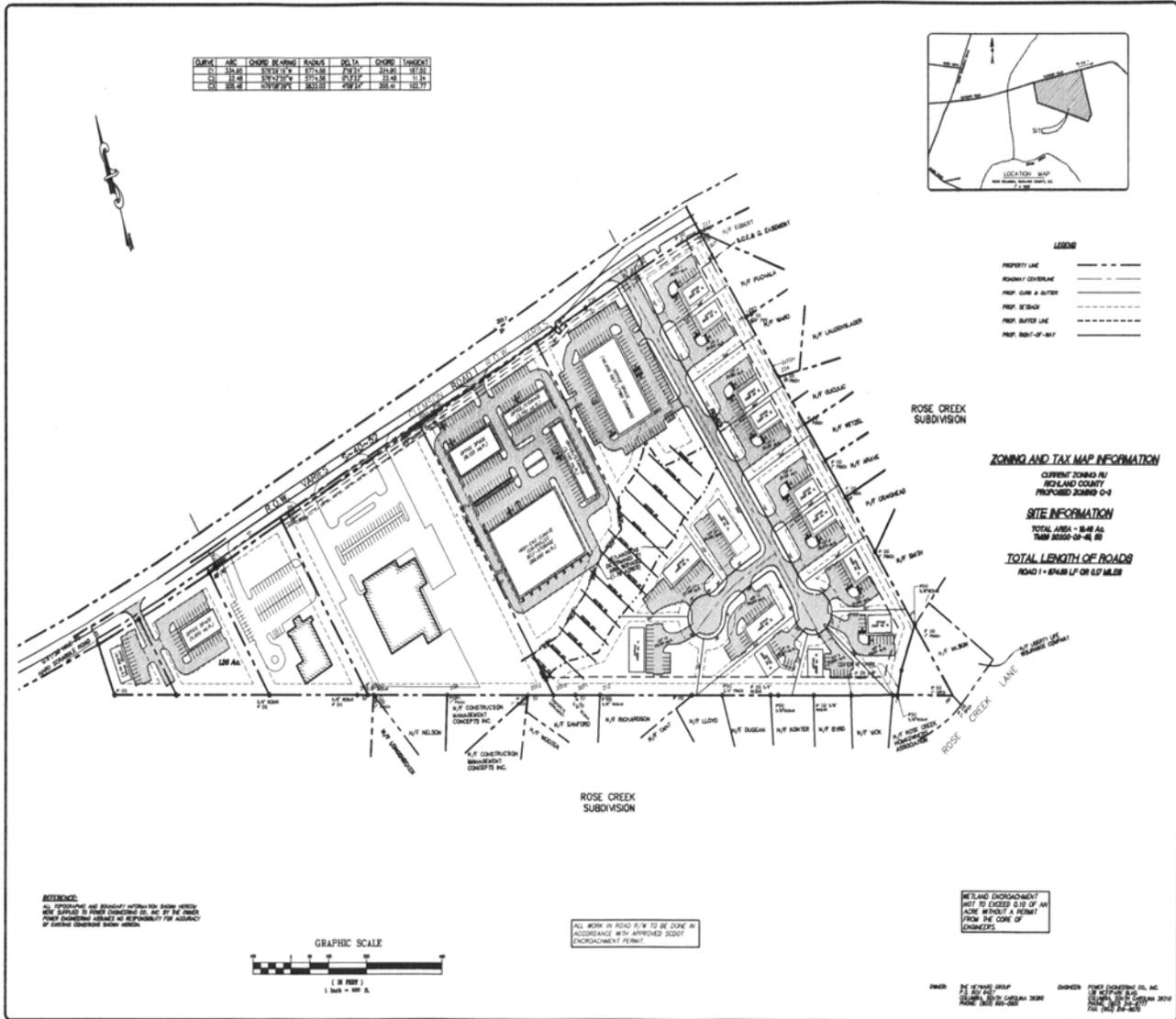
19.46 Acres:

Beginning at the northwesternmost corner of the parcel at an iron set on the southern R/W boundary of Clemson Road approximately 3,625.00 feet East of Hardscrabble Road and running along the said R/W in an easterly direction N76°04'27"E, 50.33 feet; thence N76°04'25"E, 604.68 feet; thence N79°08'29"E, 205.46 feet to a concrete monument at the northeastern property corner; thence turning and running along Rose Creek Subdivision S15°29'26"E, 224.98 feet; thence S15°30'21"E, 159.98 feet; thence S15°25'22"E, 127.95 feet; thence S15°27'53"E, 100.01 feet; thence S15°30'04"E, 100.00 feet; thence S15°27'13"E, 144.83 feet; thence S15°28'23"E, 195.02 feet to an iron pin at the southeastern property corner; thence turning and running along a creek centerline S36°29'30"E for 163.93 feet to an iron pin on the northern boundary N/F Rose Creek Homeowners Association; thence turning and running in a westerly direction along Rose Creek Subdivision N72°41'06"W, 11.33 feet; thence N73°03'48"W, 110.30 feet; thence N72°50'55"W, 99.96 feet; thence N72°40'58"W, 93.98 feet; thence N72°56'18"W, 127.78 feet; thence N72°49'05"W, 80.82 feet; thence N72°49'43"W, 242.87 feet; thence N72°50'02"W, 64.79 feet; thence N73°04'16"W, 58.45 feet to a concrete monument marking the southwestern property corner at the boundary N/F U.S. Postal Service; thence turning and running N12°59'55"W, 705.89 feet to the point of beginning.

1.75 Acres

Beginning at the northwesternmost corner of the parcel at an iron set on the southern R/W boundary of Clemson Road approximately 2,640 feet (0.5 mi.) east of Hard Scrabble Road and running along the said R/W in an easterly direction N78°29'19"E, approximately 334.95 feet to an iron marking the northeasternmost corner of the parcel at the bonding N/F Sunshine House; thence turning and running S13°00'08"E, 317.96 feet to an iron marking the southeastern corner of the parcel; thence turning and running N72°49'19"W, 410.85 feet to an iron pin marking the southwestern corner of the parcel; thence turning and running N03°22'38"W, 121.85 feet to the point of beginning.

# EXHIBIT B



DATE	BY	CHANGED	REASON	SCALE	CHANGED	REASON
01-23-04	W. J. W.	1:1	1:1	1:1	1:1	1:1
01-23-04	W. J. W.	1:1	1:1	1:1	1:1	1:1
01-23-04	W. J. W.	1:1	1:1	1:1	1:1	1:1

REVISIONS	BY
REVISION NO. 001	01-23-04

PREPARED BY  
**POWER ENGINEERING COMPANY, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
COLUMBIA, SC



**THE HEYWARD GROUP**  
CLEMSON ROAD BUSINESS PARK  
PRELIMINARY LAYOUT PLAN  
RICHLAND COUNTY, S.C.

DATE	BY
01-23-04	W. J. W.

OWNER: THE HEYWARD GROUP  
ENGINEER: POWER ENGINEERING CO., INC.

SHEET 1 OF 3

**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION MAP AMENDMENT STAFF REPORT**

April 4, 2005

<b>RC Project # 05-52 MA</b>	<b>Applicant:</b> NKD. Inc./River Shoals
<b>General Location:</b> ¼ mile from intersection of Kennerly and O’Sheal Road	
<b>Tax Map Number:</b> 04300-04-10	<b>Subject Area:</b> 94.8 ac MOL
<b>Current Parcel Zoning:</b> RU	<b>Proposed Parcel Zoning:</b> PUD-1R
<b>Proposed Use:</b> 172 Residences with 45 acres of open space and recreation facilities – the gross density is 1.8 DU per acre	<b>PC Sign Posting Date:</b> March 2, 2005

**SECTION I ANALYSIS**

Section 6-29-540, SC Code of Laws requires the Planning Commission to analyze "...the location, character and extent..." of a proposed amendment. It is the Department’s position that this provision means the Planning Commission must "...review and comment as to the compatibility of the proposal with the comprehensive plan..."

In addition, Chapter 26-402 of the Richland County Code of Ordinances states “...All proposed amendments (*to the Zoning Ordinance*) shall be submitted to the planning commission for study and recommendation...” The Planning Commission shall study such proposals to determine:

- a) The need and justification for the changes.
- b) The effect of the change, if any, on the property and on surrounding properties.
- c) The amount of land in the general area having the same classification as that requested.
- d) The relationship of the proposed amendments to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purposes of this Ordinance (*the Zoning Ordinance*) and the comprehensive plan

This staff report analyzes the proposed amendment based on the criteria above and identifies of the estimated impact of the proposed project on transportation facilities and services. The appropriate Proposed Land Use Map, Goals, Objectives and Recommendations/Principles of the Comprehensive Plan and other relevant issues will also be presented. A zoning map, the appropriate graphics and other pertinent data are found at the end of this document.

The existing zoning is presumed to be an accurate reflection of the County’s desired development for the area and the subject site. Therefore, the burden of proof is on the applicant to provide facts justifying the need to change the existing zoning.

**Applicant’s Factual Justification For Proposed Change**

To create a residential community that preserves a substantial portion of the site in its natural condition

**Compatibility With Existing Development in the Area**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcel</b>	RU	Undeveloped woodlands
<b>Adjacent North</b>	RU	Undeveloped woodlands and estate size single family residences
<b>Adjacent East</b>	RU	Broad River
<b>Adjacent South</b>	RU	Undeveloped woodlands and estate size single family residences
<b>Adjacent West</b>	RU	Undeveloped woodlands and estate size single family residences

Part of the determination regarding the compatibility of the proposed project with the surrounding area is a comparison of the existing permitted uses with the uses permitted under the proposed zoning district. The table below summarizes this comparison.

<p><b><u>RU Zoning Designation Intent</u></b>                      Intended to protect and encourage agricultural endeavors; promote wise use of prime agricultural and forest communities; protect and encourage the integrity of existing rural communities; protect valuable natural and cultural resources; and maintain open space and scenic areas contiguous to development areas</p>	<p><b><u>Proposed PUD-1R Zoning Designation Intent</u></b>                      To derive the benefits of efficiency, economy, and flexibility by encouraging unified development of large sites, while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.</p>
<p><b><u>Existing RU Zoning Permitted Uses</u></b>                      All farm type enterprises                      Public buildings and utilities                      Orphanages, nursing homes and the like                      Places of worship                      Educational facilities                      One &amp; Two family dwellings</p>	<p><b><u>Proposed PUD-1R Zoning Permitted Uses</u></b>                      Only those as depicted the General Development Plan dated 02/28/05 and attached hereto as Attachment B</p>

The land uses above represent a summary of the permitted uses in Chapter 26-61 and Chapter 26-70, respectively of the County Code. Some Special Exception uses are also possible.

The proposed project includes 172 residences, a neighborhood park, a community center along the Broad River, a possible fire station and 45 acres of mostly perimeter open space in conservation easements. The riverfront includes a buffer area for use by all the residents. The gross density of the site is 1.8 DU per acre. The proposed project is compatible with the rural character of the adjacent parcels.

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice\*(see below), the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C ratio increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these level-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Kennerly Road via O’sheal Raod	
Functional Classification Of This Roadway	Two lane undivided collector	
<b>Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)</b>	<b>8600</b>	
Estimated Traffic Generated By The Proposed Project	1,634	
Current Volume At The Nearest Count Station #457 Located @south of site on Kennerly Road near Broad River Road	17,100	
Estimated Traffic Count <b>With</b> the Proposed Project	18,734	
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>2.28</b>	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process. The estimated project traffic is calculated by multiplying the generation rate for a Single Family detached residence found on page 9 of the Addendum To The Long Range Major Street Plan for Richland County times the proposed number of dwelling units. (172 du’s x 9.5)

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003 i.e. **they are already more than one year old.**

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

\*A traffic impact study dated March 9, 2005 prepared by Wilbur Smith Associates of Charleston, SC was provided to the Department with the PUD-1R submittal. Count stations located on the west side on Kennerly Road (between Pink Daily Road and SC 956 on Kennerly Road) hereafter known as count station #1 and one on the east side on Hollingshed Road hereafter known as count station #2 (between Dutch Drive and River Bottom Road on Hollingshed Road) were used in the study. When the 2005 peak hour traffic counts conducted for this study were converted to an Average Daily Trip (ADT) volume, the 2005 Kennerly Road ADT volume is about 1,400.

The O'Sheal Rd/Kennerly Rd intersection is about half-way in between the two count stations. The 1,400 ADT volume count falls about half-way between 700 (count station #1) and 3000 (count station #2) which indicates that as one travels northwest on Kennerly, traffic volumes gradually drop. The count station data was derived from 2003 SCDOT data.

The study also showed that the direction of approach for the site is as follows:

- To/from the Northeast on Kennerly Road 10%
- To/from the Southwest on Kennerly Road 90%

The traffic analysis identifies the O'Sheal Rd/Kennerly Road intersection operating at an overall LOS A during the weekday A.M. and P.M. peak hours. SCDOT standards for right turn deelaration lanes and left turn lanes were reviewed to determine if lanes were needed to accommodate site traffic on O'Sheal Road at the site drive. Based on the highest projected future paek hour right turn volume of about 110 vehicles, according to the SCDOT standards, a right turn lane would not be required at the site drive. Since there are no vehicles projected to turn left into the site, no left turn lane would be needed at the site drive.

The overall findings of the Traffic Impact Study are as follows:

- The site is projected to generate 130 A.M. new peak hour trips, 175 P.M. new peak hour trips, and 1,710 daily trips;
- Capacity analyses at the Kennerly Road /O'Sheal Road intersection determined the intersection will be able to adequately accommodate the site traffic and will continue to operate at high levels of service once the site is built out;
- No turn lanes will need to be constructed on O'Sheal Road to serve the site;
- The site-generated traffic will have a minimal impact on the area roadways given the multiple routes available to access I-26, Broad River Road and other destinations.

### **Fire Service Impacts**

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 4 mile radius of a fire station.

The proposed project has designated a one acre parcel in the project on Kennerly Road for a possible fire station site. If the Emergency Services Department declines the use of the site, it will remain as open space.

### **Relationship To Comprehensive Plan**

It is the Department's position that in order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate the proposed zoning amendment based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance # 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles/Recommendations of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8] The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

Section 6-29-710, SC Code of Laws states "...The regulations (*i.e., zoning and other land development regulations*) must be made in accordance with the comprehensive plan for the jurisdiction and be made with a view to promoting the purposes set forth in this chapter..." The Department interprets this provision to mean that if either the existing, or proposed zoning, is not consistent with the land use designation on the Northwest Subarea Proposed Land Use Map, the Map should be amended through the statutory comprehensive plan amendment process. **Map designates the subject area as Residential Low Density in the Developing Urban area.**

In addition to reviewing the consistency with the Proposed Land Use Map, it is necessary to review the Comprehensive Plan's development policies, as found in the Subarea Plans, to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The Northwest Subarea Plan, adopted in September 1993, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 29 and 36 respectively, are discussed below:

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

The proposed Amendment provides for a variation in density compared to the adjacent area. The buffers surrounding the entire parcel enable the site to blend with the existing area comprised of woodlands and single-family residences on estate size lots. The gross density of the project is 1.8 DU per acre and the net residential density is 3.5 DU per acre. The proposed Amendment **implements** this Objective.

Objective – In areas with environmentally sensitive lands of limited infrastructure, low density development is encouraged.

The General Development Plan for the subject project was developed by a thorough analysis of the natural conditions and then taking advantage of those conditions to design the home sites and recreation facilities. In other words, the natural conditions dictated the amount of development rather than the usual reverse case typically presented to the County in PUD projects. The subject project clearly **implements** this Objective.

Principle – Established low-density residential neighborhoods should be protected against penetration or encroachment from higher or more intensive development.

The proposed project will result in a gross density of 1.8 dwelling units per acre, or approximately equivalent to ½ acre lots. The project will have 45 acres of conservation easements, mostly on the perimeter of the site. The proposed project is a spectacular example of how rural area can be developed while preserving a substantial portion of the site in its natural condition. The proposed Amendment **implements** this Principle.

### **Other Relevant Issues**

One of the main concerns when dealing with a project of this nature is whether adequate infrastructure is in place, or will be in place, to support the proposal. The traffic analysis described above concluded that the existing road network will easily accommodate the proposed project, when completed.

The Dutch Fork High School and the Dutch Fork Middle School are located less than 2 miles from the subject site. A new elementary school is under consideration at the corner of Kennerly Road and Hollingshed Road.

Public water service is currently available in the area. New sewer lines are under consideration for extension to this portion of the County.

In contrast to virtually every other PUD submission the County has received in the last 3-4 years, this submission clearly demonstrates that careful planning and great deal of thought went into producing the presentation documents and, more importantly, into the actual construction of the project. For example, the applicant has provided sample street cross-sections for the various neighborhoods in the project.

The applicant has provided detailed descriptions of the proposed open space and on-site recreation areas. The General Development Plan reserves the riverfront area for the use of all the residents rather than just a few expensive home sites. There are 2.8 miles of woodland trails throughout the site as well as a neighborhood park. The community center, including a swimming pool, is located along the riverfront.

The applicant has also completed conceptual plans (See pages 11 through 15 of the submission package) for each of the four different neighborhoods within the River Shoals community. The Town Lots area features 50 ft by 110 ft lots with alleys. The residential style will likely be zero lot line housing.

The Cottage Lots A area will have lots 62 to 68 feet wide on 110 foot lots. This area is located in the interior of the project.

The Cottage Lots B area will have similar lot widths deeper lots. This area is located adjacent to the woodland conservation area.

Another portion of the project will have slightly larger lots with lot widths of 70 to 75 feet and depths of 110 to 140 feet. This neighborhood is adjacent to the woodland conservation area.

The Manor Lots area will have 85 to 90 feet wide lots that range in depth from 120 to 140 feet. These lots are located closer to the river and will have a conservation easement along the rear of the lot.

The applicant has included extensive site development guidelines throughout the submission document. (See pages 16 through 28 of the submission document). There are numerous other exhibits that demonstrate the careful planning and analysis conducted by the applicant's consultant. Among them are the following:

1. Exhibit C shows the wetlands survey along the Broad River
2. Exhibit D is a slope analysis
3. Exhibit E is a generalized soils map
4. Exhibit F is the aerial view of the site
5. Exhibit L depicts some possible signage details

In summary, the applicant should be commended for the commitment to produce a superior project and a superior presentation of the plans for the project. The Department recommends this project and its presentation be used as the standard to all future PUD or PDD projects in the County.

## **SECTION II STAFF RECOMMENDATION**

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDS) recommends the Official Zoning Map designation for the parcels included in Project # 05-52 MA **be changed** from RU to PUD-1R.

### **Findings of Fact:**

1. The proposed Amendment **is compatible** with the adjacent existing land uses.
2. The traffic analysis shows that the LOS C traffic capacity of Kennerly Road at SCDOT count station #457 is currently being exceeded, however, based on the Traffic Impact Study submitted the site intersection and vicinity is operating and will continue to operate at a LOS A.
3. The proposed Amendment **is consistent** with Proposed Land Use Map designation in the Northwest Subarea Plan.
4. The proposed Zoning Map Amendment **is consistent** with the Objectives and Recommendations of the Northwest Subarea Plan discussed herein.
5. The Planning Commission hereby approves the General Development Plan dated 02/28/05 (*submitted as attachment B*), subject to the conditions listed below, as required by Chapter 26-70.15 of the County Code.

6. If the proposed Zoning Map Amendment fails, the subject property may continue to be used by any existing permitted uses identified on page 2 of this Report.

**PUD Conditions**

- a) The Planning Commission approved the General Development Plan (Attachment B) prepared for River Shoals/Essex Homes except as otherwise amended herein, required by Section 26.70-15, which is on file in the Richland County Planning & Development Services Department (hereinafter referred to as “PDSD”) and is incorporated herein by reference; and
- b) The site development shall be limited to 172 dwelling units as depicted in (Attachment B), which is attached hereto; and
- c) The applicant shall transmit a phasing plan to the Department prior to reviewing any construction plans; and
- d) Unless otherwise provided herein, all development shall conform to all relevant land development regulations in effect at the time a permit application is received by the Planning and Development Service Dept. (PDSD); and
- e) Approval of Attachment B shall constitute approval of the Sketch Plan for subdivision purposes and is hereby approved for such purposes; and
- f) The provisions of Sections 26-70.7, 26-70.8, 26-70.10, and 26-70.11 of the Richland County Code of Ordinances shall not apply to this project; and
- g) No Special Exceptions, as defined in Section 26-602, of the Richland County Code of Ordinances, or its relevant successor regulations, shall be permitted; and
- h) The Planned Unit Development Guidelines dated February 2005 and described below, are authorized for application to the subject project; and

Site Organization	Page 19
Building Height, Setback and Minimum Lot Size	Pages 11-15
Street Standards	Page 6, 7, 22 & Exhibit G
Parking	Page 5,22-23
Community Open Spaces	Page 26-27
Landscaping and Fencing	Page 25,26-27
Storm Drainage	Page 23-25
Signage and Monumentation	Page 26

- i) Pursuant to the requirements of Section 26-70.17 of the Richland County Code of Ordinances, the following changes shall require a review and recommendation by the Planning Commission and a new ordinance by the County Council:
  - 1) Any increase in the number of access points to the external road network;
  - 2) Any decrease in the amount of open space/common areas;
  - 3) Any increase in the gross project density (measured in DU/acre or square footage/acre) and/or
  - 4) Any change in traffic flow; and
- j) The Planning Commission is hereby authorized to make minor amendments, to Attachment B, or as otherwise allowed by Section 26-70.17 of the Richland County Code of Ordinances, or its relevant successor regulations; and

- k) The PDSO is authorized to make minor adjustments to the phasing schedule and may become necessary during the project's construction; and
- l) **No site clearing activity shall begin until the Richland County Public Works Department issues a Grading Permit and the PDSO issues a Controlled Clearing letter;** and
- m) All internal streets shall be publicly owned and maintained by Richland County except as noted (Community Center cul-de-sac will be privately maintained); and shall be subject to the relevant Guidelines described above; and
- n) Access to the subject site shall be limited to one intersection on O'Sheal Road; and
- o) The applicant shall construct a landscaped berm, fence, wall, or some combination thereof, to ensure that no parcel in the project will have direct access onto O'Sheal Road or Harry Derrick Road; and
- p) The applicant shall submit a draft description of proposed procedures of any homeowners association or other group maintenance or group ownership features for the Department's and inclusion in the project records; and
- q) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.

**SECTION III PLANNING COMMISSION ACTION**

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision provided such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

At their meeting of April 4, 2005, the Richland County Planning Commission **did not agree** with the PDSO recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process for RC Project # 05-52 MA at the next available opportunity.

**Commission Findings of Fact/Recommendations**

In consideration of the proposed Zoning Map Amendment # 05-52 MA, the Planning Commission made the findings of fact summarized below:

1. The proposed 172 dwelling unit subdivision is NOT compatible with the rural character of the surrounding area.
2. The physical condition of O'Sheal Road will not be able to safely accommodate the additional traffic generated by the proposed subdivision.
3. The subject site can be developed with ¾ acre lots and still maintain the rural character of the surrounding area.

## PUD SUBMISSION CHECKLIST

The following are the current requirements for submission of a Planned Unit Development project Zoning Map Amendment as described in Chapter 26-70.16 and 26-71.13 of the Richland County Code of Ordinances. The same submission requirements apply to both Chapters.

**Project Number:** 05-52MA

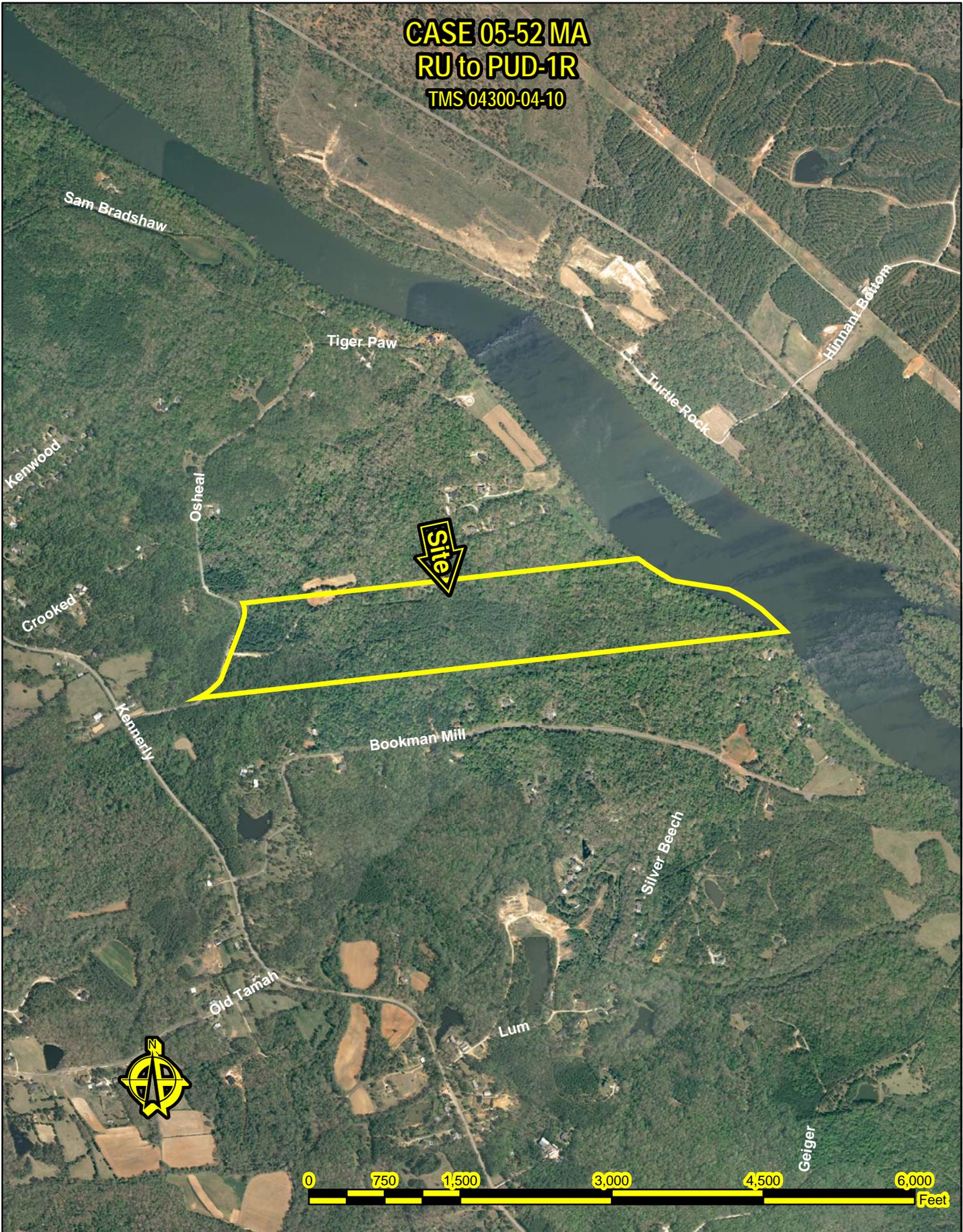
**Applicant:** NKD Inc./River Shoals

**TMS#:** 04300-04-10

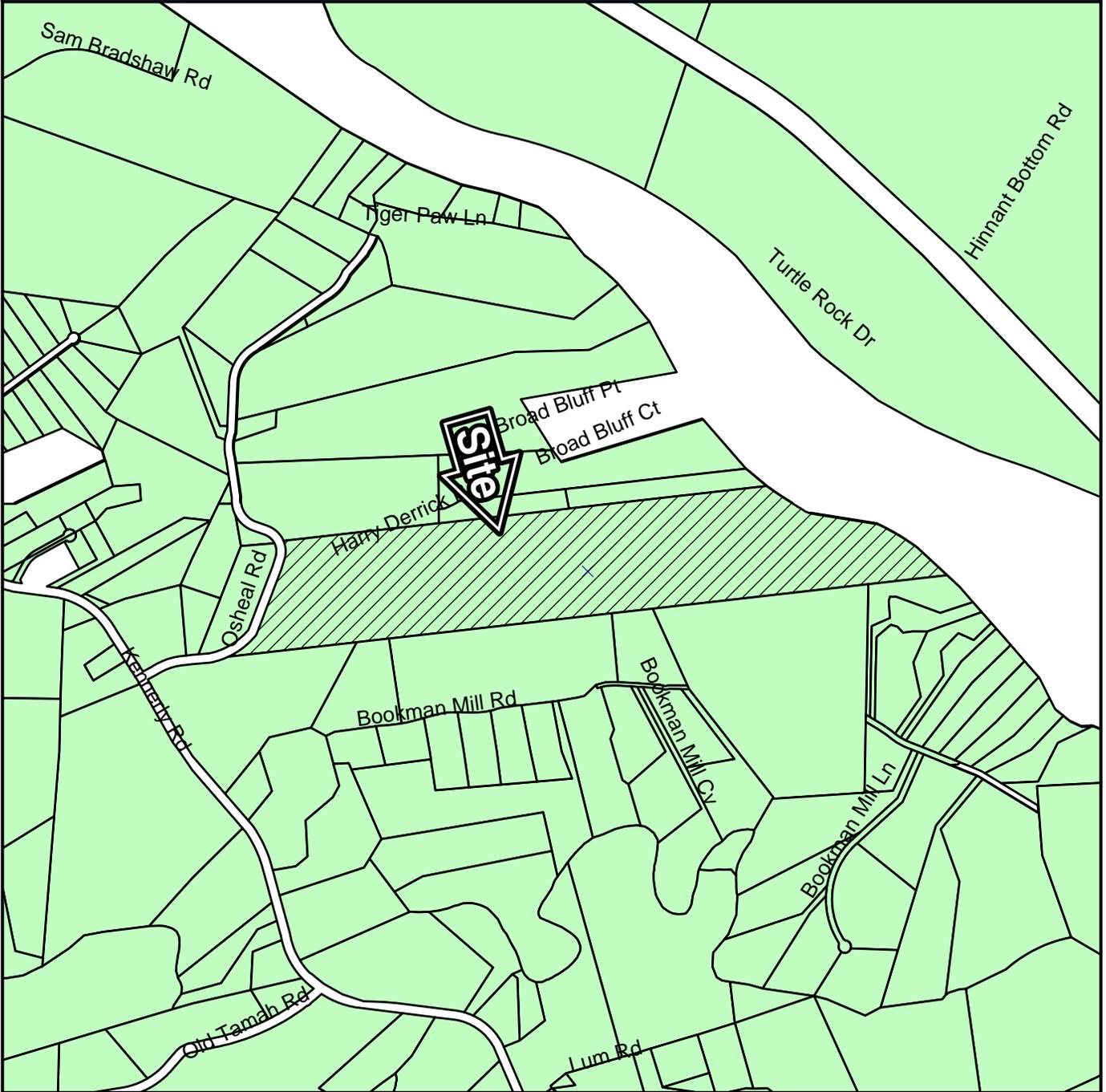
**General Location:** O'sheal/Kennerly Road

Chapter #	General Development Plan Requirements	Comply
26-70.16	Generalized drawing (s) for entire site showing the general development pattern, including relationship between the various uses	Pages 4-5
26-70.16 a	Statement of major project assumptions and objectives	Page 16
26-70.16 b	Statement of the range of percentages of the total area intended for residential, commercial industrial, open space, social/community uses & major streets and roads	Page 19
26-70.16 c	Statement of intended overall maximum dwelling unit density per acre	Page 18
26-70.16 d	Legal description	Pages 29-31
26-70.16 e	Total acres	Page 20
26-70.16 f	Tentative number of units of various types	Page 11-15, 18
26-70.16 g	Description of open space & community facilities & adequacy to serve the anticipated demand	Pages 26-27
26-70.16 h	Approximate timing of development by phase	Page 28
26-70.16 i	Detailed description of the proposed homeowners association procedures, or other group maintenance & ownership features	Addendum
26-70.16 j	Design standards, administrative procedures & such information or descriptions appropriate for Planning Commission review	PUD Plan

**CASE 05-52 MA**  
**RU to PUD-1R**  
**TMS 04300-04-10**



# CASE 05-52 MA RU to PUD-1R



## ZONING CLASSIFICATIONS

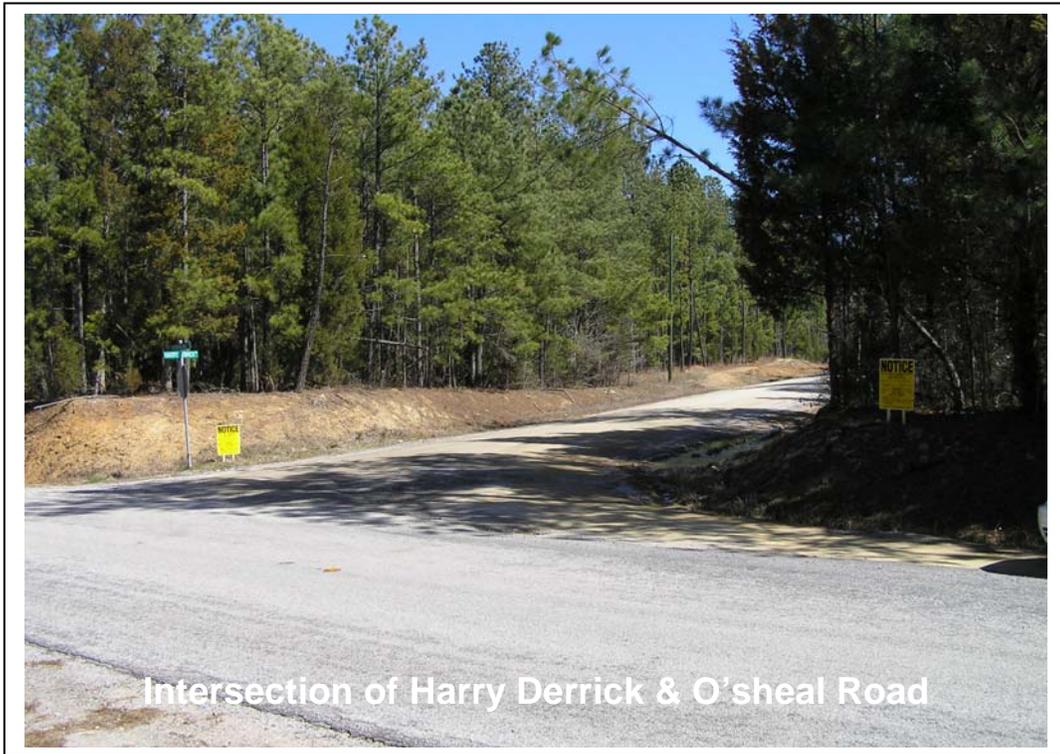
 C-1	 D-1	 MH-1	 PDD	 RG-2	 RS-2
 C-2	 M-1	 MH-2	 PUD	 RR	 RS-3
 C-3	 M-2	 MH-3	 RG-1	 RS-1	 RU
					 SUBJECT



# CASE 05-52 MA

## From RU to PUD-1R

TMS# 04300-04-10 O'sheal Road ¼ mile from Kennerly Rd.





**STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-05HR**

**AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, AS DEFINED IN SECTION 26-31 OF THE RICHLAND COUNTY CODE OF ORDINANCES, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED HEREIN (TMS # 04300-04-10) FROM RU (RURAL DISTRICT) TO PUD-1R; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Richland County broad authority to provide a variety of services and functions within its jurisdiction, including, but not limited to, land use planning and land development regulation and similar activities and services; and

**WHEREAS**, Title 6, Chapter 29, of the Code of Laws of South Carolina provides the statutory enabling authority for Richland County to engage in planning and regulation of development within its jurisdiction; and

**WHEREAS**, Section 6-29-720 of the Code of Laws of South Carolina requires the County to adopt the Land Use Element of its Comprehensive Plan in conformance with the requirements therein as a prerequisite to continuing implementation of its zoning authority; and

**WHEREAS**, the County Council adopted a Comprehensive Plan on May 3, 1999, in conformance with the requirements of Title 6, Chapter 29, of the Code of Laws of South Carolina; and

**WHEREAS**, Section 6-29-760 of the Code of Laws of South Carolina provides the statutory authority and process to amend the Zoning Ordinance, codified as Chapter 26 of the Richland County Code of Ordinances; and

**WHEREAS**, this Ordinance complies with the requirements of Section 6-29-760 of the Code of Laws of South Carolina and with the ordinance adoption process proscribed in Section 2-28 of the Richland County Code of Ordinances;

**NOW, THEREFORE**, 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, Zoning; Article 3, Establishment of Districts and Zoning Maps; is hereby amended to change the property (TMS # 04300-04-10) described in Exhibit A, which is attached hereto, from RU Rural District zoning to PUD-1R zoning.

**Section II. PUD Site Development Requirements.** The following site development requirements shall apply to the subject parcels:

- a) The Planning Commission approved the General Development Plan prepared for NKD, Inc. and Essex Homes Southeast, Inc., Columbia, South Carolina by The Hayter Firm, Pinehurst, North Carolina, except as otherwise amended herein, required by Section 26.70-15, which is on file in the Richland County Planning & Development Services Department (hereinafter referred to as “PDS”) and is incorporated herein by reference; and
- b) The site development shall be limited to 172 dwelling units; and
- c) The applicant shall provide a phasing plan to the PDS prior to the department’s review of any construction plans or site plans; and
- d) Unless otherwise provided herein, all development shall conform to all relevant land development regulations in effect at the time a permit application is received by the PDS; and
- e) Exhibit B, which is attached hereto, constitutes the applicant’s Sketch Plan for subdivision purposes, and is hereby approved for such purposes; and
- f) The provisions of Sections 26-70.7, 26-70.8, 26-70.10, and 26-70.11 of the Richland County Code of Ordinances shall not apply to this project; and
- g) No Special Exceptions, as defined in Section 26-602 of the Richland County Code of Ordinances, or its relevant successor regulations, shall be permitted; and
- h) Pursuant to the requirements of Section 26-70.17 of the Richland County Code of Ordinances, the following changes shall require a review and recommendation by the Planning Commission and a new ordinance by the County Council:
  - 1) Any increase in the number of access points to the external road network;
  - 2) Any decrease in the amount of open space/common areas;
  - 3) Any increase in the gross project density (measured in DU/acre); and/or
  - 4) Any change in traffic flow; and
- i) The Planning Commission is hereby authorized to make minor amendments to Exhibit B or as otherwise allowed by Section 26-70.17 of the Richland County Code of Ordinances, or its relevant successor regulations; and
- j) The PDS is authorized to make minor adjustments to the phasing schedule as may become necessary during the project’s construction; and
- k) No site clearing activity shall begin until the Richland County Public Works Department issues a Grading Permit and the PDS issues a Controlled Clearing letter; and
- l) All internal streets shall be publicly owned and maintained by Richland County, except as otherwise noted in the General Development Plan; and
- m) Access to the subject site shall be limited to one intersection on O’Sheal Road; and
- n) The applicant shall construct a landscaped berm, fence, wall, or some combination thereof, to ensure that no parcel in the project will have direct access onto O’Sheal Road or Harry Derrick Road; and
- o) The applicant has submitted a draft description of the proposed procedures of the homeowners association for the Department's inclusion in the project records; and
- p) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.

**Section III.** 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 IV.** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**Section V.** This ordinance shall be enforced after the date of an affirmative Third Reading.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Bernice G. Scott, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2004

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

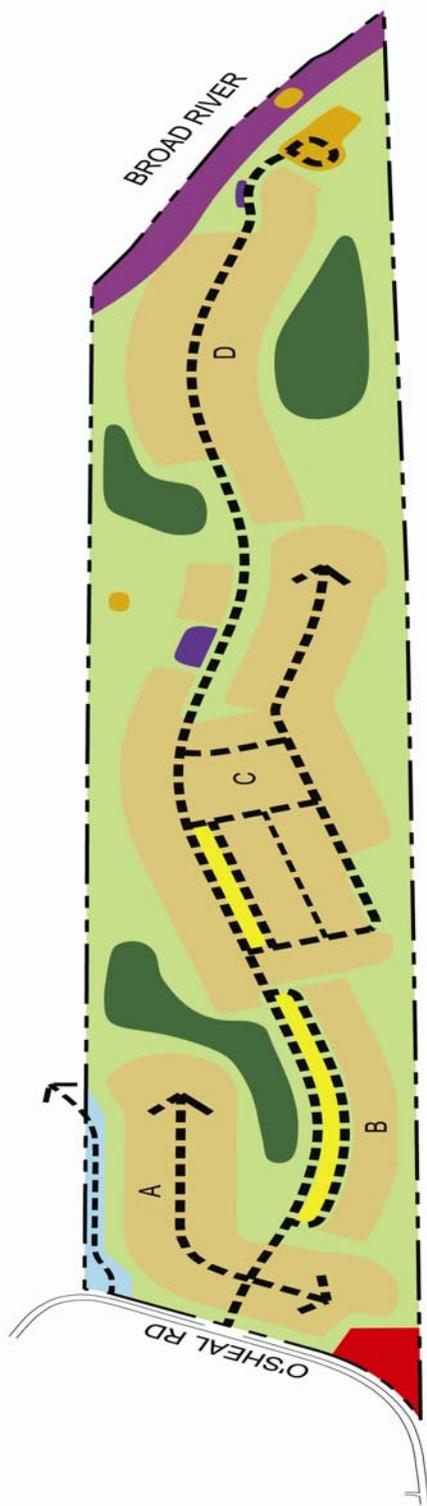
Public Hearing: April 26, 2005 (tentative)  
First Reading: April 26, 2005 (tentative)  
Second Reading:  
Third Reading:

## Exhibit A Legal Description

All that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being near Columbia, in the county of Richland and the state of South Carolina, containing 94.804 acres and being described as follows. Beginning at an (N) ½" rebar on the eastern right-of-way of O'Sheal Road being 381.30 feet north of the right-of-way intersection of Harry Derrick Road (a 13' wide rock and gravel road) and running along the property of Harry J. and Doris W. Derrick N85°20'38"E for a distance of 635.49 feet to an (O) 5/8" iron pipe, thence turning and continuing along the property of Harry J. and Doris W. Derrick and Don S. and D. Sharlene Turner N85°10'25"E for a distance of 1331.05 feet to an (O) ¾" iron pipe, thence turning and continuing along the property of Don S. and D. Sharlene Turner and Jan D. Conley N84°55'07"E for a distance of 252.17 feet to an (O) 5/8" rebar, thence turning and running along the property of Jan D. Conley N85°00'33"E for a distance of 279.07 feet to an (O) 20" Oak Tree with hacks, thence turning and continuing along the property of Jan D. Conley N85°52'51"E for a distance of 495.74 feet to an (O) 18" Hickory Tree with hacks, thence turning and continuing along the property of Jan D. Conley N85°12'49"E for a distance of 1191.74 feet to an (O) 1" iron pipe (1' tall) on top of the bank of the Broad River, thence turning and running along the Broad River the following courses and distances, S62°34'31"E for a distance of 184.80 feet to an (N) ½" rebar, thence turning and continuing S68°14'31"E for a distance of 209.88 feet to an (N) ½" rebar, thence turning and continuing S67°24'31"E for a distance of 354.42 feet to an (N) ½" rebar, thence turning and continuing S59°04'31"E for a distance of 360.36 feet to an (N) ½" rebar, thence turning and running S41°49'31"E for a distance 56.10 feet to an (N) ½" rebar thence turning and continuing S55°51'22"E for a distance of 218.36 feet to an (O) 2" iron pipe thence turning and running along the property of J.R. Sikes & Kathy S. Sikes S83°42'53"W for a distance of 719.36 feet to an (O) 1" iron pipe thence turning and running along the property of John Mervyn Derrick & Judy Thigpen S83°28'57"W for a distance of 1626.03 feet to an (o) flat blade (3' tall), thence turning and running along the property of Ralph T. Scurry S84°20'00"W for a distance of 368.71 feet to an (O) 5/8" rebar thence turning and running along the property of Stephen M. & Kimberly R. Holland S84°20'22"W for a distance of 200.01 feet to an (O) 5/8" rebar, thence turning and running along the property of Otis L. & Linda J. Eddings S84°20'51"W for a distance of 173.98 feet to an (O) 5/8" rebar, thence turning and continuing along the property of Otis L. & Linda J. Eddings S84°18'47"W for a distance of 164.23 feet to an (O) 5/8" rebar, thence turning and running along the property of Stewart J. & Ann F. Oseman S84°21'46"W for a distance of 160.24 feet to an (O) 5/8" rebar, thence turning and running along the property of James A. & Gordon R. Hipp S84°21'30"W for a distance of 1042.34 feet to an (O) 1-1/4" iron pipe, thence turning and running along the property of Eva Bragg Wilbur S84°35'53"W for a distance of 222.84 feet to an (O) 1-1/4" iron pipe, thence turning and running along the property of Carolyn Derrick Kibler S84°30'32"W for a distance of 1208.88 feet to an (N) ½" rebar on the right-of-way of O'Sheal road, thence turning and continuing along the right-of-way of O'Sheal road along a curve to the left said curve having an radius of 510.47 feet, an arc length of 413.15 feet a chord distance of 401.96 feet, an delta angle of 46°22'20" and a chord bearing of N42°15'08"E to an (N) ½" rebar, thence continuing along the right-of-way of O'Sheal road N19°04'45"E for a distance of 583.72' to an (N) ½" rebar, thence continuing along the right-of-way of O'Sheal road along a curve to the left said curve having a radius of 149.79 feet, an arc length of 63.03 feet a chord distance of 62.57 feet, an delta angle of 24°06'59" and a

chord bearing of N08°25'44"E to an (N) ½" rebar, said rebar being the point of beginning. This act is 94.804 acres and is more particularly shown on a plat prepared for NKD, Inc. by Belter & Associates, Inc. dated: November 24, 2004 and revised: December 20, 2004

# Exhibit B Site Plan



## LEGEND & SITE DATA

	RIGHT OF WAY AREA & PARKING.....	12.366 acre		STORMWATER MANAGEMENT AREA (PART OF OPEN SPACE).....	(7.539 acre)
	PROPOSED HARRY DERRICK RIGHT OF WAY AREA.....	1.131 acre		RIVER BUFFER (PART OF OPEN SPACE).....	(3.040 acre)
	RESIDENTIAL AREA.....	33.923 acre	TOTAL SITE AREA..... 94.804 acre		
	"PARK AVENUE" COMMONS.....	1.645 acre	A .....	8.365 acre	
	PROPOSED FIRE STATION SITE.....	1.060 acre	B .....	2.980 acre	
	OPEN SPACE.....	44.671 acre	C .....	15.848 acre	
	COMMUNITY AMENITY AREA (PART OF OPEN SPACE).....	(0.832 acre)	D .....	10.558 acre	

**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

June 6, 2005

<b>Applicant:</b> Lake Carolina Dvlpmt Co.		<b>Preliminary Subdivision Plans For:</b> Centennial, Phase 18	
<b>RC Project # :</b> SD-05-231			
<b>General Location:</b> SE Quadrant of the Lake Carolina Development			
<b>Tax Map Number:</b> 23200-01-20		<b>Current Zoning:</b> TND	
<b>Subject Area:</b> 15.4 acres	<b>Number of Units:</b> 81	<b>Gross Density:</b> 5.3 DU/acres	
<b>Sewer Service Provider:</b> Palmetto Utilities		<b>Water Service Provider:</b> City of Columbia	

**SECTION I – ANALYSIS**

State law and the County Code mandate the Planning Commission’s involvement in the subdivision process. Chapter 22-10 of the Richland County Code currently requires the Planning Commission to approve preliminary plans, final plats and minor subdivisions. Chapter 22-10 (b) defines a minor subdivision is one that does "... not involve the construction, or opening, of new streets, water or sewer facilities, storm drainage systems, or improvement to existing streets...." Chapter 22-76 requires Planning Commission approval of private driveway subdivisions, i.e., a property division for a maximum of 7 lots for immediate family members. Pursuant to Section 6-29-1150, SC Code of Laws, the Planning Commission is the final authority in subdivision matters.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Analyze the impact of the proposed project on the adjacent county or state roads
- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project’s relationship to the relevant principles of the Comprehensive Plan

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road is designed. **As traffic increases on a**

**roadway, the V/C increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these levels-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2007. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Clemson Road via Summit Parkway	
Functional Classification Of This Roadway	Four Lane Undivided Minor Arterial	
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>21,600</b>	
Estimated Traffic Generated By The Proposed Project	770	
Current Volume At The Nearest Count Station # 441 Located @ Clemson Rd east of Rhame Rd	14,300	
Estimated Traffic Count <b>With</b> the Proposed Project	15,070	
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>0.70</b>	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rate presented on pages 9 of the Addendum To The Long Range Major Street Plan for Richland County, adopted by the County in October 1993.

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003, i.e. **they are already more than one year old**.

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station 441. However, **the Department estimates that upon buildout of the approved subdivisions in the area, the traffic on Clemson Road will far exceed the minimum LOS F level.**

**Fire Service Impacts**

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 3 mile radius of a fire station.

**School Impacts**

Based on information provided by the District 2 School Board office \*, the Department estimates the proposed subdivision will generate the additional school age children described below:

Elementary School @ 0.20 students per single family DU	16
Middle School @ 0.13 students per single family DU	11
High School @ 0.12 Students per single family DU	10

\* All Districts assumed to have the same generation rate – rounded to nearest whole number

**Existing Site Conditions**

The subject site is undeveloped pine woodlands. The site slopes downward toward the northeast.

**Compatibility with the Surrounding Area**

The subject site is continuation of the Centennial TND project currently underway. The proposed project is compatible with the adjacent development.

**Discussion of Applicable Comprehensive Plan Issues**

The Department recommends evaluation of the proposed subdivision based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8]. The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The subject site is designated as Development on the Northeast Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation.

In addition to reviewing proposed projects for consistency with the appropriate Subarea Proposed Land Use Map, the Department recommends analysis of the development policies found in the Subarea Plans to determine if the proposed project furthers the Objectives and Recommendations/Principles of the Comprehensive Plan. The Northeast Subarea Plan, adopted in September 1995, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 30 and 35 respectively, are discussed below:

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

The subject project is a continuation of the current Centennial TND project. The proposed project implements this Objective.

Principle –

None applicable

No portion of the proposed lots will encroach into the wetlands areas. The wetlands will be protected by a minimum 30 foot wide natural buffer area.

### **Other Pertinent Factors**

- 1) As of May 20, 2005, the Public Works Dept. had not approved the stormwater management plans.
- 2) As of May 20, 2005, approval of the flood issues and wetlands issues had not been received.
- 3) As of May 20, 2005, the County Fire Marshal had not provided comments.
- 4) As of May 20, 2005, the City of Columbia had not approved the water and sewer line construction plans.
- 5) As of May 20, 2005, DHEC had not issued a sewer line construction permit.
- 6) As of May 20, 2005, DHEC had not issued a water line construction permit.
- 7) As of May 20, 2005, the E-911 Coordinator had not certified Planning Commission approval of the proposed street names.

## **SECTION II – STAFF RECOMMENDATION**

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the preliminary (minor) subdivision plans for a ?? unit single family detached subdivision, known as ?? (Project # SD-05-??). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

### **Findings of Fact**

1. The traffic generated by the proposed subdivision, by itself, will not result in the adjacent portion of Clemson Road operating below a LOS C capacity.
2. The proposed subdivision is compatible with existing development in the area.
3. The project is consistent with the Northeast Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the Northeast Subarea Plan.

### **Specific Conditions**

- a) The Department of Public Works must approve the stormwater management plans; **and**
- b) **A Controlled Clearing Certificate letter must be issued by the Department prior to starting site clearing activity.** Contact Sean Busbee @ 576-2171 for more information; **and**
- c) The bonded and/or final plats must include signed the tree certification statements. Contact Sean Busbee @ 576-2171 for more information; **and**
- d) The plat must establish the setbacks, either graphically or by notation, for each lot; **and**
- e) The County Fire Marshal must approve the project with or without conditions; **and**
- f) The City of Columbia must approve the water line construction plans; **and**
- g) DHEC must issue the sewer line construction permits; **and**
- h) DHEC must issue the water line construction permits; **and**
- i) **No building permits shall be issued until all of the conditions cited above are met; and**
- j) Plats shall only be recorded by the complete phases identified in the preliminary plan; **and**

- k) Any further division of the phases identified in the lot layout plan shall require Planning Commission approval prior to recording; **and**
- l) Plats shall not be approved for recording until the Department receives the City of Columbia approval the water line easement documents; **and**
- m) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording; **and**
- n) A Certificate of Occupancy shall **not** be issued for any residence in this project until the Department receives a copy of the DHEC Permit To Operate the Water system and/or the DHEC Permit To Operate the Sewer system; **and**
- o) A Final Plat can not be approved by the Department until **(1)** the City of Columbia approves the water line easement deeds **AND (2)** the County accepts the roads for maintenance; **and**

**SECTION III – COMMISSION RECONSIDERATION & APPEAL**

**Reconsideration**

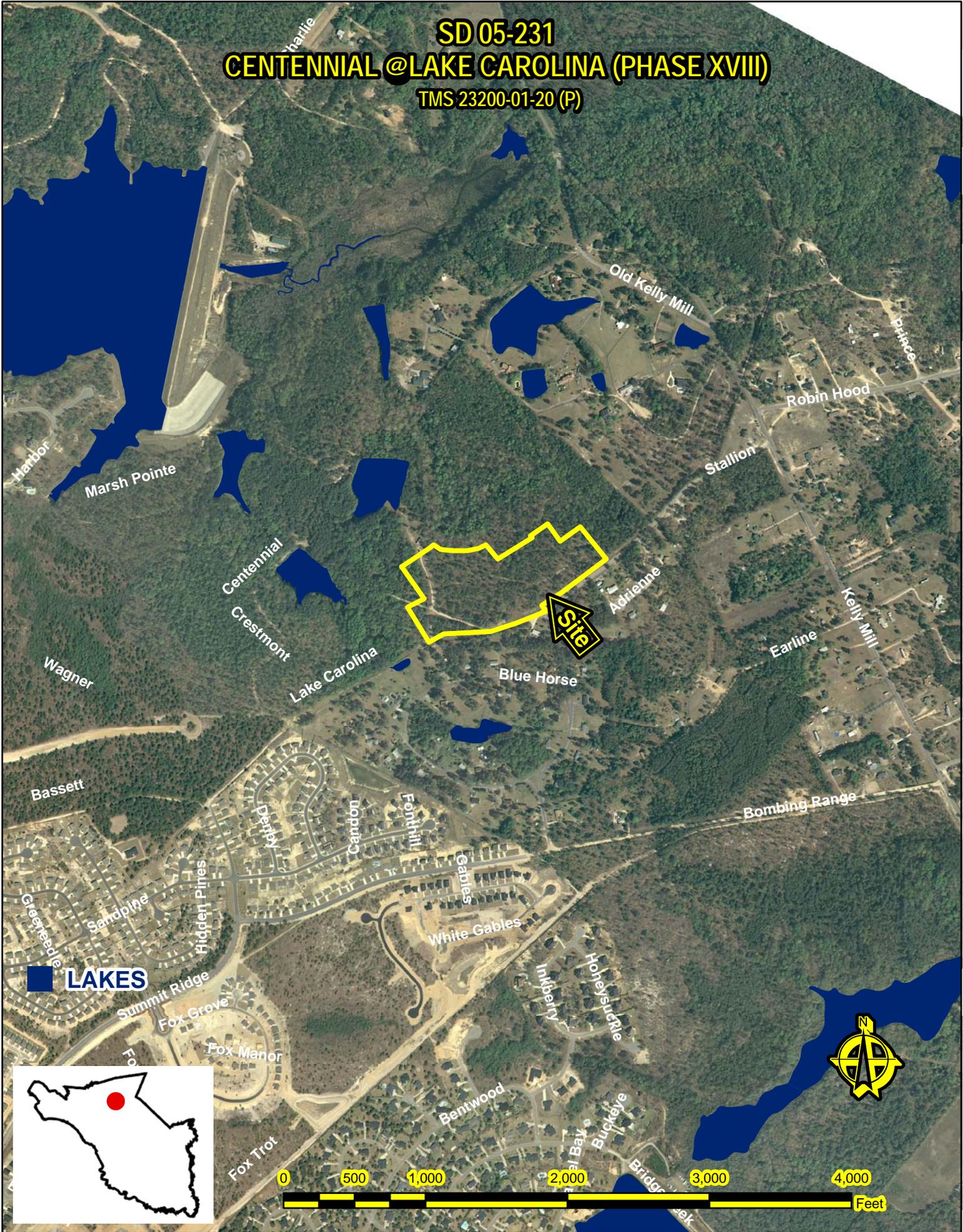
Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

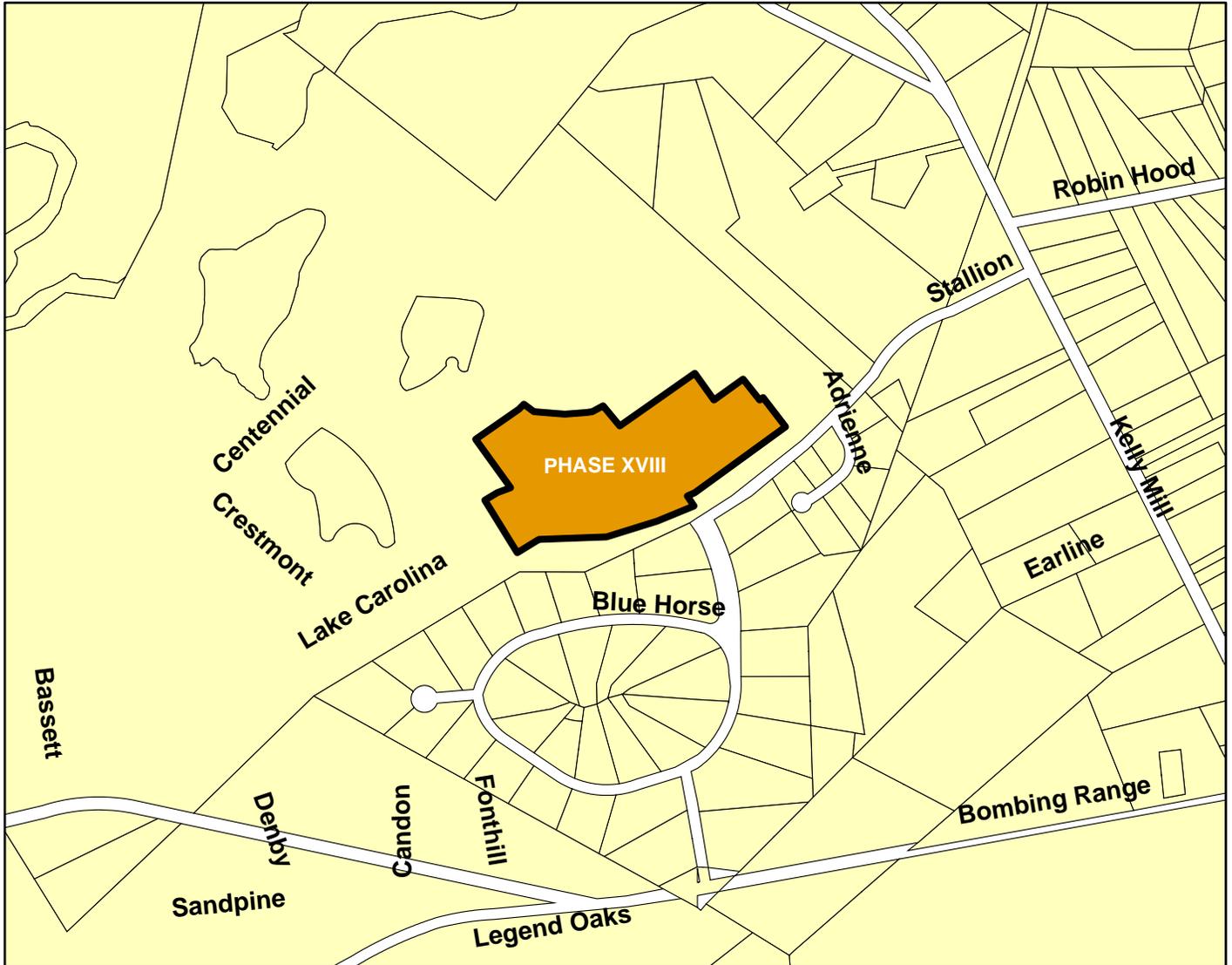
**Appeal**

Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt of the written notice of the Planning Commission's action.

**SD 05-231**  
**CENTENNIAL @ LAKE CAROLINA (PHASE XVIII)**  
TMS 23200-01-20 (P)



# SD-05-231 CENTENNIAL@LAKE CAROLINA



Looking Towards Phase XVIII

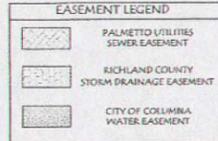


Looking Towards the Summit entrance from the Centennial Circle



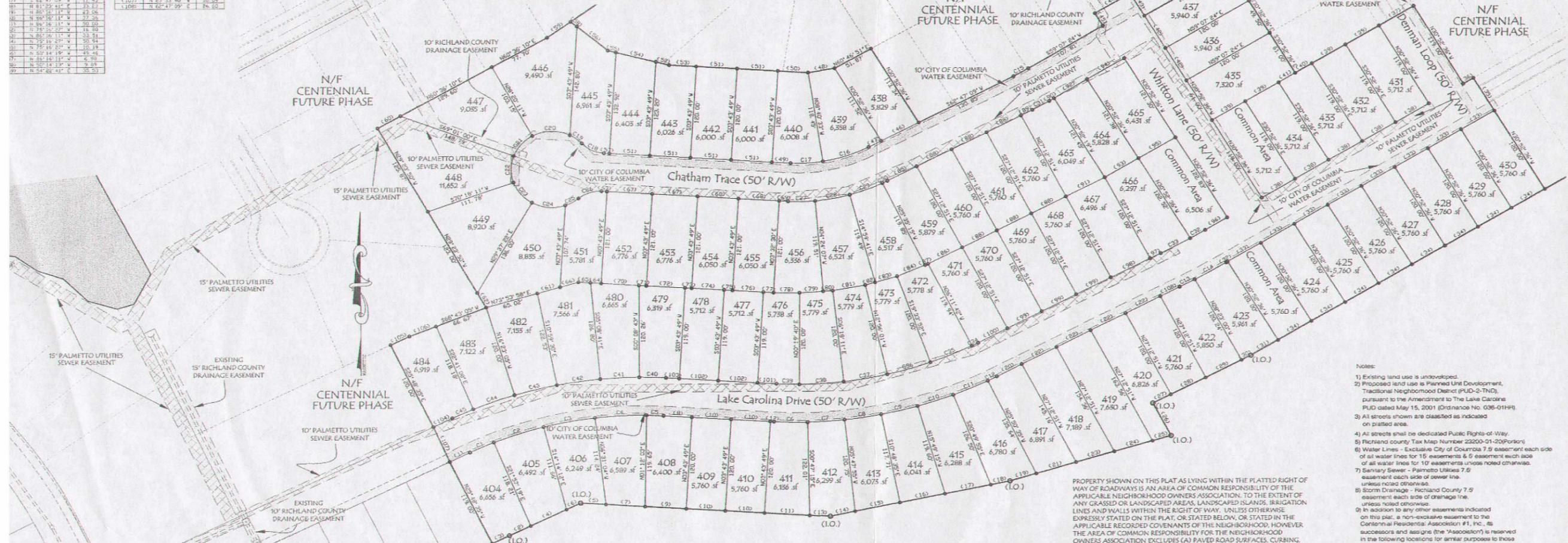
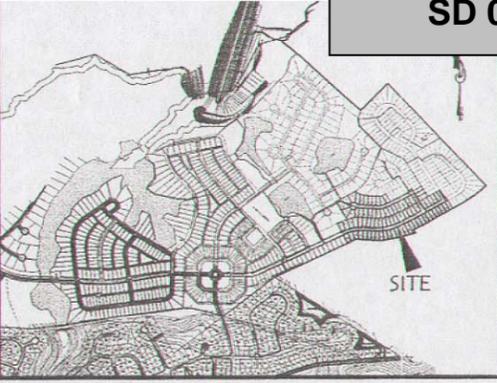
STATION	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N 82° 11' 29" E	26.04	N 82° 11' 29" E	26.04
2	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
3	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
4	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
5	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
6	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
7	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
8	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
9	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
10	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
11	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
12	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
13	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
14	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
15	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
16	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
17	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
18	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
19	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
20	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
21	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
22	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
23	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
24	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
25	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
26	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
27	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
28	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
29	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
30	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
31	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
32	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
33	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
34	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
35	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
36	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
37	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
38	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
39	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
40	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
41	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
42	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
43	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
44	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
45	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
46	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
47	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
48	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
49	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
50	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
51	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
52	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
53	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
54	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
55	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
56	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
57	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
58	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
59	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
60	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
61	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
62	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
63	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
64	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
65	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
66	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
67	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
68	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
69	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
70	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
71	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
72	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
73	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
74	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
75	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
76	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
77	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
78	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
79	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
80	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
81	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
82	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
83	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
84	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
85	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
86	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
87	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
88	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
89	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
90	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
91	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
92	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
93	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
94	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
95	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
96	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
97	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
98	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
99	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86
100	S 84° 13' 41" W	28.86	S 84° 13' 41" W	28.86

CURVE	RADIUS	DELTA	PC	PT	CHORD	BEARING
C1	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C2	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C3	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C4	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C5	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C6	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C7	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C8	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C9	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C10	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C11	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C12	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C13	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C14	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C15	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C16	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C17	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C18	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C19	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C20	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C21	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C22	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C23	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C24	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C25	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C26	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C27	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C28	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C29	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C30	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C31	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C32	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C33	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C34	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C35	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C36	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C37	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C38	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C39	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C40	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C41	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C42	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C43	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C44	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W
C45	472.00	72° 21' 15"	21.75	13.96	31.55	S 66° 07' 02" W



CENTENNIAL PHASE 18 DEVELOPMENT DATA

COMMON AREA	0.41 ACRES
TOTAL ACREAGE	15.37 ACRES
NUMBER OF LOTS	81 LOTS
LENGTH OF ROADWAY	0.50 MILES
SMALLEST LOT	5,712 SF
CURRENT ZONING	PUD-2-TND



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN SHOWN. ALSO, I STATE THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 4507500070-C, EFFECTIVE DATE JANUARY 19, 1984, AND FOUND THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

I HEREBY STATE THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MOMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

JACK H. LOCKLAR, JR. S.C.P.L.S. NO. 12842 DATE \_\_\_\_\_  
U.S. GROUP, INC. P.O. BOX 21234 COLUMBIA, SC 29221 (803) 798-1420

CONTROLLED CLEARING CERTIFICATION

Surveyor/Engineer  
I hereby certify that a site visit has been performed and that to the best of my knowledge there are no lawwood trees ninety-two (92) inches or greater in circumference located on the subject property.

SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

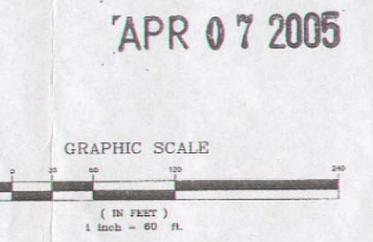
Owner/Developer  
I hereby certify that all hardwood trees thirty-two (32) inches or greater in circumference will be preserved and fifty (50) percent of the hardwood trees twenty-four (24) inches or greater in circumference within the required setback yards shall be preserved.

SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

ALL DEVELOPMENTS AND CONSTRUCTION, INCLUDING MINIMUM SETBACK REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE LAKE CAROLINA AMENDED PUD-2 TRADITIONAL NEIGHBORHOOD DISTRICT DESIGN CRITERIA (ORDINANCE NO. 036-9) PURSUANT OF THE FOLLOWING DESIGNATION:

NEIGHBORHOOD GENERAL - LOTS 404-484

OWNER:  
LAKE CAROLINA DEVELOPMENT, INC.  
300 LONG POINTE LANE, SUITE 200  
COLUMBIA, SOUTH CAROLINA 29229  
(803) 865-5460



PROPERTY SHOWN ON THIS PLAT AS LYING WITHIN THE PLATTED RIGHT OF WAY OF ROADWAYS IS AN AREA OF COMMON RESPONSIBILITY OF THE APPLICABLE NEIGHBORHOOD OWNERS ASSOCIATION. TO THE EXTENT OF ANY GRASSED OR LANDSCAPED AREAS, LANDSCAPED ISLANDS, IRRIGATION LINES AND WALLS WITHIN THE RIGHT OF WAY, UNLESS OTHERWISE EXPRESSLY STATED ON THE PLAT, OR STATED BELOW, OR STATED IN THE APPLICABLE RECORDED COVENANTS OF THE NEIGHBORHOOD, HOWEVER THE AREA OF COMMON RESPONSIBILITY FOR THE NEIGHBORHOOD OWNERS ASSOCIATION EXCLUDES (A) PAVED ROAD SURFACES, CURBING, ROAD DRAINAGE FACILITIES, UTILITY LINES OR OTHER INFRASTRUCTURE WITHIN SUCH RIGHTS OF WAY, AND (B) ANY GRASSED OR LANDSCAPED AREA WITHIN SUCH RIGHTS OF WAY THAT IS ADJAC



**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

June 6, 2005

<b>Applicant:</b> Nick Atria		<b>Private Driveway Subdivision Plans For:</b> Rainforest Private Driveway S/D	
<b>RC Project # :</b> SD-05-279			
<b>General Location:</b> 3927 Kennerly Road			
<b>Tax Map Number:</b> 02700-05-05; 02700-18-05; 02700-24-05			<b>Current Zoning:</b> RU
<b>Subject Area:</b> 17.0 acres	<b>Number of Units:</b> 6	<b>Gross Density:</b> 0.4 DU/acres	
<b>Sewer Service Provider:</b> Septic Tank		<b>Water Service Provider:</b> Private Well	

**SECTION I – ANALYSIS**

State law and the County Code mandate the Planning Commission's involvement in the subdivision process. Chapter 22-10 of the Richland County Code currently requires the Planning Commission to approve preliminary plans, final plats and minor subdivisions. Chapter 22-10 (b) defines a minor subdivision is one that does "... not involve the construction, or opening, of new streets, water or sewer facilities, storm drainage systems, or improvement to existing streets...." Chapter 22-76 requires Planning Commission approval of private driveway subdivisions, i.e., a property division for a maximum of 7 lots for immediate family members. Pursuant to Section 6-29-1150, SC Code of Laws, the Planning Commission is the final authority in subdivision matters.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Analyze the impact of the proposed project on the adjacent county or state roads
- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project's relationship to the relevant principles of the Comprehensive Plan

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project's impact on the identified roadway's traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road is designed. **As traffic increases on a**

**roadway, the V/C increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these levels-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2007. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Kennerly Road	
Functional Classification Of This Roadway	Two lane undivided collector	
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>8600</b>	
Estimated Traffic Generated By The Proposed Project	57	
Current Volume At The Nearest Count Station # 178 Located @ Freshly Mill Road	5200	
Estimated Traffic Count <b>With</b> the Proposed Project	5257	
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>0.62</b>	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rate presented on pages 9 of the Addendum To The Long Range Major Street Plan for Richland County, adopted by the County in October 1993.

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003, i.e. **they are already more than one year old**.

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The proposed subdivision will have an insignificant effect on the traffic flow of Kennerly Road.

**Fire Service Impacts**

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 3 mile radius of a fire station.

### **School Impacts**

Based on information provided by the District 2 School Board office \*, the Department estimates the proposed subdivision will generate the additional school age children described below:

Elementary School @ 0.20 students per single family DU	1
Middle School @ 0.13 students per single family DU	0
High School @ 0.12 Students per single family DU	0

\* All Districts assumed to have the same generation rate – rounded to nearest whole number

### **Existing Site Conditions**

The subject site has an existing residence that will remain a part of the private driveway subdivision. The remainder of the wooded site is undeveloped.

### **Compatibility with the Surrounding Area**

The adjacent development is either large lot residences or undeveloped parcels. The proposed project is compatible with the adjacent development.

### **Discussion of Applicable Comprehensive Plan Issues**

The Department recommends evaluation of the proposed subdivision based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8]. The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The subject site is designated as Rural on the Northwest Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation.

In addition to reviewing proposed projects for consistency with the appropriate Subarea Proposed Land Use Map, the Department recommends analysis of the development policies found in the Subarea Plans to determine if the proposed project furthers the Objectives and Recommendations/Principles of the Comprehensive Plan. The Northwest Subarea Plan, adopted in September 1993, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, on pages 29 and 38 respectively, are discussed below:

Objective –In areas with environmentally sensitive lands of limited infrastructure, low density development is encouraged

The proposed project will have a density of 0.4 DU per acre. The proposed project implements this Objective.

Principle –Development is planned in a manner that is in keeping with the character of the surrounding area

The proposed low-density development is similar to the adjacent development. This project implements this Principle.

### **Other Pertinent Factors**

Subdivisions are required to conform to the SCDOT driveway separation requirements. In this case, the access to Kennerly Road from lot 2 must be a minimum of 350 feet from the existing driveway. Furthermore, lot 1 must use Rainforest lane for its access rather than Kennerly Road.

## **SECTION II – STAFF RECOMMENDATION**

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the private driveway subdivision plans for a 6 parcel subdivision, known as Rainforest (Project # SD-05-279). **The subdivision plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

### **Findings of Fact**

1. The traffic generated by the proposed subdivision, by itself, will not result in the adjacent portion of Kennerly Road operating below a LOS C capacity.
2. The proposed subdivision is compatible with existing development in the area.
3. The project is consistent with the Northwest Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the Northwest Subarea Plan.

### **Specific Conditions**

- a) The Department of Public Works must approve the stormwater management plans; **and**
- b) The flood elevation statement must be approved by Harry Reed @ 576-2150; **and**
- c) Rainforest Lane shall be a minimum of 50 feet of right-of-way with a minimum of a 20 foot wide passable surface; **and**
- d) The access to lot 1 shall be limited to Rainforest Lane; **and**
- e) The access to lot 2 must be a minimum of 350 feet from the existing driveway; **and**
- f) The applicant must execute a Declaration of Restrictive Covenants (DRC) and provide the Department with a **recorded** copy; **and**
- g) The plat must be revised to include the following two statements in all caps on the plat:  
THE PRIVATE DRIVEWAY PROVIDING ACCESS TO LOTS (1, 3, 4, 5, 6 & 7)  
SHOWN HEREON IS NOT, AND WILL NOT BE, MAINTAINED BY RICHLAND  
COUNTY. SEE DECLARATION OF RESTRICTIVE COVENANTS RECORDED  
IN DEED BOOK (Use the # from the recorded DRC), PAGE (Use the # from the  
recorded DRC), IN THE REGISTER OF DEEDS OFFICE FOR RICHLAND  
COUNTY, SOUTH CAROLINA  
ALTERATION OF STORM DRAINAGE FLOW IS PROHIBITED WITHOUT A  
STORM DRAINAGE PLAN PREPARED IN ACCORDANCE WITH THE  
RICHLAND COUNTY STORM DRAINAGE ORDINANCE AS REQUIRED AND  
APPROVED BY THE COUNTY ENGINEER
- h) The applicant must sign Hold Harmless Agreement provided by the Department; **and**
- i) Chapter 22-70 (c) of the County Code prohibits a Building Permit issued until the Department receives a copy of the **recorded** Final Plat; **and**

- j) Street addresses must be issued by Betty Etheredge @ 576-2161, prior to building permits being issued.

### SECTION III – COMMISSION RECONSIDERATION & APPEAL

#### **Reconsideration**

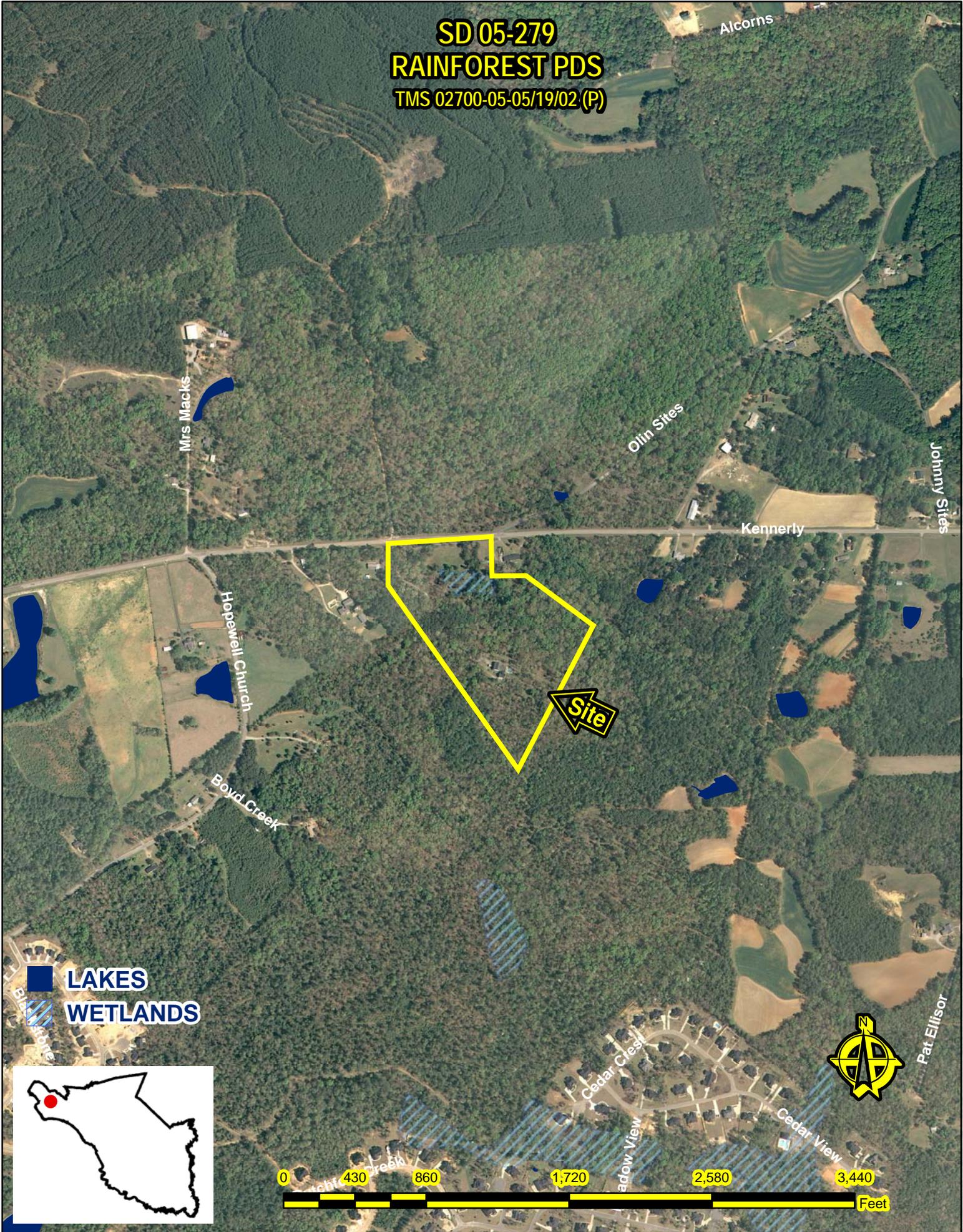
Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

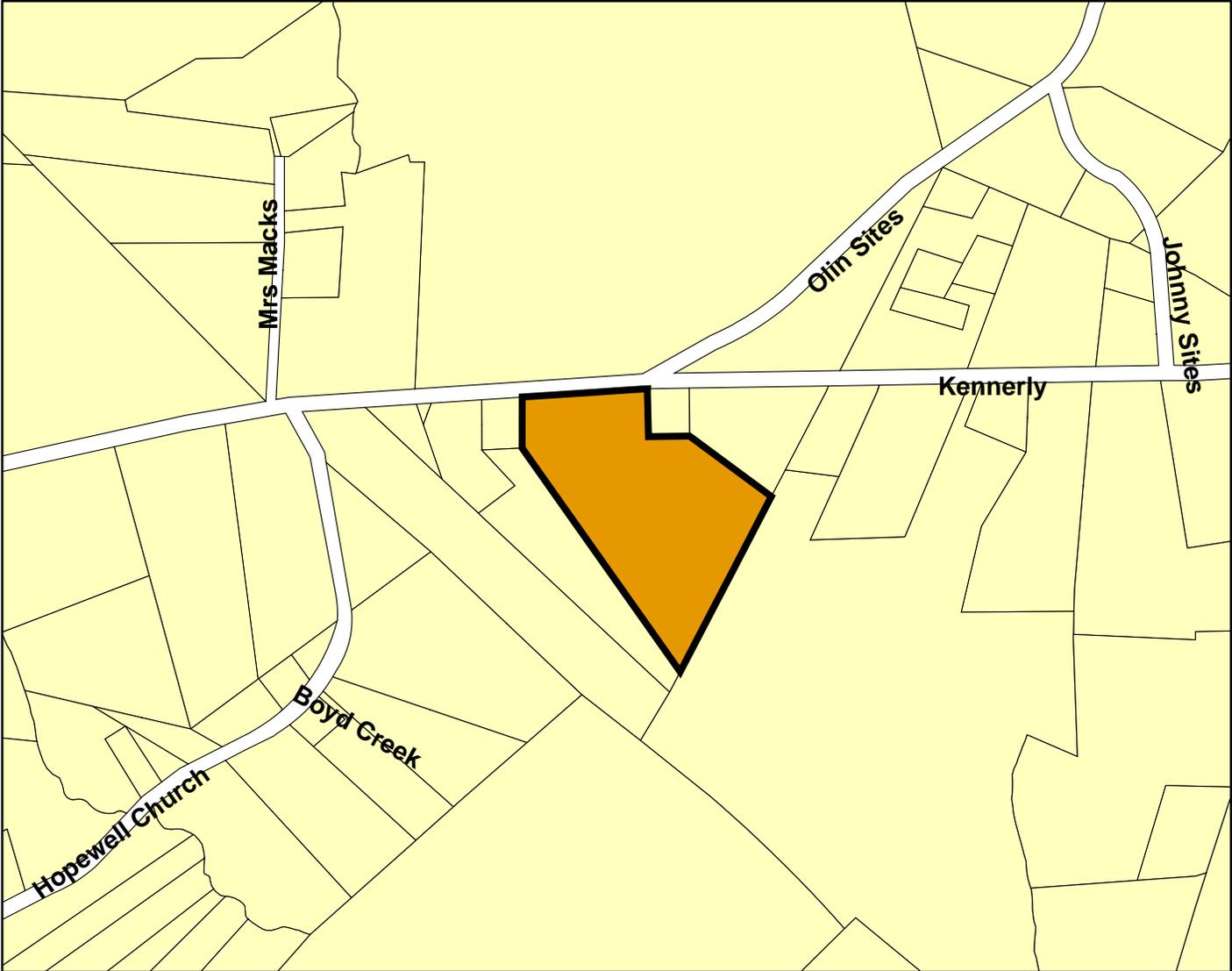
#### **Appeal**

Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt of the written notice of the Planning Commission's action.

**SD 05-279**  
**RAINFOREST PDS**  
TMS 02700-05-05/19/02 (P)



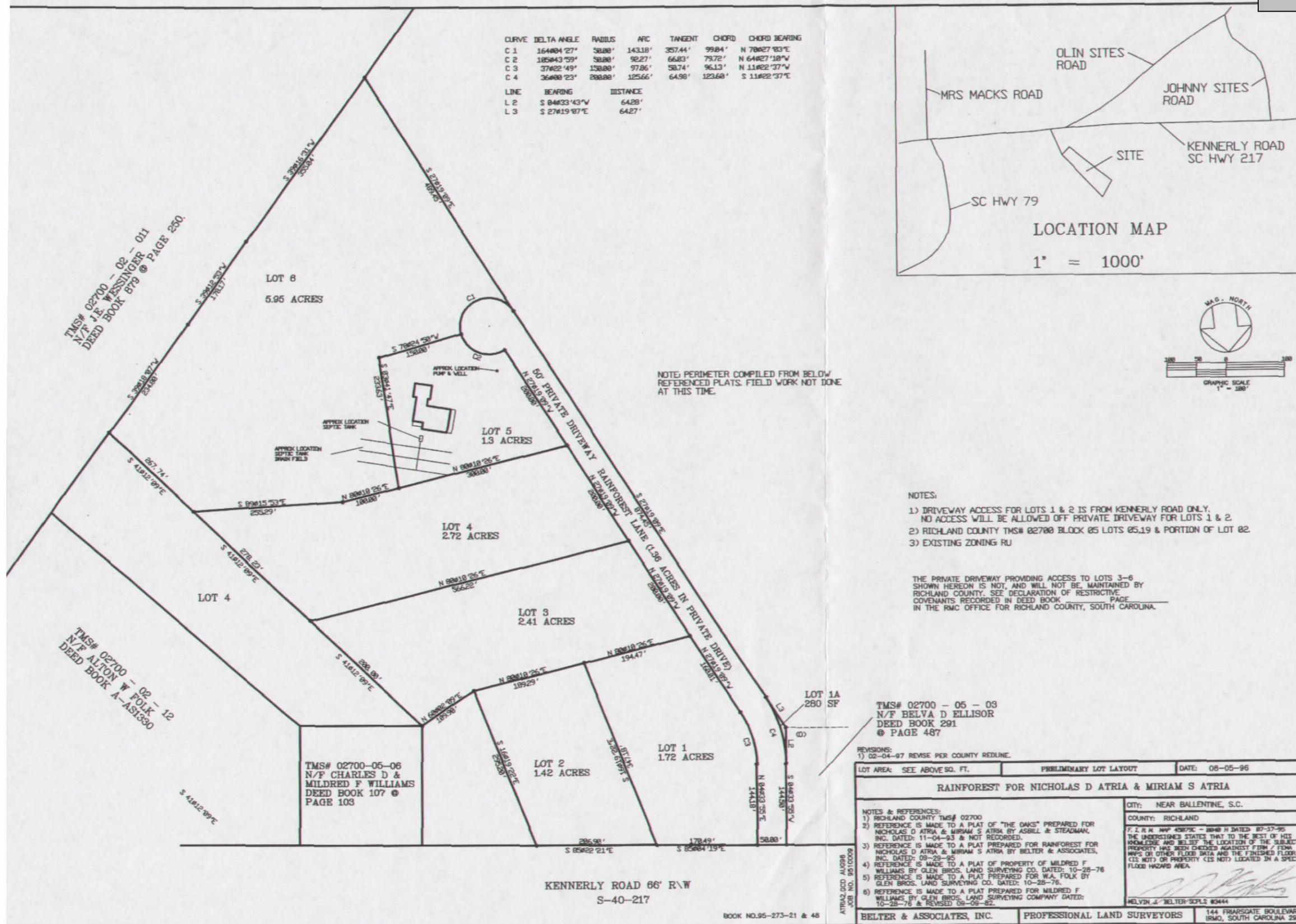
# SD-05-279 RAINFOREST PDS



Looking at the Site Interior

Looking at the Site from Across Kennerly Road







**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

June 6, 2005

<b>Applicant:</b> Joseph Coogler		<b>Minor Subdivision Plans For:</b> Joseph Coogler Minor S/D	
<b>RC Project # :</b> SD-05-276			
<b>General Location:</b> S side of Koon Road, ¼ mile east of Coogler Road			
<b>Tax Map Number:</b> 04100-02-30		<b>Current Zoning:</b> RU	
<b>Subject Area:</b> 23.3acres	<b>Number of Units:</b> 4	<b>Gross Density:</b> 0.2 DU/acres	
<b>Sewer Service Provider:</b> Septic Tank		<b>Water Service Provider:</b> Private Well	

**SECTION I – ANALYSIS**

State law and the County Code mandate the Planning Commission's involvement in the subdivision process. Chapter 22-10 of the Richland County Code currently requires the Planning Commission to approve preliminary plans, final plats and minor subdivisions. Chapter 22-10 (b) defines a minor subdivision is one that does "... not involve the construction, or opening, of new streets, water or sewer facilities, storm drainage systems, or improvement to existing streets...." Chapter 22-76 requires Planning Commission approval of private driveway subdivisions, i.e., a property division for a maximum of 7 lots for immediate family members. Pursuant to Section 6-29-1150, SC Code of Laws, the Planning Commission is the final authority in subdivision matters.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Analyze the impact of the proposed project on the adjacent county or state roads
- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project's relationship to the relevant principles of the Comprehensive Plan

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project's impact on the identified roadway's traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road is designed. **As traffic increases on a**

**roadway, the V/C increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these levels-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2007. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Koon Road	
Functional Classification Of This Roadway	Two lane undivided collector	
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>8600</b>	
Estimated Traffic Generated By The Proposed Project	38	
Current Volume At The Nearest Count Station # Located @	Not Counted	
Estimated Traffic Count <b>With</b> the Proposed Project	NAp	
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>NAp</b>	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rate presented on pages 9 of the Addendum To The Long Range Major Street Plan for Richland County, adopted by the County in October 1993.

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003, i.e. **they are already more than one year old**.

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The proposed subdivision will have an insignificant effect on the traffic flow of Koon Road.

**Fire Service Impacts**

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 2 mile radius of a fire station.

**School Impacts**

Based on information provided by the District 2 School Board office \*, the Department estimates the proposed subdivision will generate the additional school age children described below:

Elementary School @ 0.20 students per single family DU	1
Middle School @ 0.13 students per single family DU	0
High School @ 0.12 Students per single family DU	0

\* All Districts assumed to have the same generation rate – rounded to nearest whole number

**Existing Site Conditions**

The subject site includes four existing residences and a pond.

**Compatibility with the Surrounding Area**

The proposed subdivision does not change the existing arrangement of the residences. The proposed project is compatible with the adjacent development.

**Discussion of Applicable Comprehensive Plan Issues**

The Department recommends evaluation of the proposed subdivision based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8]. The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The subject site is designated as Medium/Low Density on the Northwest Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation.

In addition to reviewing proposed projects for consistency with the appropriate Subarea Proposed Land Use Map, the Department recommends analysis of the development policies found in the Subarea Plans to determine if the proposed project furthers the Objectives and Recommendations/Principles of the Comprehensive Plan. The Northwest Subarea Plan, adopted in September 1993, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, on pages 29 and 36 respectively, are discussed below:

Objective –

None Applicable

Principle – Residential development should be limited to individual dwellings on individual lots.

The project subdivision will continue the existing residential development with a new arrangement of the existing parcels. This project implements this Principle.

**Other Pertinent Factors**

The proposed project involves revising the property lines for the existing parcels. The existing driveways will continue to provide access to the subject site.

## **SECTION II – STAFF RECOMMENDATION**

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the minor subdivision plans for a 4 parcel single family detached subdivision, known as Joseph Coogler Minor S/D (Project # SD-05-276). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

### **Findings of Fact**

1. The traffic generated by the proposed subdivision, by itself, will not result in the adjacent portion of Coogler Road operating below a LOS C capacity.
2. The proposed subdivision is compatible with existing development in the area.
3. The project is consistent with the Northwest Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the Northwest Subarea Plan.

### **Specific Conditions**

- a) The Department of Public Works must approve the stormwater management plans; **and**
- b) The flood elevation statement must be approved by Harry Reed @ 576-2150; **and**
- c) Chapter 22-70 (c) of the County Code prohibits a Building Permit issued until the Department receives a copy of the recorded Final Plat; **and**
- d) Street addresses must be issued by Betty Etheredge @ 576-2161, prior to building permits being issued.

## **SECTION III – COMMISSION RECONSIDERATION & APPEAL**

### **Reconsideration**

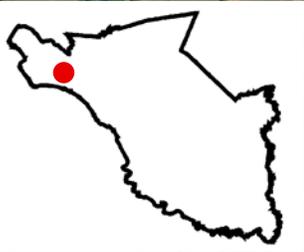
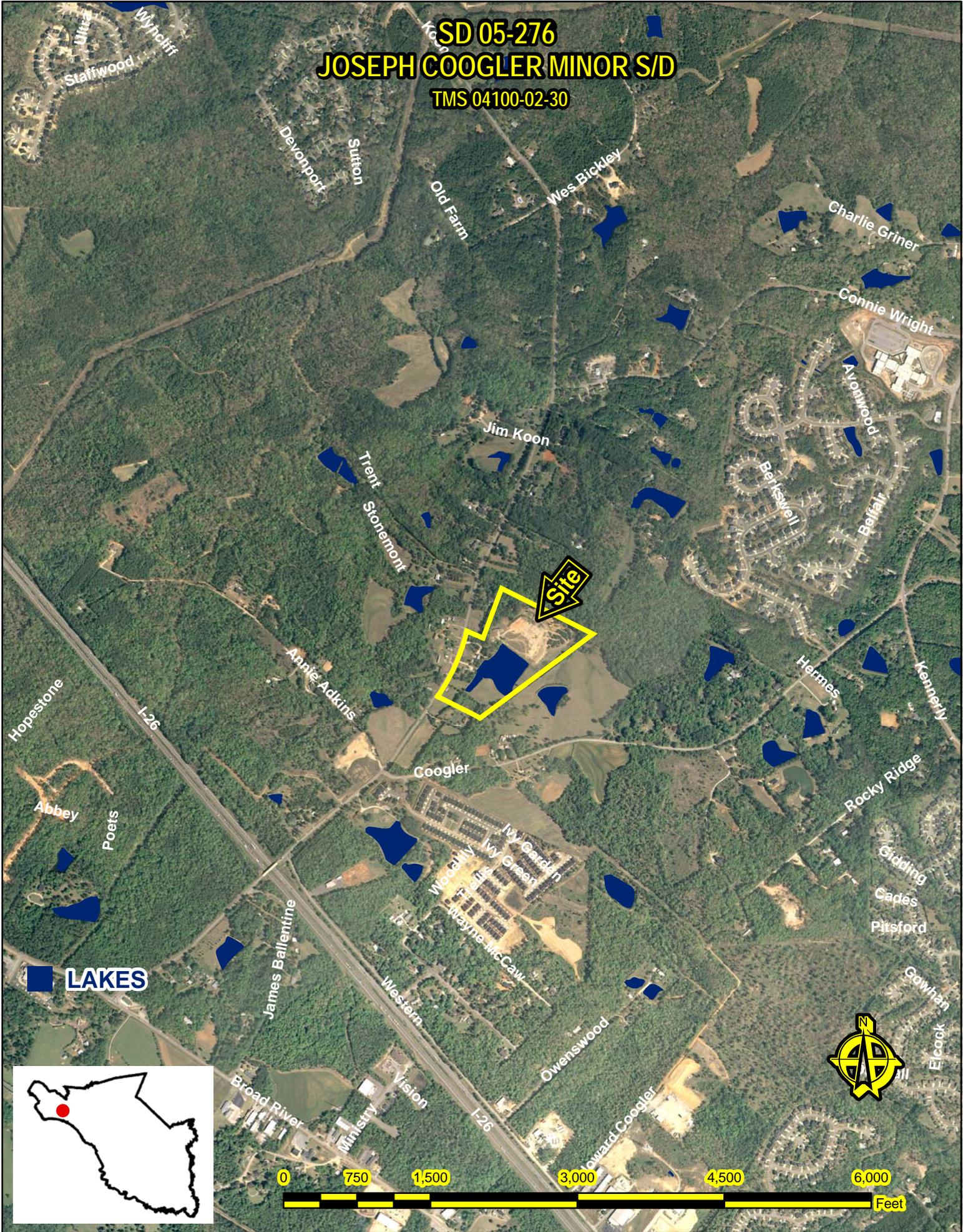
Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

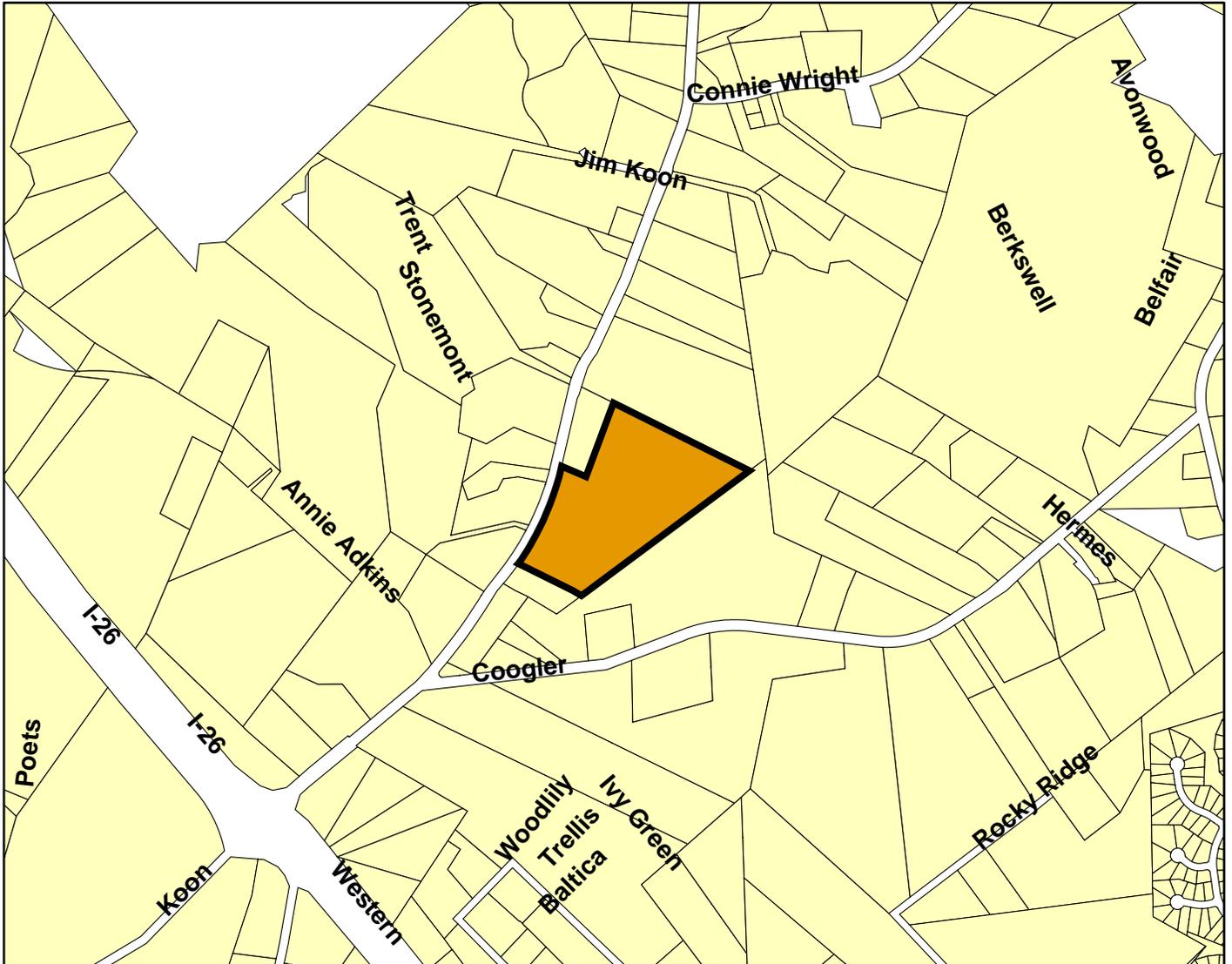
### **Appeal**

Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt of the written notice of the Planning Commission's action.

**SD 05-276**  
**JOSEPH COOGLER MINOR S/D**  
**TMS 04100-02-30**



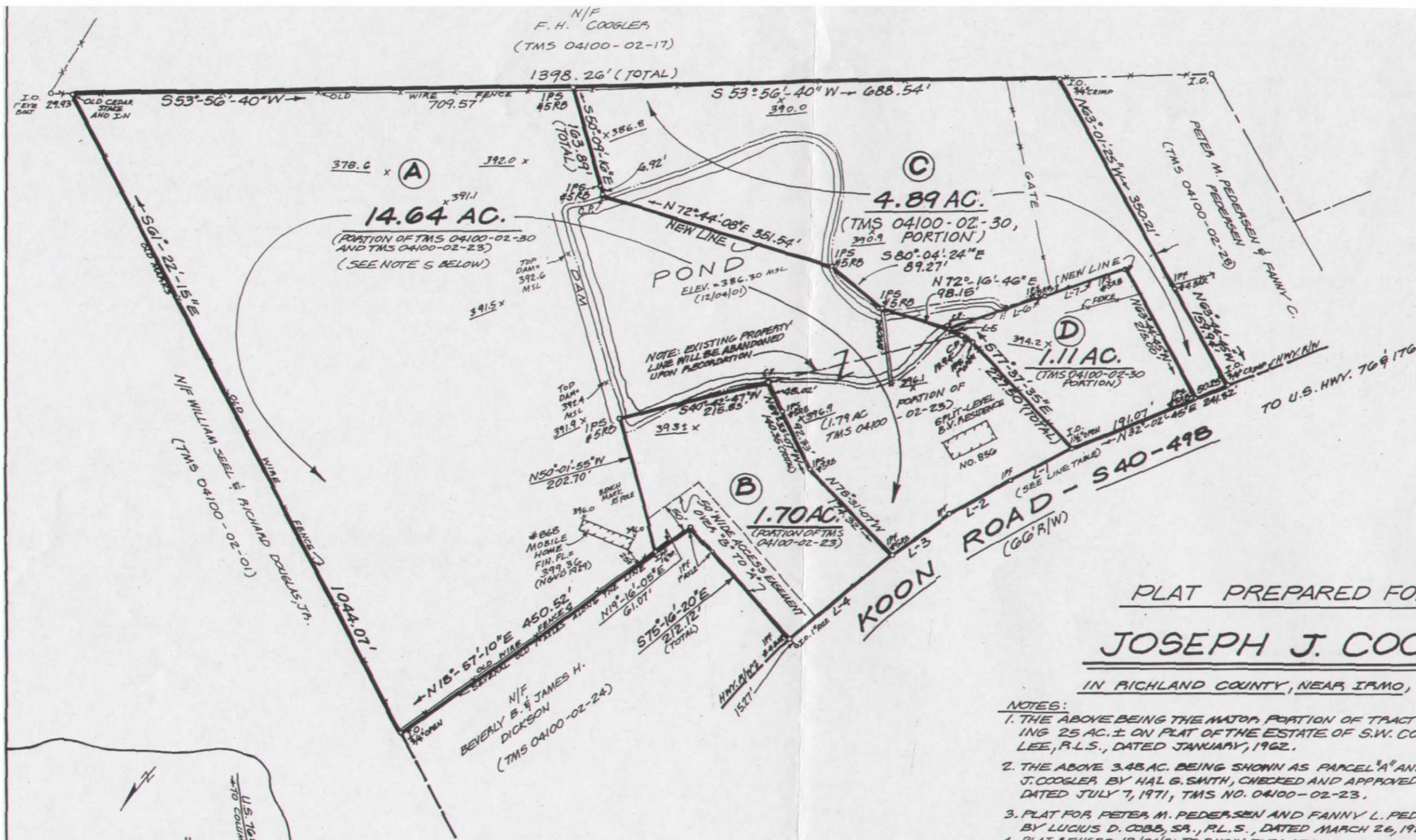
# SD-05-276 JOSEPH COOGLER MINOR S/D



Looking at the Pond from Site



Looking at the Site from  
Across Koon Road



PLAT PREPARED FOR  
**JOSEPH J. COOGLER**

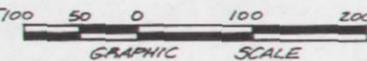
IN RICHLAND COUNTY, NEAR IRMO, S.C.

NOTES:

1. THE ABOVE BEING THE MAJOR PORTION OF TRACT "A" SHOWN AS CONTAINING 25 AC. ± ON PLAT OF THE ESTATE OF S.W. COOGLER, BY RICHARD M. LEE, P.L.S., DATED JANUARY, 1962.
2. THE ABOVE 3.48 AC. BEING SHOWN AS PARCEL "A" AND "B" ON PLAT FOR JOSEPH J. COOGLER, BY HAL G. SMITH, CHECKED AND APPROVED BY LARRY W. SMITH, P.L.S. DATED JULY 7, 1971, TMS NO. 04100-02-23.
3. PLAT FOR PETER M. PEDERSEN AND FANNY L. PEDERSEN (TMS 04100-02-28) BY LUCIUS D. COBB, SR., P.L.S., DATED MARCH 26, 1985, LAST REVISED JULY 2, 1993.
4. PLAT REVISED 12/04/01 TO SHOW ELEV. AT NEW MOBILE HOME, TOP OF DAM, ETC.
5. PLAT REVISED APRIL 8, 2005 TO SHOW TRACTS "A" THRU "D". TRACT "C" TO BE CONVEYED TO CHRISTOPHER DAVID COOGLER. TRACT "D" TO BE CONVEYED TO ERIN F. COOGLER. TRACT "B" TO BE CONVEYED TO JOSEPH J. COOGLER, JR. TRACTS "C" & "D" TO BE DIVIDED FROM TMS 04100-02-30. TRACT "B" TO BE DIVIDED FROM TMS 04100-02-23. TRACT "A" BEING THE COMBINATION OF 1.79 AC. PORTION OF TMS 04100-02-23 AND THE 12.85 AC. PORTION OF TMS 04100-02-30.

REVISED: APRIL 8, 2005  
REVISED: DECEMBER 4, 2001  
DATE: NOVEMBER 1, 1996

SCALE: 1"=100'



LINE NO.	BEARING	DISTANCE
L-1	N 26°-47'-00" E	99.76'
L-2	N 24°-00'-45" E	100.13'
L-3	N 18°-49'-45" E	99.82'
L-4	N 15°-44'-50" E	191.45'
L-5	N 72°-16'-46" E	19.90'
L-6	S 34°-55'-55" W	139.91'
L-7	S 34°-56'-10" W	121.58'

**LEGEND**  
 IPF & I.O. - OLD IRON CORNER FOUND  
 IPS & I.N. - NEW IRON CORNER SET (NO. 5 REBAR)  
 R/W - RIGHT-OF-WAY  
 N/F - NOW OF, FORMERLY  
 TMS - TAX MAP NUMBER  
 AC. - ACRES  
 L-2 - LINE NO. 2 ON LINE TABLE ABOVE.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM), AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN ZONE 1 AS SHOWN HEREON. MAP OR FIRM COMMUNITY PANEL NO. 45079C0040.H DATED: JULY 17, 1995

**CERTIFICATION:**  
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON. THAT THE AREA SHOWN HEREON (IS NOT) LOCATED IN A FLOOD HAZARD AREA.

LUCIUS D. COBB, SR.  
 LAND SURVEYOR, INC.  
 S.C. REG. LAND SURVEYOR NO. 6039  
 110 FRETOWER ROAD  
 IRMO, S.C. 29063

MAY 05 2005



**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

June 6, 2005

<b>Applicant:</b> Blair Giles		<b>Minor Subdivision Plans For:</b> Blair Giles Minor S/D	
<b>RC Project # :</b> SD-05-265			
<b>General Location:</b> S side of Wylie Road, 1200 feet east of Harmon Road			
<b>Tax Map Number:</b> 24800-04-06/04 (p)			<b>Current Zoning:</b> RU
<b>Subject Area:</b> 4.0 acres	<b>Number of Units:</b> 4	<b>Gross Density:</b> 1.0 DU/acres	
<b>Sewer Service Provider:</b> Septic		<b>Water Service Provider:</b> Well	

**SECTION I – ANALYSIS**

State law and the County Code mandate the Planning Commission's involvement in the subdivision process. Chapter 22-10 of the Richland County Code currently requires the Planning Commission to approve preliminary plans, final plats and minor subdivisions. Chapter 22-10 (b) defines a minor subdivision is one that does "... not involve the construction, or opening, of new streets, water or sewer facilities, storm drainage systems, or improvement to existing streets...." Chapter 22-76 requires Planning Commission approval of private driveway subdivisions, i.e., a property division for a maximum of 7 lots for immediate family members. Pursuant to Section 6-29-1150, SC Code of Laws, the Planning Commission is the final authority in subdivision matters.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Analyze the impact of the proposed project on the adjacent county or state roads
- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project's relationship to the relevant principles of the Comprehensive Plan

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project's impact on the identified roadway's traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road is designed. **As traffic increases on a**

**roadway, the V/C increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these levels-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2007. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Harmon Road	
Functional Classification Of This Roadway	Two lane undivided collector	
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>8600</b>	
Estimated Traffic Generated By The Proposed Project	38	
Current Volume At The Nearest Count Station # Located @	Not Counted	
Estimated Traffic Count <b>With</b> the Proposed Project	NAp	
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>NAp</b>	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rate presented on pages 9 of the Addendum To The Long Range Major Street Plan for Richland County, adopted by the County in October 1993.

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003, i.e. **they are already more than one year old**.

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The proposed project will have an insignificant traffic generation effect on Harmon Road.

**Fire Service Impacts**

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 1 mile radius of a fire station.

**School Impacts**

Based on information provided by the District 2 School Board office \*, the Department estimates the proposed subdivision will generate the additional school age children described below:

Elementary School @ 0.20 students per single family DU	1
Middle School @ 0.13 students per single family DU	0
High School @ 0.12 Students per single family DU	0

\* All Districts assumed to have the same generation rate – rounded to nearest whole number

**Existing Site Conditions**

The site is relatively flat and contains mostly pine trees. Public water service is available in Harmon Road, 1200 feet to the west.

**Compatibility with the Surrounding Area**

The adjacent development is large lot single-family detached residences. The proposed subdivision is compatible with the adjacent development.

**Discussion of Applicable Comprehensive Plan Issues**

The Department recommends evaluation of the proposed subdivision based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8]. The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The subject site is designated as Rural in the Rural and Open Space District on the Lower Richland Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation.

In addition to reviewing proposed projects for consistency with the appropriate Subarea Proposed Land Use Map, the Department recommends analysis of the development policies found in the Subarea Plans to determine if the proposed project furthers the Objectives and Recommendations/Principles of the Comprehensive Plan. The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, on pages 33 and 43 respectively, are discussed below:

Objective – Vary residential densities and development according to the character of the area

The proposed subdivision is consistent with the adjacent large lot residential development. The proposed project implements this Objective.

Principle –Low level densities (maximum 4 DU per acre) are appropriate within the Rural and open Space area where adequate street access is provided

The proposed project has a density of 1.0 DU per acre. This project implements this Principle.

### **Other Pertinent Factors**

The applicant should be aware that surface water flows may create problems with septic tank and well operations. Please contact the Environmental Health Division at DHEC in this regard.

## **SECTION II – STAFF RECOMMENDATION**

Based on the findings of fact summarized below, the Planning and Development Services Department (PDS) recommends conditional approval of the minor preliminary subdivision plans for a 4 unit single family detached subdivision, known as Blair Giles Minor S/D (Project # SD-05-265). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

### **Findings of Fact**

1. The traffic generated by the proposed subdivision, by itself, will not result in the adjacent portion of Harmon Road operating below a LOS C capacity.
2. The proposed subdivision is compatible with existing development in the area.
3. The project is consistent with the Lower Richland Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the Lower Richland Subarea Plan.

### **Specific Conditions**

- a) The Department of Public Works commented that "... The topography indicates that home builders should exercise caution regarding surface water flow patterns. Unless mass grading is proposed, a Sediment and Erosion Control Plan is not required..."; **and**
- b) A Controlled Clearing Certificate letter must be issued by the Department prior to starting any site clearing activity. Contact Sean Busbee @ 576-2171 for more information; **and**
- c) The Flood Hazard Coordinator has approved the flood elevation statement; **and**
- d) The E911 Coordinator advises that Wylie Road is in the process of being re-addressed to accommodate new development in the area; **and**
- e) The recorded plat must include signed the tree certification statements. Contact Sean Busbee @ 576-2171 for more information; **and**
- f) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Building Permit for the subject structures until the Department receives a copy of the **recorded** Final Plat.

### SECTION III – COMMISSION RECONSIDERATION & APPEAL

#### **Reconsideration**

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

#### **Appeal**

Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt of the written notice of the Planning Commission's action.

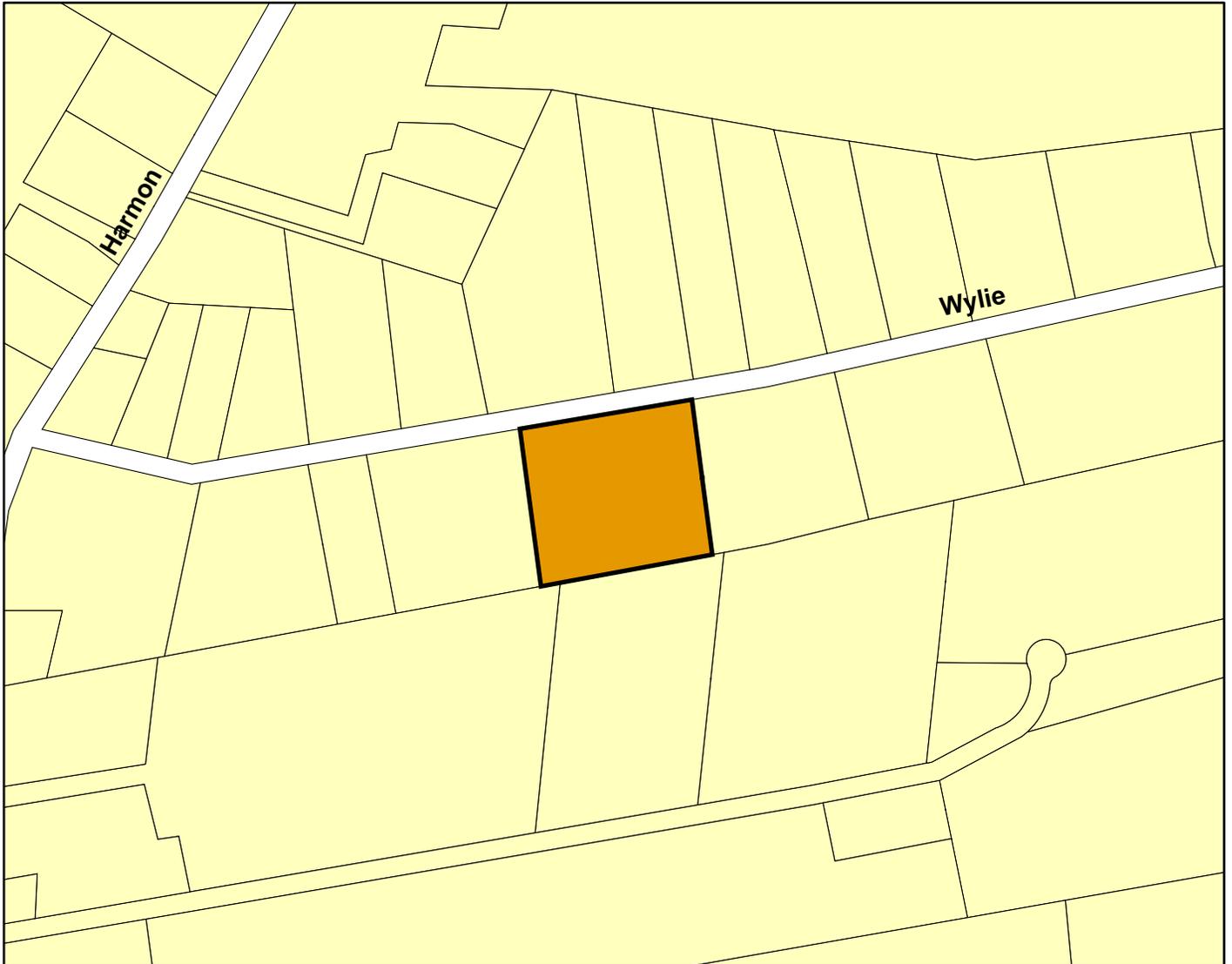
**SD 05-265**  
**BLAIR GILES MINOR S/D**  
**TMS 24800-04-06/04 (P)**



**LAKES**



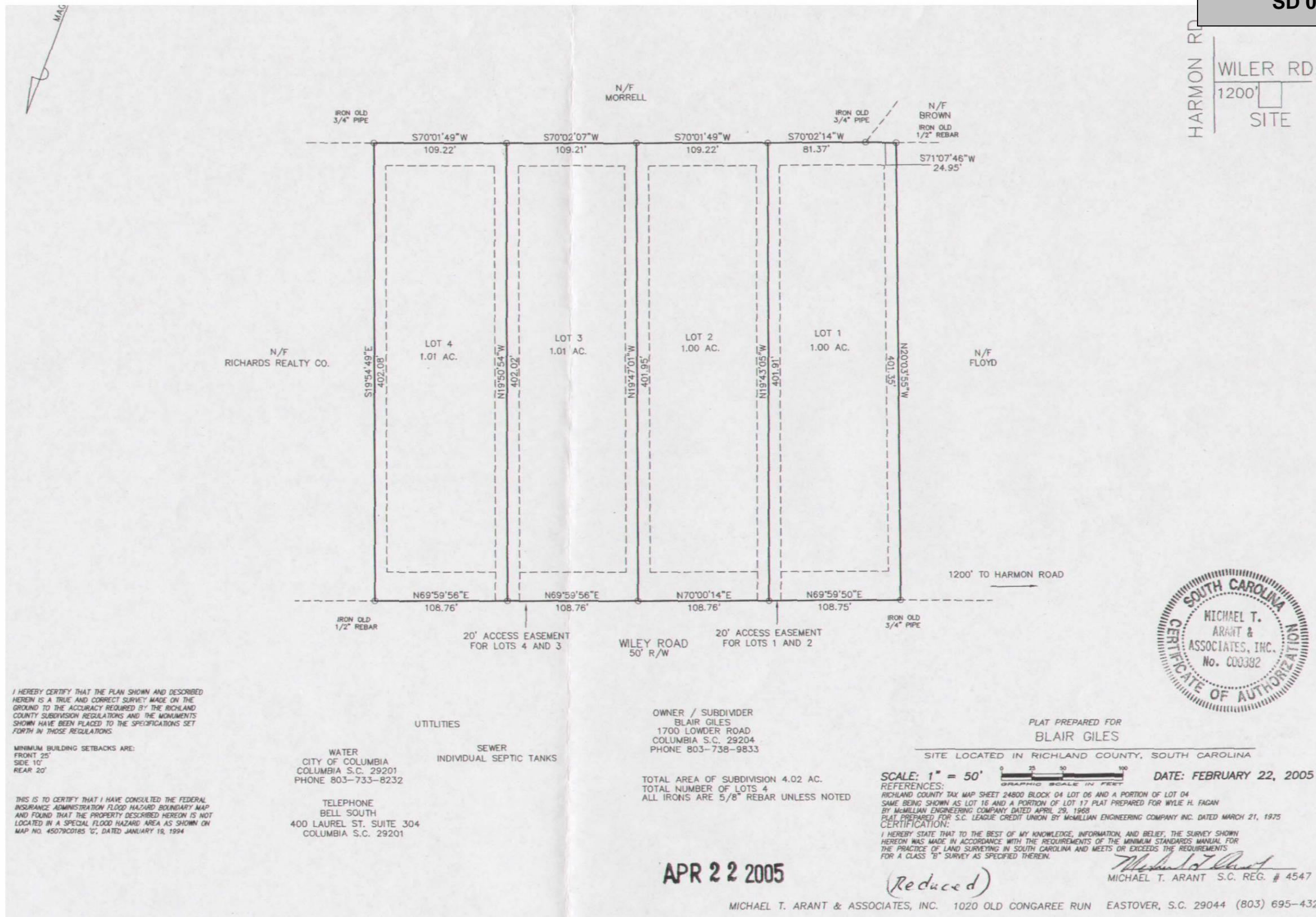
# SD-05-265 BLAIR GILES MINOR S/D



Looking at the Site from Across the Street

Looking West on Wylie Rd to Harmon





I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

MINIMUM BUILDING SETBACKS ARE:  
FRONT 25'  
SIDE 10'  
REAR 20'

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP NO. 45079C0185 'C', DATED JANUARY 18, 1994

UTILITIES

WATER  
CITY OF COLUMBIA  
COLUMBIA S.C. 29201  
PHONE 803-733-8232

TELEPHONE  
BELL SOUTH  
400 LAUREL ST. SUITE 304  
COLUMBIA S.C. 29201

SEWER  
INDIVIDUAL SEPTIC TANKS

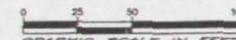
OWNER / SUBDIVIDER  
BLAIR GILES  
1700 LOWDER ROAD  
COLUMBIA S.C. 29204  
PHONE 803-738-9833

TOTAL AREA OF SUBDIVISION 4.02 AC.  
TOTAL NUMBER OF LOTS 4  
ALL IRONS ARE 5/8" REBAR UNLESS NOTED

PLAT PREPARED FOR  
BLAIR GILES

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 50'



DATE: FEBRUARY 22, 2005

REFERENCES:  
RICHLAND COUNTY TAX MAP SHEET 24800 BLOCK 04 LOT 06 AND A PORTION OF LOT 04 SAME BEING SHOWN AS LOT 16 AND A PORTION OF LOT 17 PLAT PREPARED FOR WYLIE H. FAGAN BY McMILLIAN ENGINEERING COMPANY DATED APRIL 29, 1968  
PLAT PREPARED FOR S.C. LEAGUE CREDIT UNION BY McMILLIAN ENGINEERING COMPANY INC. DATED MARCH 21, 1975  
CERTIFICATION:

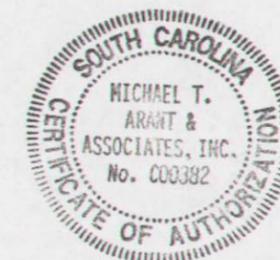
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

*Michael T. Arant*  
MICHAEL T. ARANT S.C. REG. # 4547

APR 22 2005

(Reduced)

MICHAEL T. ARANT & ASSOCIATES, INC. 1020 OLD CONGAREE RUN EASTOVER, S.C. 29044 (803) 695-4320





**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

June 6, 2005

<b>Applicant:</b> Ken Hall		<b>Preliminary Subdivision Plans For:</b> Courtyards @ Salem Place, Ph. 1, 2 & 3	
<b>RC Project # :</b> SD-05-242			
<b>General Location:</b> Salem Church Road - Ballentine			
<b>Tax Map Number:</b> 02314-01-04/24 & 02314-01-25 (p)		<b>Current Zoning:</b> PUD	
<b>Subject Area:</b> 16.2 acres	<b>Number of Units:</b> 72	<b>Gross Density:</b> 4.4 DU/acres	
<b>Sewer Service Provider:</b> Richland Co. Utilities		<b>Water Service Provider:</b> City of Columbia	

**SECTION I – ANALYSIS**

State law and the County Code mandate the Planning Commission's involvement in the subdivision process. Chapter 22-10 of the Richland County Code currently requires the Planning Commission to approve preliminary plans, final plats and minor subdivisions. Chapter 22-10 (b) defines a minor subdivision is one that does "... not involve the construction, or opening, of new streets, water or sewer facilities, storm drainage systems, or improvement to existing streets...." Chapter 22-76 requires Planning Commission approval of private driveway subdivisions, i.e., a property division for a maximum of 7 lots for immediate family members. Pursuant to Section 6-29-1150, SC Code of Laws, the Planning Commission is the final authority in subdivision matters.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Analyze the impact of the proposed project on the adjacent county or state roads
- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project's relationship to the relevant principles of the Comprehensive Plan

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project's impact on the identified roadway's traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road is designed. **As traffic increases on a**

**roadway, the V/C increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these levels-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2007. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	SC Hwy 6 via Salem Church Rd	
Functional Classification Of This Roadway	Two lane undivided collector (Hwy 6)	
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>8600</b>	
Estimated Traffic Generated By The Proposed Project	691	
Current Volume At The Nearest Count Station # 203 Located @ near the center of Ballentine	8700	
Estimated Traffic Count <b>With</b> the Proposed Project	9391	
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>1.09</b>	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rate presented on pages 9 of the Addendum To The Long Range Major Street Plan for Richland County, adopted by the County in October 1993.

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003, i.e. **they are already more than one year old**.

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The analysis described above shows the subject project will barely cause the LOS C to be exceeded at SCDOT count station # 203 when the project is completely occupied.

**Fire Service Impacts**

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 3 mile radius of a fire station.

**School Impacts**

Based on information provided by the District 2 School Board office \*, the Department estimates the proposed subdivision will generate the additional school age children described below:

Elementary School @ 0.20 students per single family DU	14
Middle School @ 0.13 students per single family DU	9
High School @ 0.12 Students per single family DU	8

\* All Districts assumed to have the same generation rate – rounded to nearest whole number

**Existing Site Conditions**

The existing site is heavily wooded with hard wood trees. The site slopes slightly to the south toward Lake Murray. A small intermittent stream traverses the eastern portion of the site

**Compatibility with the Surrounding Area**

The density of the subject project is slightly less than approved in PUD Ordinance #81-04 HR adopted by the County Council on November 16, 2004. It is also comparable to the density of the adjacent Tattlers Wharf subdivision.

**Discussion of Applicable Comprehensive Plan Issues**

The Department recommends evaluation of the proposed subdivision based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8]. The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The subject site is designated as Residential Low Density in the Developing Urban Area on the Northwest Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation.

In addition to reviewing proposed projects for consistency with the appropriate Subarea Proposed Land Use Map, the Department recommends analysis of the development policies found in the Subarea Plans to determine if the proposed project furthers the Objectives and Recommendations/Principles of the Comprehensive Plan. The Northwest Subarea Plan, adopted in September 1993, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 29 and 36 respectively, are discussed below:

**Objective –In areas with environmentally sensitive lands of limited infrastructure, low density development is encouraged**

The heavily wooded site slopes downward to east toward Lake Murray. The intermittent streams have been incorporated into the site plan as common areas. The proposed project implements this Objective.

Principle –Mixed residential densities are appropriate in the Developing Urban Area and should conform to the Proposed Land Use Map...Low-Medium density is 3.0 to 5.0 DUs per acre  
The density of the subject project is 4.4 DUs per acre. This project implements this Principle.

### **Other Pertinent Factors**

- 1) As of May 20, 2005, the Public Works Dept. had not approved the stormwater management plans.
- 2) As of May 20, 2005, approval of the flood issues and wetlands issues had not been received.
- 3) As of May 20, 2005, the County Fire Marshal had not provided comments.
- 4) As of May 20, 2005, the City of Columbia had not approved the water line construction plans.
- 5) As of May 20, 2005, DHEC had not issued a sewer line construction permit.
- 6) As of May 20, 2005, DHEC had not issued a water line construction permit.

Although not required to do so under the current County Code, the subject project will include sidewalks along one side of the internal streets. Limited on-site recreation facilities and a community center will also be provided.

## **SECTION II – STAFF RECOMMENDATION**

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the preliminary subdivision plans for a 72 unit single family attached subdivision, known as Courtyards @ Salem Place, Phase 1, 2 & 3 (Project # SD-05-242). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

### **Findings of Fact**

1. The traffic generated by the proposed subdivision, by itself, will not result in the adjacent portion of Dreher Shoals Road operating below a LOS C capacity.
2. The proposed subdivision is compatible with existing development in the area.
3. The proposed project is consistent with the Northwest Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the Northwest Subarea Plan.

### **Specific Conditions**

- a) The Department of Public Works must approve the stormwater management plans; **and**
- b) The Floodplain Mgmt. Specialist must approve the flood elevation statement prior to building permits being issued; **and**
- c) The Department must receive a copy of the USCOE wetlands encroachment letter, if applicable; **and**
- d) **A Controlled Clearing Certificate letter must be issued by the Department prior to starting any site clearing activity.** Contact Sean Busbee @ 576-2171 for more information; **and**

- e) The bonded and/or final plats must include signed the tree certification statements. Contact Sean Busbee @ 576-2171 for more information; **and**
- f) The front yard setback shall be a minimum of 15 feet from the street right-of-way and the rear yard setback shall be a minimum of 15 feet. There will be common walls between some of the units; **and**
- g) The County Fire Marshal must approve the project with or without conditions; **and**
- h) The City of Columbia must approve the water line construction plans; **and**
- i) DHEC must issue the sewer line construction permits; **and**
- j) DHEC must issue the water line construction permits; **and**
- k) **No building permits shall be issued until all of the conditions cited above are met; and**
- l) Plats shall only be recorded by the complete phases identified in the preliminary plan; **and**
- m) Any further division of the phases identified in the lot layout plan shall require Planning Commission approval prior to recording; **and**
- n) Plats shall not be approved for recording until the Department receives the City of Columbia approval the water line easement documents; **and**
- o) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording; **and**
- p) A Certificate of Occupancy shall **not** be issued for any residence in this project until the Department receives a copy of the DHEC Permit To Operate the Water system and/or the DHEC Permit To Operate the Sewer system, if applicable, by phase; **and**
- q) A Final Plat can not be approved by the Department until **(1)** the City of Columbia approves the water line easement deeds **AND (2)** the County accepts the roads for maintenance; **and**
- r) The developer shall pay the costs associated with construction of any acceleration or deceleration lanes or turn lanes that may be required by the SCDOT.

**SECTION III – COMMISSION RECONSIDERATION & APPEAL**

**Reconsideration**

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

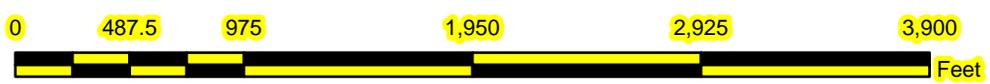
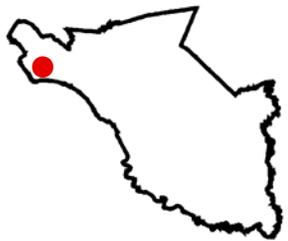
**Appeal**

Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt of the written notice of the Planning Commission's action.

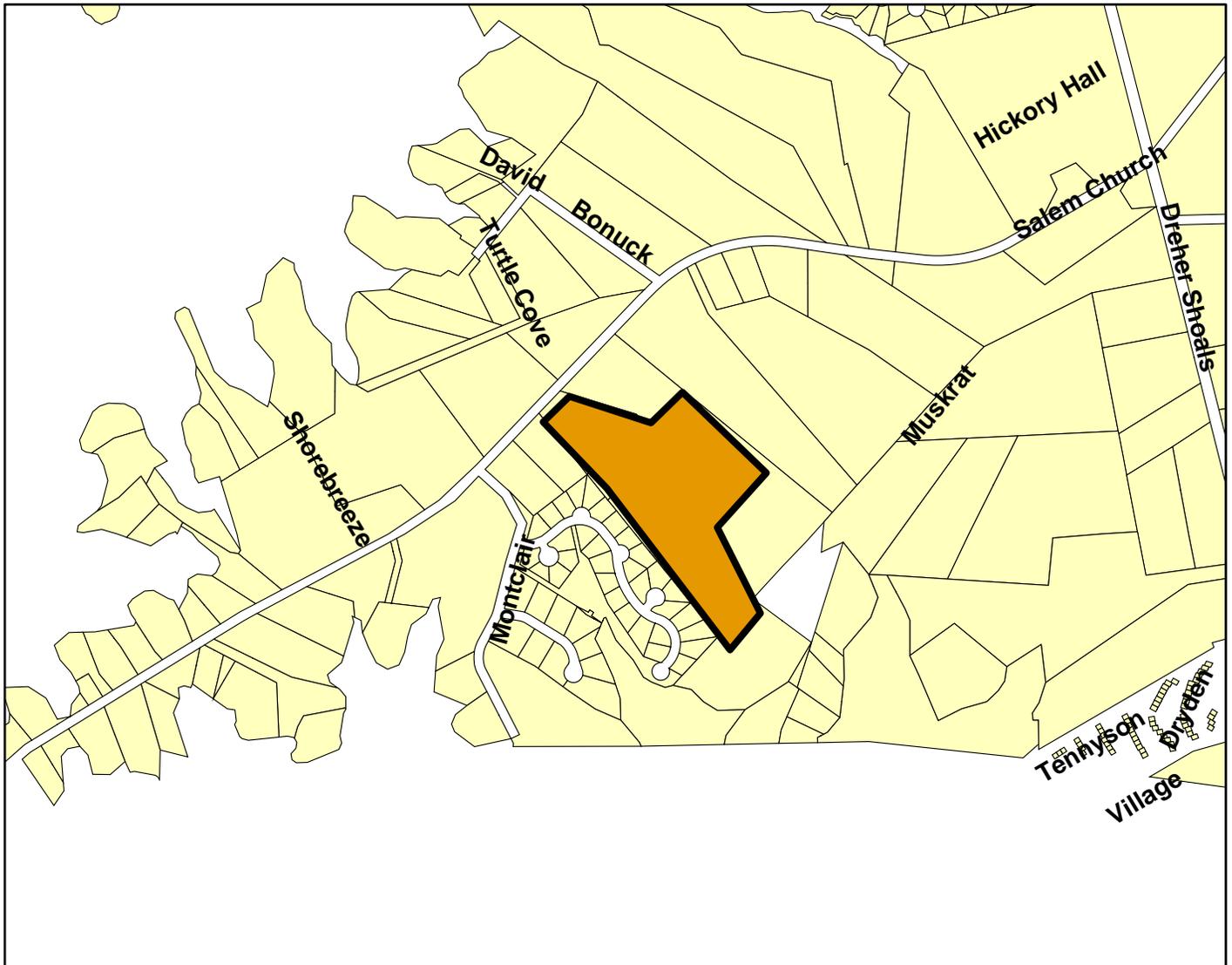
**SD 05-242**  
**COURTYARDS@SALEM PLACE (PHASE I-III)**  
TMS 02314-01-04/24/25 (P)



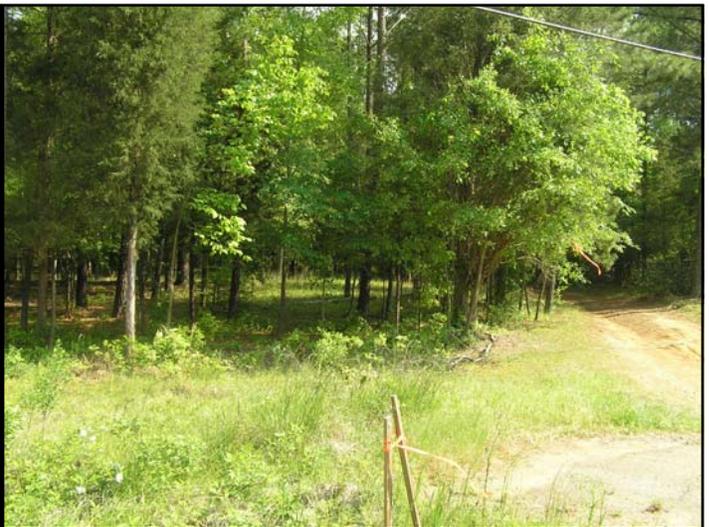
 LAKES



# SD-05-242 COURTYARDS@SALEM PLACE

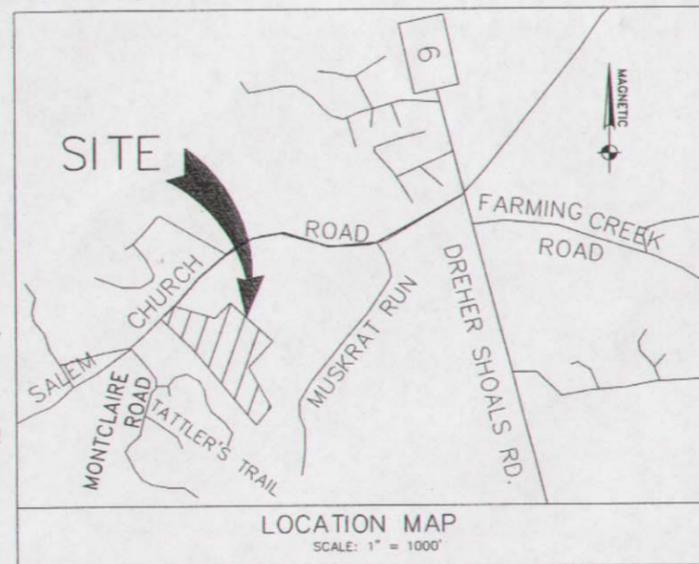
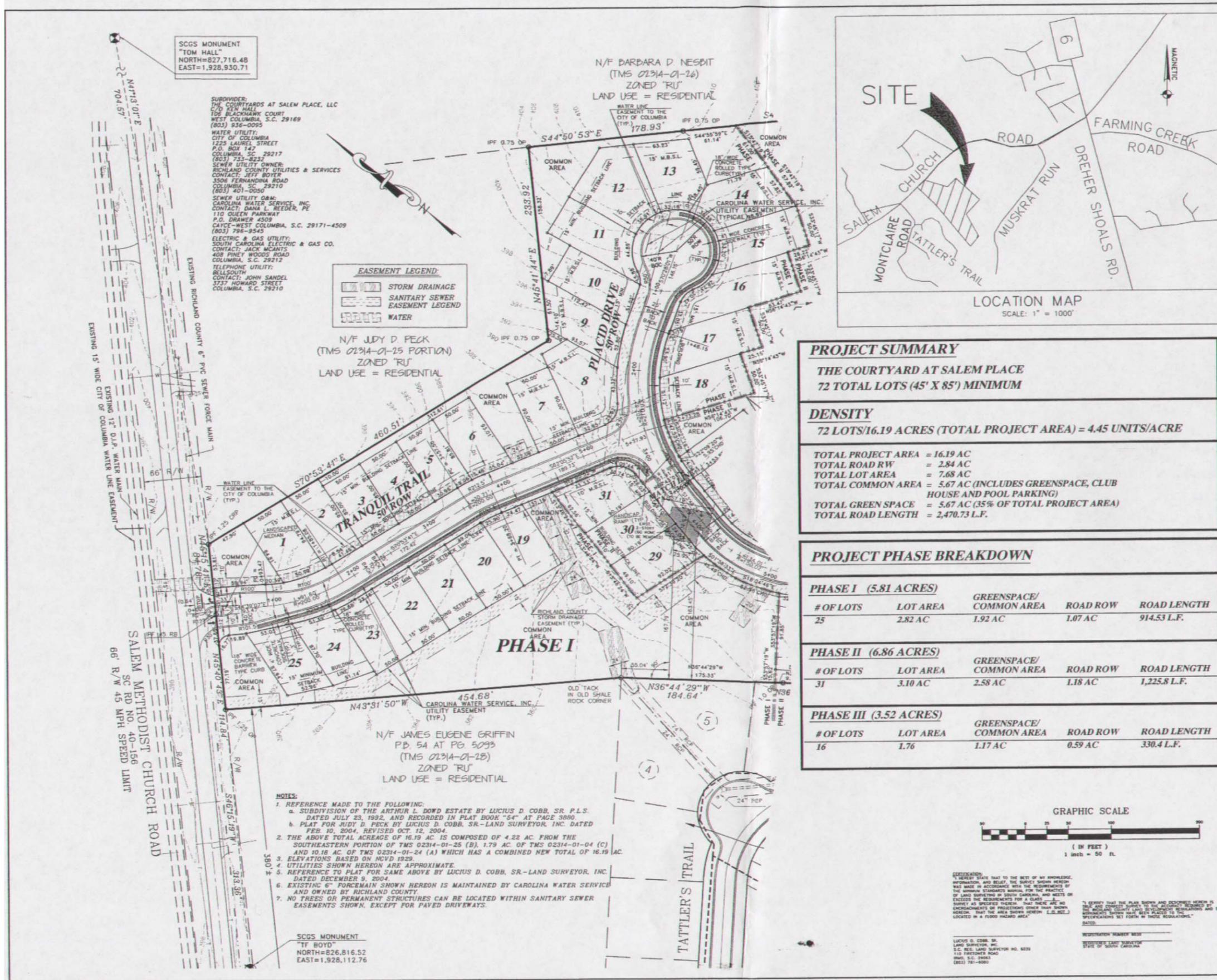


Looking at Interior of Site



Looking @ Site from Salem Church Rd





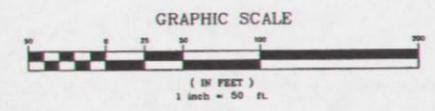
**PROJECT SUMMARY**  
THE COURTYARD AT SALEM PLACE  
72 TOTAL LOTS (45' X 85') MINIMUM

**DENSITY**  
72 LOTS/16.19 ACRES (TOTAL PROJECT AREA) = 4.45 UNITS/ACRE

TOTAL PROJECT AREA = 16.19 AC  
 TOTAL ROAD RW = 2.84 AC  
 TOTAL LOT AREA = 7.68 AC  
 TOTAL COMMON AREA = 5.67 AC (INCLUDES GREENSPACE, CLUB HOUSE AND POOL PARKING)  
 TOTAL GREEN SPACE = 5.67 AC (35% OF TOTAL PROJECT AREA)  
 TOTAL ROAD LENGTH = 2,470.73 L.F.

**PROJECT PHASE BREAKDOWN**

PHASE I (5.81 ACRES)				
# OF LOTS	LOT AREA	GREENSPACE/COMMON AREA	ROAD ROW	ROAD LENGTH
25	2.82 AC	1.92 AC	1.07 AC	914.53 L.F.
PHASE II (6.86 ACRES)				
# OF LOTS	LOT AREA	GREENSPACE/COMMON AREA	ROAD ROW	ROAD LENGTH
31	3.10 AC	2.58 AC	1.18 AC	1,225.8 L.F.
PHASE III (3.52 ACRES)				
# OF LOTS	LOT AREA	GREENSPACE/COMMON AREA	ROAD ROW	ROAD LENGTH
16	1.76	1.17 AC	0.59 AC	330.4 L.F.



**EASEMENT LEGEND**

- STORM DRAINAGE
- SANITARY SEWER EASEMENT LEGEND
- WATER

- NOTES:**
- REFERENCE MADE TO THE FOLLOWING:
    - a. SUBDIVISION OF THE ARTHUR L. DOWD ESTATE BY LUCIUS D. COBB, SR. P.L.S. DATED JULY 23, 1992, AND RECORDED IN PLAT BOOK "54" AT PAGE 3880.
    - b. PLAT FOR JUDY D. PECK BY LUCIUS D. COBB, SR.-LAND SURVEYOR, INC. DATED FEB. 10, 2004, REVISED OCT. 12, 2004.
  - THE ABOVE TOTAL ACREAGE OF 16.19 AC IS COMPOSED OF 4.22 AC FROM THE SOUTHEASTERN PORTION OF TMS 02314-01-25 (B), 1.79 AC OF TMS 02314-01-04 (C) AND 10.18 AC OF TMS 02314-01-24 (A) WHICH HAS A COMBINED NEW TOTAL OF 16.19 AC.
  - ELEVATIONS BASED ON MVD 1929.
  - UTILITIES SHOWN HEREON ARE APPROXIMATE.
  - REFERENCE TO PLAT FOR SAME ABOVE BY LUCIUS D. COBB, SR.-LAND SURVEYOR, INC. DATED DECEMBER 9, 2004.
  - EXISTING 6" FORCEMAIN SHOWN HEREON IS MAINTAINED BY CAROLINA WATER SERVICE AND OWNED BY RICHLAND COUNTY.
  - NO TREES OR PERMANENT STRUCTURES CAN BE LOCATED WITHIN SANITARY SEWER EASEMENTS SHOWN, EXCEPT FOR PAVED DRIVEWAYS.

SCGS MONUMENT  
TF BOYD  
NORTH=826,816.52  
EAST=1,928,112.76

- CONCRETE CURB
- CONTOUR MAJOR (EXIST.)
- CONTOUR MAJOR (PROP.)
- CONTOUR MINOR (EXIST.)
- CONTOUR MINOR (PROP.)
- EASEMENT
- STORM DRAINAGE & CB
- STORM DRAIN/CB (EXIST.)
- SAN. SEWER-MH & SERVICE
- SANITARY SEWER/MH(EXIST.)
- FORCE MAIN
- FORCE MAIN (EXIST.)
- WATER LINE (EXIST.)
- ELECTRICAL-OVERHEAD
- ELECTRICAL-UNDERGROUND
- NATURAL GAS (PROP.)
- NATURAL GAS (EXIST.)
- SOIL TYPES
- FLOOD ZONE
- DRAINAGE AREA
- WETLANDS
- SILT FENCE
- SWALE/BERM
- PHASE LINE

**PALMETTO CONSULTING ENGINEERING GROUP, INC.**  
CIVIL ENGINEERING DESIGN & CONSULTING P.O. Box 212327 Columbia, South Carolina 29221-2327 Telephone (803) 799-1516

APR 28 2005

THE COURTYARDS AT SALEM PLACE  
RICHLAND COUNTY  
NEAR BALLENTINE, SC  
PREPARED FOR  
THE COURTYARDS AT SALEM PLACE, LLC  
C/O KEN HALL GOURT  
1057 EAST COLUMBIA SC 29109  
PHONE: 803-926-0095

PRELIMINARY  
PLAT  
PHASE I

NO.	DATE	DESCRIPTION	BY	CHK
1.	4/25/05	FOR REVIEW FOR CONCEPT CHANGE, AND REVISIONS & REVISIONS TO PHASE I (MM/JT)		

DESIGNED BY: JT  
 DRAWN BY: RL  
 APPROVED BY: JT  
 DATE: 3/15/0  
 PROJECT # H102  
 CADD#  
 SHEET C-2  
 OF 16







**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

June 6, 2005

<b>Applicant:</b> Jamie Devine		<b>Minor Subdivision Plans For:</b> Arthurtown, Phase 4
<b>RC Project # :</b> SD-05-275		
<b>General Location:</b> Riley Road, south of Bluff Road		
<b>Tax Map Number:</b> 01115-08-61/64		<b>Current Zoning:</b> RG-1
<b>Subject Area:</b> 1.6 acres	<b>Number of Units:</b> 7	<b>Gross Density:</b> 4.4 DU/acres
<b>Sewer Service Provider:</b> City of Columbia		<b>Water Service Provider:</b> City of Columbia

**SECTION I – ANALYSIS**

State law and the County Code mandate the Planning Commission's involvement in the subdivision process. Chapter 22-10 of the Richland County Code currently requires the Planning Commission to approve preliminary plans, final plats and minor subdivisions. Chapter 22-10 (b) defines a minor subdivision is one that does "... not involve the construction, or opening, of new streets, water or sewer facilities, storm drainage systems, or improvement to existing streets...." Chapter 22-76 requires Planning Commission approval of private driveway subdivisions, i.e., a property division for a maximum of 7 lots for immediate family members. Pursuant to Section 6-29-1150, SC Code of Laws, the Planning Commission is the final authority in subdivision matters.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Analyze the impact of the proposed project on the adjacent county or state roads
- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project's relationship to the relevant principles of the Comprehensive Plan

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project's impact on the identified roadway's traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road is designed. **As traffic increases on a**

**roadway, the V/C increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these levels-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project's effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2007. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Bluff Road via Riley Road	
Functional Classification Of This Roadway	Five Lane Undivided Princ. Arterial	
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>33,600</b>	
Estimated Traffic Generated By The Proposed Project	65	
Current Volume At The Nearest Count Station # 238 Located @ National Guard Rd	17,500	
Estimated Traffic Count <b>With</b> the Proposed Project	17,565	
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>0.52</b>	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rate presented on pages 9 of the Addendum To The Long Range Major Street Plan for Richland County, adopted by the County in October 1993.

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003, i.e. **they are already more than one year old**.

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The proposed subdivision will have an insignificant effect on the traffic flow of Bluff Road.

### **Fire Service Impacts**

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 1 mile radius of a fire station.

**School Impacts**

Based on information provided by the District 2 School Board office \*, the Department estimates the proposed subdivision will generate the additional school age children described below:

Elementary School @ 0.20 students per single family DU	1
Middle School @ 0.13 students per single family DU	0
High School @ 0.12 Students per single family DU	0

\* All Districts assumed to have the same generation rate – rounded to nearest whole number

**Existing Site Conditions**

The existing is cleared with mature hardwood trees on the perimeter. Public water and sewer service is available from the City of Columbia.

**Compatibility with the Surrounding Area**

The proposed subdivision site is surrounded by single-family detached residences. The proposed project is compatible with the adjacent development.

**Discussion of Applicable Comprehensive Plan Issues**

The Department recommends evaluation of the proposed subdivision based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8]. The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The subject site is designated as Residential on the Lower Richland Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation.

In addition to reviewing proposed projects for consistency with the appropriate Subarea Proposed Land Use Map, the Department recommends analysis of the development policies found in the Subarea Plans to determine if the proposed project furthers the Objectives and Recommendations/Principles of the Comprehensive Plan. The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, on pages 33 and 38 respectively, are discussed below:

Objective –Promote the development of affordable, quality housing for all segments of the resident population

The proposed subdivision will add new affordable housing to the Arthurtown area. The proposed project implements this Objective.

Principle – Established low density residential neighborhoods should be protected against penetration or encroachment from higher densities

The current RG-1 zoning would permit higher density multi-family development. The subject project will insure that higher residential development does not occur in this area. This project implements this Principle.

**Other Pertinent Factors**

None

**SECTION II – STAFF RECOMMENDATION**

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the minor subdivision plans for a 7 unit single family detached subdivision, known as Arthurtown, Phase 4 (Project # SD-05-275). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

**Findings of Fact**

1. The traffic generated by the proposed subdivision will not result in the adjacent portion of Bluff Road operating below a LOS C capacity.
2. The proposed subdivision is compatible with existing development in the area.
3. The project is consistent with the Lower Richland Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the Lower Richland Subarea Plan.

**Specific Conditions**

- a) The Department of Public Works commented that lot 2 may have a powerline easement that may complicate the issuance of a building permit for a residence; **and**
- b) The flood elevation statement must be approved by Harry Reed @ 576-2150; **and**
- c) The site development must be carefully controlled to protect the existing mature trees to the maximum extent possible; **and**
- d) The plat must establish the setbacks, either graphically or by notation, for each lot; **and**
- e) Chapter 22-70 (c) of the County Code prohibits a Building Permit issued until the Department receives a copy of the **recorded** Final Plat; **and**
- f) Street addresses must be issued by Betty Etheredge @ 576-2161, prior to building permits being issued.

### SECTION III – COMMISSION RECONSIDERATION & APPEAL

#### **Reconsideration**

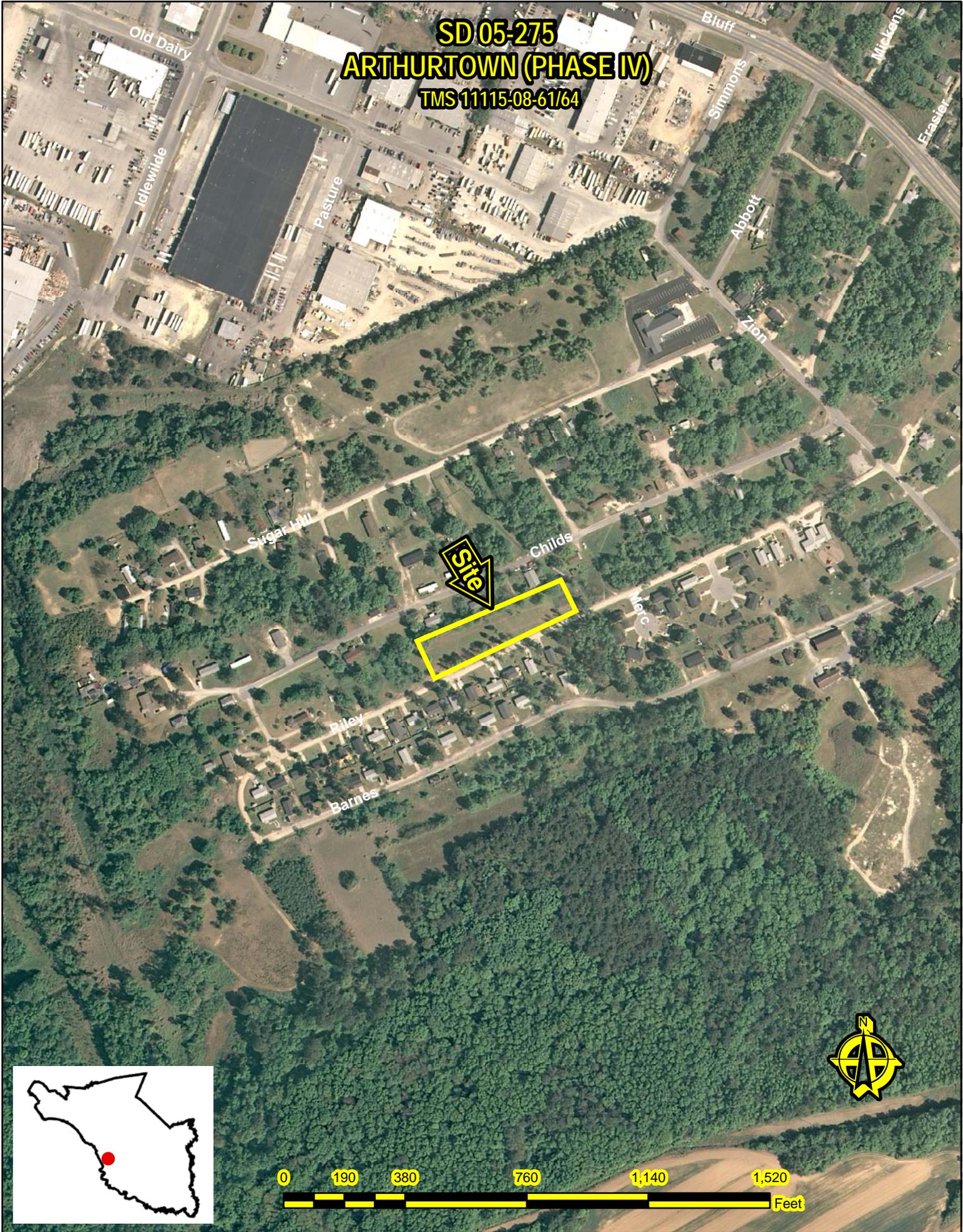
Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

#### **Appeal**

Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt of the written notice of the Planning Commission's action.

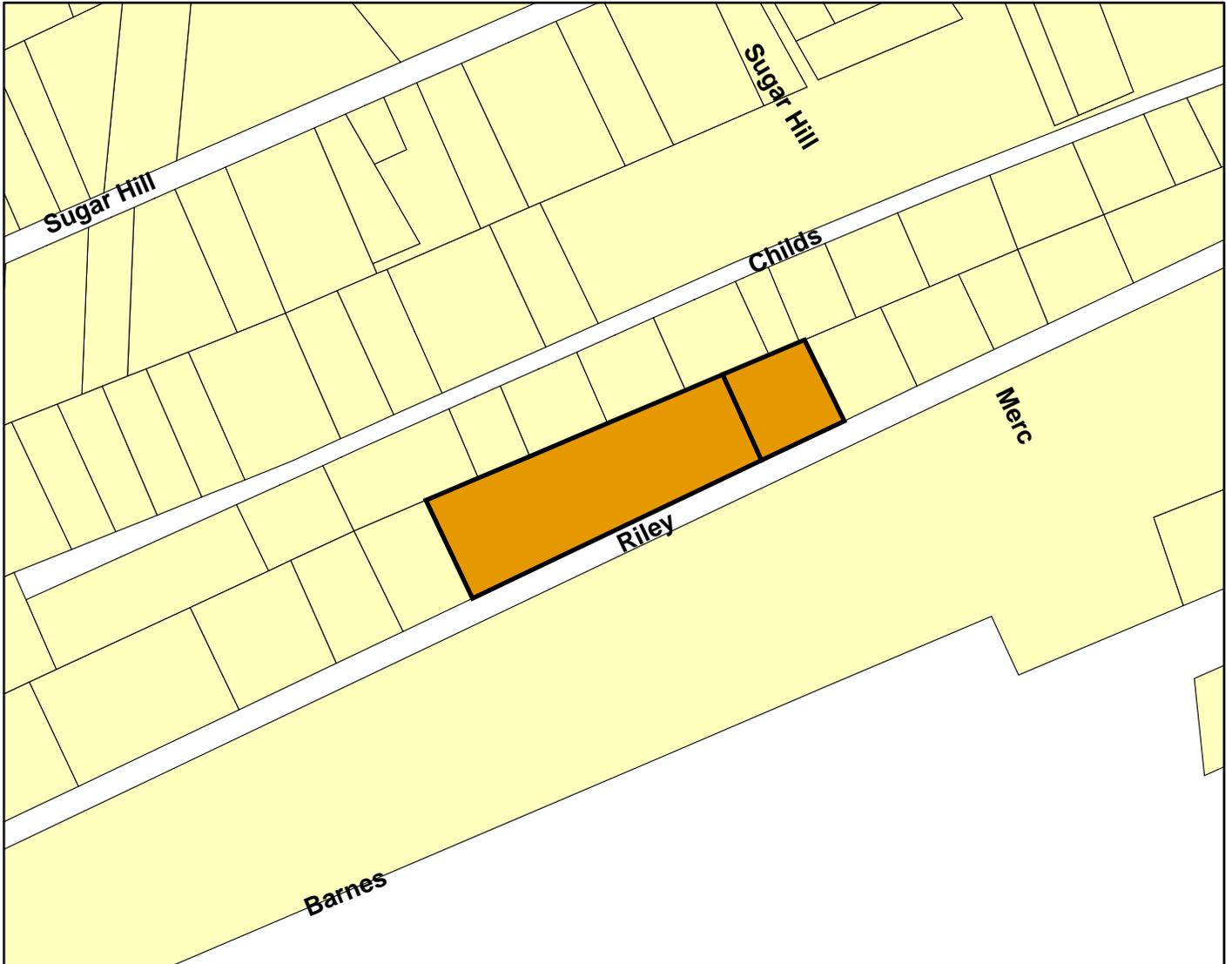
**SD 05-275**  
**ARTHURTOWN (PHASE IV)**  
**TMS 11115-08-61/64**



**Site**



# SD-05-275 ARTHURTOWN (PHASE IV)

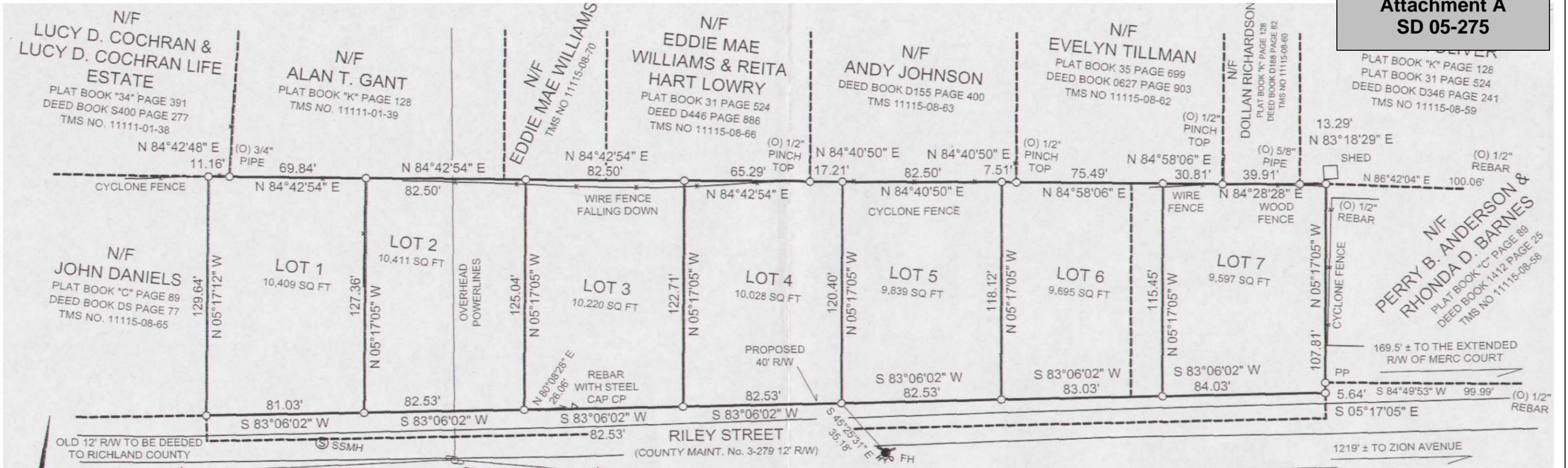


Looking at South of Riley Street



Looking across Riley Street from Site

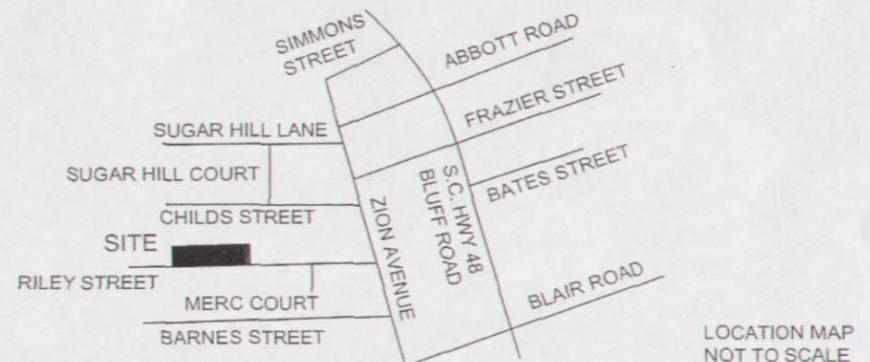




SETBACK LINES ARE 25' FROM FRONT LINE 5' SIDE LINES

- NOTES & REFERENCES:
- 1) ALL PROPERTY CORNERS WERE SET OR FOUND AND ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
  - 2) RICHLAND COUNTY TAX MAP NUMBER 11115-08-61 & 64
  - 3) PLAT FOR EVELYN TILLMAN BY POLSON SURVEYING COMPANY DATED FEBRUARY 10, 1997 TMS NO 11115-08-58
  - 4) PLAT OF PARCEL "Q" ON A PLAT FOR THE BELTON ESTATE, AT ARTHUR DATED FEB. 26, 1913 RECORDED IN PLAT BOOK "C" PAGE 89

DEVELOPER:  
COMMUNITY ASSISTANCE PROVIDER, INC.  
P.O. BOX 291921  
COLUMBIA, S.C. 29229  
(803) 699-5324



HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND LIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*James J. Polson*  
M.E.S. F. POLSON S.C. RLS #4774



**Chao & Associates, Inc.**

7 CLUSTERS COURT, COLUMBIA, S.C. 29210 (803) 772-8420

SUBDIVISION PLAT OF

**ARTHURTOWN PHASE IV**

NEAR COLUMBIA, S.C. IN RICHLAND COUNTY

SCALE: 1" = 50'	DATE: APRIL 27, 2005	C & A NO. : 390779
		DRAWN BY: J.F.P.J.
		CHECKED BY: J.F.P.
		DRAWING NUMBER
		<b>1 of 1</b>



**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION MAP AMENDMENT STAFF REPORT**

June 6, 2005

<b>RC Project # 05-55 MA</b>	<b>Applicant:</b> Randy Mullis c/o Thomas C. Mann
<b>General Location:</b> 7600 Block on east side of Fairfield Road (Hwy. 321)	
<b>Tax Map Number:</b> 12003-03-01/03 & 12007-02-01/02 (portion)	<b>Subject Area:</b> 2.2 ac MOL
<b>Current Parcel Zoning:</b> RU	<b>Proposed Parcel Zoning:</b> LI
<b>Proposed Use:</b> Commercial offices & warehouse space	<b>PC Sign Posting Date:</b> May 4, 2005

**SECTION I ANALYSIS**

Chapter 26-52 (e) of the Richland County Code of Ordinances states “...All proposed amendments shall be submitted to the planning commission for study and recommendation...”

The Planning Commission shall study such proposals to determine:

- a) The need and justification for the changes.
- b) The effect of the change, if any, on the property and on surrounding properties.
- c) The amount of land in the general area having the same classification as that requested.
- d) The relationship of the proposed amendments to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purposes of this Ordinance (*the Land Development Code*) and the comprehensive plan

This staff report analyzes the proposed amendment based on the criteria above and identifies the estimated impact of the proposed project on transportation facilities and services. The appropriate Proposed Land Use Map, Goals, Objectives and Recommendations/Principles of the Comprehensive Plan and other relevant issues will also be presented. A zoning map, the appropriate graphics and other pertinent data are found at the end of this document.

**Compatibility With Existing Development in the Area**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcel</b>	RU	Vacant commercial structure and burnt mobile home
<b>Adjacent North</b>	RU	Vacant commercial structure and Single Family Residences across Nelson Road
<b>Adjacent East</b>	RU	Single family residence(s)
<b>Adjacent South</b>	RU	Existing warehouse/offices/storage yard and accessory uses
<b>Adjacent West</b>	D-1	Single family residences

Part of the determination regarding the compatibility of the proposed project with the surrounding area is a comparison of the existing permitted uses with the uses permitted under the proposed zoning district.

The subject site abuts an existing commercial/industrial use to the south. The remainder of the surrounding area is comprised of residential uses with some abandoned commercial structures. The site is separated from all uses by roads surrounding the existing commercial site except to the east. The site is compatible with the existing land use to the south; however, it is not compatible with the uses across the street surrounding the site or to the east.

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C ratio increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these level-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Fairfield Road (Hwy 321)
Functional Classification Of This Roadway	Five Lane Undivided Minor Arterial
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>24,800</b>
Estimated Traffic Generated By The Proposed Project	139
Current Volume At The Nearest Count Station #189 Located @ Fairfield Road south of site	6,700
Estimated Traffic Count <b>With</b> the Proposed Project	6,839
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>0.28</b>

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rates presented on pages 9 through 11 of the Addendum To The Long Range Major Street Plan for Richland County, October 1993, or the 6<sup>th</sup> Edition of the Institute of Traffic Engineers Traffic Generation Manual (TGM), whichever is most appropriate for the requested use. In this case, the estimated traffic is calculated by multiplying the generation rate for a General Light Industrial Business found on page 99 of the TGM times the proposed square footage of the use. The calculation is as follows: Average rate of 6.97 trips per 1,000 sq. ft. Approximately 10,000 sq. ft. of structure per acre, therefore, 20,000 total sq. ft. x 6.97 = 139 ADT's.

The current traffic counts were received from SCDOT on May 24, 2005 and represent the Annual Average Daily Trips in 2004 i.e. **they are already more than one year old.**

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

**Relationship To Comprehensive Plan**

The Department recommends evaluation of the proposed zoning amendment based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance # 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles/Recommendations of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8] The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The Map designates the subject area as Residential in the Developing Urban area.

The proposed Light Industrial zoning is NOT consistent with the Map designation because the area is designated for residential use as opposed to commercial/industrial use. The zoning

should be RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, or PDD to be consistent with the Residential land use designation.

In addition to reviewing the consistency with the Proposed Land Use Map, the Department recommends reviewing the Comprehensive Plan's development policies to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The North Central Subarea Plan, adopted in November 1992, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 26 and 30 respectively, are discussed below:

Objective – Provide areas with commercial and industrial facilities that are related to each other in an efficient manner, served by adequate infrastructure and readily accessible to the public, while restricted to locations adjacent to existing sites.

The proposed Amendment is to allow for the expansion of the existing adjacent commercial use (grandfathered use and structures) in a Rural district and has ample frontage on a major road (Fairfield Road). The proposed Amendment **implements** this Objective.

Principle – In general, that land currently zoned light or heavy industrial is sufficient to the plan area's needs and that any new uses be limited to those areas represented on the Proposed Land Use Map.

The subject site is designated as Residential by the Map, however, it is contiguous to an existing commercial use. The proposed Amendment **does not implement** this Principle

### **Other Relevant Issues**

The proposed Amendment is to allow for the expansion of the existing commercial use located immediately south of the site. The use requires industrial zoning to allow for the placement of additional warehousing. The size of the site would be prohibitive to any large industrial uses and the Department believes that Light Industrial zoning is appropriate for this location due to the nature of the existing adjacent use which would require a Map Amendment for additional expansion. The existing site is essentially built out and cannot expand due to land and zoning constraints.

The Map designates a corridor of Mixed Commercial/Industrial zoning from I-20 north on Fairfield Road that stops directly south of Boswell Road. The Department believes that based on the existing land use to the immediate south and the location of the Commercial/Industrial designation south of Boswell Road that this parcel should be zoned LI and the delineation line for LI zoning be extended to Nelson Road. The amount of vacant residential structures in the area along Fairfield Road also serves as a strong indicator of the possibility for commercial/industrial uses along this portion of Fairfield Road.

## SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDS) recommends the Official Zoning Map designation for the parcels included in Project # 05-55 MA **be changed** from RU to LI.

### **Findings of Fact:**

1. The proposed Amendment **is compatible** with the adjacent existing land uses.
2. The Traffic Impact Discussion shows that this area of Fairfield Road is operating well below its LOS C Design Capacity and that the proposed Amendment would not have a significant impact upon the LOS of Fairfield Road.
3. The proposed Amendment **is not consistent** with Proposed Land Use Map designation in the North Central Subarea Plan.
4. The proposed Zoning Map Amendment **is not consistent** with the cited Objective of the North Central Subarea Plan discussed herein. The proposed Zoning Map Amendment **is consistent** with the cited Recommendation of the North Central Subarea Plan discussed herein.
5. If the proposed Zoning Map Amendment fails, the subject property may continue to be used by any existing permitted uses identified on the "Table of Permitted Uses" found in the Richland County Land Development Code.

## SECTION III PLANNING COMMISSION ACTION

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision provided such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

At their meeting of June 6, 2005, the Richland County Planning Commission **agreed (did not agree)** with the PDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-55 MA at the next available opportunity.

### **Commission Findings of Fact/Recommendations**

(If the Planning Commission does not agree with the Department's recommendation and/or findings of fact, the reasons for the decision must be clearly stated for the public record.)

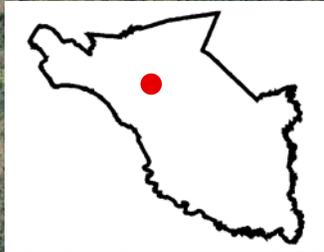
In consideration of the proposed Zoning Map Amendment # 05-55 MA, the Planning Commission made the findings of fact summarized below:

**CASE 05-55 MA  
RU to LI**

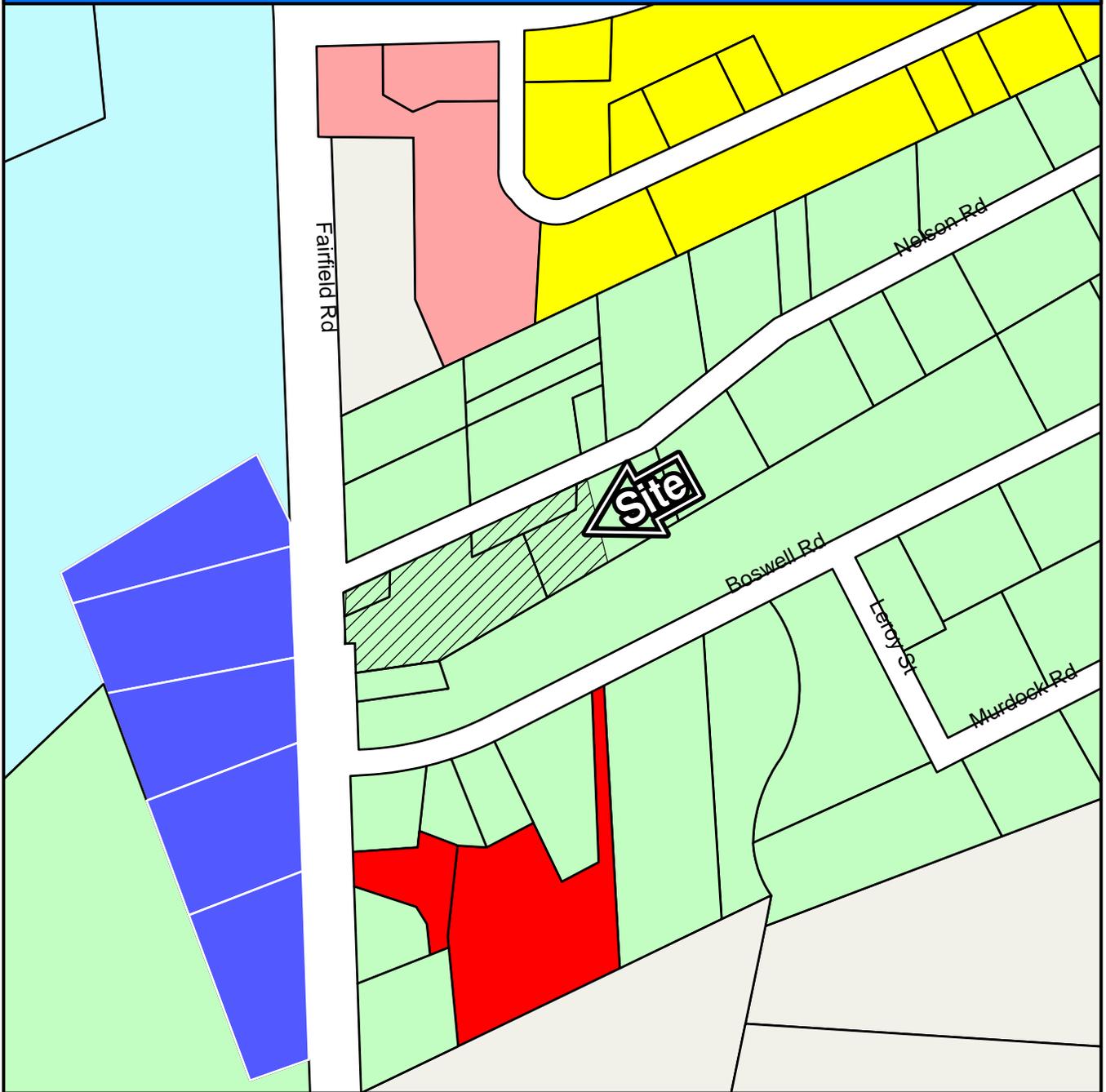
**TMS 12003-03-01/03 & 12007-02-01/02(P)**

**Site**

**LAKES**



# CASE 05-55 MA RU to LI



## ZONING CLASSIFICATIONS

	C-1		M-1		MH-3		RG-2		RS-3
	C-2		M-2		PDD		RR		RU
	C-3		MH-1		PUD		RS-1		SUBJECT
	D-1		MH-2		RG-1		RS-2		



# CASE 05-55 MA

## From RU to LI

TMS# 12003-03-01/03 & 12007-02-01/02 (P) 7600 Block of Fairfield Road



METES & BOUNDS DESCRIPTION

RICHLAND COUNTY TMS 12003-03-01, 12003-03-03, 12007-02-01 & 12007-02-02(PORTION)

Beginning a nail (o), located on the eastern right of way of U. S. Highway 321 at the intersection of U. S. Highway 321 and Nelson Drive, thence continuing along the southern right of way of Nelson Drive N76°21'38"E for a distance of 7.09' to a point; thence turning and running along Nelson Drive N65°45'23"E for a distance of 95.32' to a point marked by a ½" rebar (o); thence turning and running along Nelson Drive N64°59'11"E for a distance of 176.01' to a 1" iron pipe (o); thence turning and running along Nelson Drive N64°58'56"E for a distance of 225.0' to a ½" rebar (n); thence turning and running along Nelson Drive N64°58'56"E for a distance of 17.08' to a ½" rebar (n); thence turning and running along property now or formerly of Grover and Dorothy Nelson S13°25'43" E for a distance of 172.94' to a ½" rebar; thence turning and running along property now or formerly of R. D. Williamson S60°30'39"W for a distance of 114.58' to a 1" pipe (o); for a distance of 181.35' to a ½" rebar (o) and for a distance of 77.09' to a 2" pipe (o); thence turning and running along property now or formerly of R. D. Williamson S79°56'07"W for a distance of 160.23' to a ½" (o) rod at the eastern side of the right of way of U. S. Highway 321; thence turning and running along the eastern side of the right of way of U. S. Highway 321 N01°52'48"W for a distance of 60.57' to a nail & cap (o); thence turning and running S88°06'01"W for a distance of 18.01' to a nail & cap (o); thence turning and running along the eastern side of the right of way of U. S. Highway 321 N01°55'17" for a distance of 104.02' to the point of beginning.



**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION MAP AMENDMENT STAFF REPORT**

June 6, 2005

<b>RC Project # 05-72 MA</b>	<b>Applicant:</b> Keith T. Clarke
<b>General Location:</b> Warner Road near Fontaine Road @ I-277	
<b>Tax Map Number:</b> 14207-08-29	<b>Subject Area:</b> 1.2 ac MOL
<b>Current Parcel Zoning:</b> D-1	<b>Proposed Parcel Zoning:</b> LI
<b>Proposed Use:</b> Heating and Air Conditioning Business	<b>PC Sign Posting Date:</b> May 4, 2005

**SECTION I ANALYSIS**

Chapter 26-52 (e) of the Richland County Code of Ordinances states “...All proposed amendments shall be submitted to the planning commission for study and recommendation...”

The Planning Commission shall study such proposals to determine:

- a) The need and justification for the changes.
- b) The effect of the change, if any, on the property and on surrounding properties.
- c) The amount of land in the general area having the same classification as that requested.
- d) The relationship of the proposed amendments to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purposes of this Ordinance (*the Land Development Code*) and the comprehensive plan

This staff report analyzes the proposed amendment based on the criteria above and identifies the estimated impact of the proposed project on transportation facilities and services. The appropriate Proposed Land Use Map, Goals, Objectives and Recommendations/Principles of the Comprehensive Plan and other relevant issues will also be presented. A zoning map, the appropriate graphics and other pertinent data are found at the end of this document.

**Compatibility With Existing Development in the Area**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcel</b>	D-1	Undeveloped woodlands
<b>Adjacent North</b>	RS-2	Single-family residential
<b>Adjacent East</b>	RS-2	Single-family residential
<b>Adjacent South</b>	D-1 & RS-2	Single-family residential
<b>Adjacent West</b>	N/A	I-277

Part of the determination regarding the compatibility of the proposed project with the surrounding area is a comparison of the existing permitted uses with the uses permitted under the proposed zoning district. The table above summarizes this comparison.

The subject site is encompassed by established single family residences to the north, east, and south. The proposed Amendment is not compatible with the existing land uses.

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C ratio increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these level-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Fontaine Road via Warner Drive
Functional Classification Of This Roadway	Five Lane Undivided Collector
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>19,600</b>
Estimated Traffic Generated By The Proposed Project	70
Current Volume At The Nearest Count Station #314 Located @southeast of site on Fontaine Road	17,000
Estimated Traffic Count <b>With</b> the Proposed Project	17,070
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>0.87</b>

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rates presented on pages 9 through 11 of the Addendum To The Long Range Major Street Plan for Richland County, October 1993, or the 6<sup>th</sup> Edition of the Institute of Traffic Engineers Traffic Generation Manual (TGM), whichever is most appropriate for the requested use. In this case, the estimated traffic is calculated by multiplying the generation rate for a General Light Industrial business found on page 99 of the TGM times the proposed square footage of the use. The calculation is as follows: 6.97 trips per 1,000 sq. ft., therefore, 6.97 x 10,000 sq. ft. = 70 ADT's.

The current traffic counts were received from SCDOT on May 24, 2005 and represent the Annual Average Daily Trips in 2004 i.e. **they are already more than one year old.**

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

**Relationship To Comprehensive Plan**

The Department recommends evaluation of the proposed zoning amendment based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance # 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles/Recommendations of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8] The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

**The Map designates the subject area as Medium Density Residential in the Established Urban area.**

**The proposed Light Industrial zoning is NOT consistent with the Map designation because it is not consistent with the Medium Density Residential designation as depicted by the Map. The zoning should be RS-MD, RS-HD or PDD to be consistent with the Medium Density Residential land use designation.**

In addition to reviewing the consistency with the Proposed Land Use Map, the Department recommends reviewing the Comprehensive Plan's development policies to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The I-20 Interbeltway Corridor Subarea Plan, adopted in November 1994, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 9 and 13 respectively, are discussed below:

Objective – Minimize incompatibility between existing and proposed land uses.

The subject site is surrounded by single family detached residences to the north, east and south. A commercial or industrial use on property zoned Light Industrial is not compatible with the existing land uses. The proposed Amendment **does not implement** this Objective.

Principle – In general, commercial and office activities should be confined to existing zoned areas and/or proposed locations where the following apply:

1. Areas identified on the Proposed Land Use Map;  
The subject site is designated as Medium Density Residential by the Map.
2. Sites that don't encroach or penetrate established residential areas; and  
As stated in the Objective, the site is encompassed by existing single family detached residences.
3. Sites of major traffic junctions and cluster locations as opposed to strip development.  
The site is not located at a major traffic junction or cluster location on Warner Drive and rezoning this site would be strip development.

The proposed Amendment **does not implement** this Principle.

### **Other Relevant Issues**

None

## **SECTION II STAFF RECOMMENDATION**

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDSD) recommends the Official Zoning Map designation for the parcels included in Project # 05-72 MA **not be changed** from D-1 to LI.

### **Findings of Fact:**

1. The proposed Amendment **is not compatible** with the adjacent existing land uses.
2. The Traffic Impact Discussion shows that the LOS C traffic capacity of Fontaine Road at this location is not currently being exceeded and the proposed use would not have a significant effect on traffic in this area.
3. The proposed Amendment **is not consistent** with Proposed Land Use Map designation in the I-20 Interbeltway Corridor Subarea Plan.
4. The proposed Zoning Map Amendment **is not consistent** with the cited Objectives and Recommendations of the I-20 Interbeltway Corridor Subarea Plan discussed herein.
5. If the proposed Zoning Map Amendment fails, the subject property may continue to be used by any existing permitted uses identified on page 2 of this Report.

<b>SECTION III      PLANNING COMMISSION ACTION</b>
--

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision provided such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

At their meeting of June 6, 2005, the Richland County Planning Commission **agreed (did not agree)** with the PDSD recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-72 MA at the next available opportunity.

**Commission Findings of Fact/Recommendations**

(If the Planning Commission does not agree with the Department's recommendation and/or findings of fact, the reasons for the decision must be clearly stated for the public record.)

In consideration of the proposed Zoning Map Amendment # 05-72 MA, the Planning Commission made the findings of fact summarized below:

**CASE 05-72 MA**  
**D-1 to LI**  
**TMS 14207-08-29**



**LAKES**

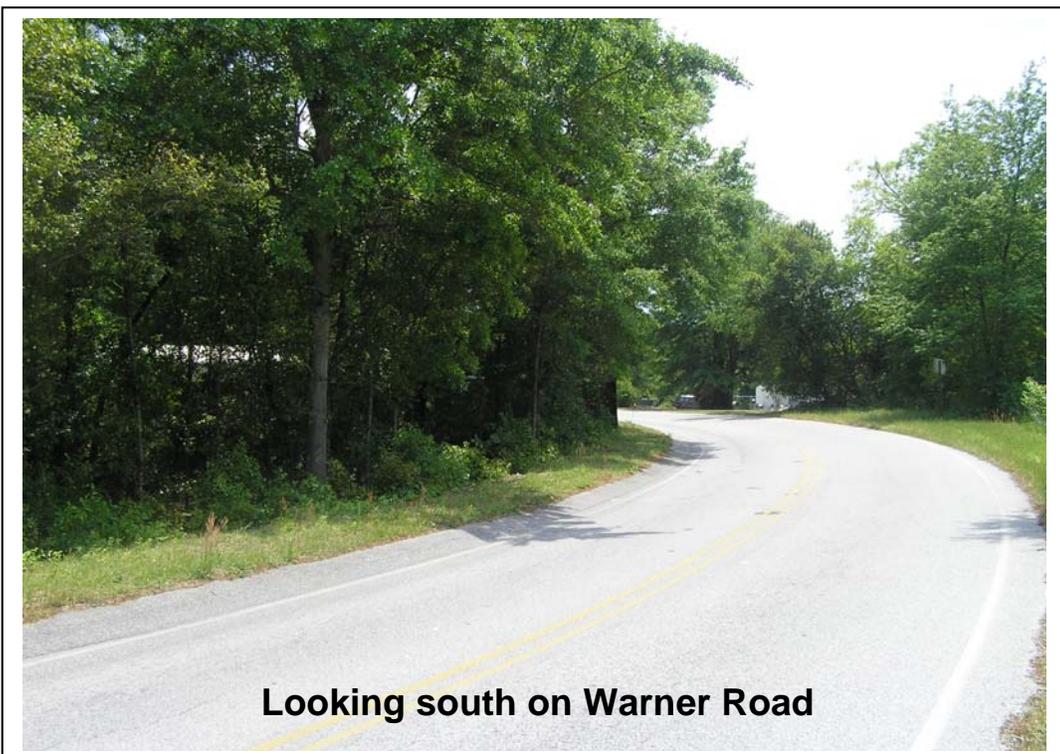
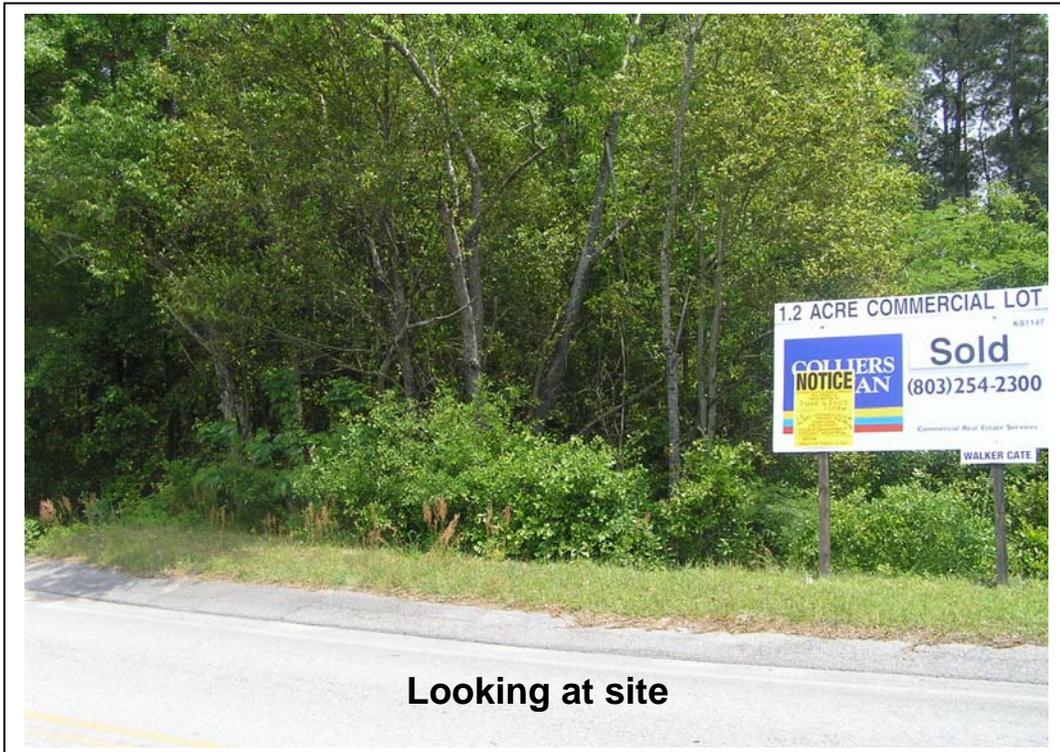


# CASE 05-72 MA

## From D-1 to LI

TMS# 14207-08-29

I-277 @ Fontaine Road



**Attachment A  
Case 05-72 MA**

Legal Description

Beginning at the intersection of the southern right-of-way of Saxonbury Drive and the eastern

Right-of-way of Warner Drive, thence running along the eastern right-of-way of Warner Drive

For a distance of approximately 440 feet to a 1" pipe (o), this being the POINT OF BEGINNING

(P.O.B.); thence turning and running S 35° 04' 36" E along now or formerly Gladys P. Brewer

for a distance of 240.36 feet to a ¾" Pipe (o); thence turning and running S 57° 03' 26" W

along now or formerly Livia Ann Legette for a distance of 148.61 feet to a 1" Pipe (o); thence

turning and running S 57° 12' 57" W along now or formerly Laurie N. Collins for a distance of

89.97 feet to a 1" Pipe (o); thence turning and running S 57° 12' 07" W along now or formerly

Jessie C. Young for a distance of 93.91 feet to a ½" Rod (o); thence turning and running in

A curved line of length 169.24' feet along the eastern right-of-way of Warner Drive (curve of radius 250.29 feet, chord bearing of N 08° 19' 11" E, chord distance of 166.03 feet) to a ½" rod (o); thence turning and running N 28° 49' 46" E, chord distance of 166.03 feet)

To a ½" Rod (o); thence turning and running N 28° 49' 46" E along the eastern right-of-way of Warner Drive for a distance of 242.94 feet to a 1" Pipe (o), the POINT OF BEGINNING (P.O.B.).



**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION MAP AMENDMENT STAFF REPORT**

June 6, 2005

<b>RC Project # 05-73 MA</b>	<b>Applicant:</b> RTL Grading c/o T.G. Douglas
<b>General Location:</b> Intersection of Marthan and New Free Hope Church Road	
<b>Tax Map Number:</b> 14800-04-14	<b>Subject Area:</b> 20.72 ac MOL
<b>Current Parcel Zoning:</b> RU (33,000 sq. ft. lots)	<b>Proposed Parcel Zoning:</b> RS-HD (5,000 sq. ft. lots)
<b>Proposed Use:</b> Single family residential subdivision	<b>PC Sign Posting Date:</b> May 4, 2005

**SECTION I ANALYSIS**

Chapter 26-52 (e) of the Richland County Code of Ordinances states “...All proposed amendments shall be submitted to the planning commission for study and recommendation...” The Planning Commission shall study such proposals to determine:

- a) The need and justification for the changes.
- b) The effect of the change, if any, on the property and on surrounding properties.
- c) The amount of land in the general area having the same classification as that requested.
- d) The relationship of the proposed amendments to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purposes of this Ordinance (*the Land Development Code*) and the comprehensive plan

This staff report analyzes the proposed amendment based on the criteria above and identifies the estimated impact of the proposed project on transportation facilities and services. The appropriate Proposed Land Use Map, Goals, Objectives and Recommendations/Principles of the Comprehensive Plan and other relevant issues will also be presented. A zoning map, the appropriate graphics and other pertinent data are found at the end of this document.

**Compatibility With Existing Development in the Area**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcel</b>	RU	Undeveloped woodlands
<b>Adjacent North</b>	RU	Single family residences and Free Hope AME Church
<b>Adjacent East</b>	D-1	Cemetery and undeveloped woodlands
<b>Adjacent South</b>	RS-3	Summer Pines Phase III
<b>Adjacent West</b>	RU	Undeveloped woodlands

Part of the determination regarding the compatibility of the proposed project with the surrounding area is a comparison of the existing permitted uses with the uses permitted under the proposed zoning district.

The site is surrounded by existing single family residences, undeveloped woodlands and Summer Pines Subdivision to the south. The proposed Amendment is compatible with the existing land uses.

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C ratio increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these level-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Wilson Boulevard via Marthan Road	
Functional Classification Of This Roadway	Two lane undivided collector	
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>8600</b>	
Estimated Traffic Generated By The Proposed Project	1,159	
Current Volume At The Nearest Count Station #135 Located @southwest of site on Wilson Boulevard	6,000	
Estimated Traffic Count <b>With</b> the Proposed Project	7,159	
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>0.83</b>	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rates presented on pages 9 through 11 of the Addendum To The Long Range Major Street Plan for Richland County, October 1993, or the 6<sup>th</sup> Edition of the Institute of Traffic Engineers Traffic Generation Manual (TGM), whichever is most appropriate for the requested use. In this case, the estimated traffic is calculated by multiplying the generation rate for a single family detached residence x the estimated number of allowable lots. The calculation is as follows:  
20.72 acres –30% infrastructure = 122 lots x 9.5 = 1,159.

The current traffic counts were received from SCDOT on May 24, 2005 and represent the Annual Average Daily Trips in 2004 i.e. **they are already more than one year old.**

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

\*\* The subject project, by itself, will not result in the LOS C being exceeded at SCDOT count station # 135. Although the traffic count at SCDOT station 135 is not very relevant to the subject project, it is the nearest count station to the subject site. The vast majority of the traffic generated in this area will likely go north to I-77. Nonetheless, the table below shows the estimated traffic on Wilson Blvd @ Turkey Farm Rd., when these projects are fully occupied.

**Wilson Blvd – Turkey Farm Area Traffic**

<b>Project Name</b>	<b>Ord. #</b>	<b>Development Type</b>	<b>Proj. ADTs</b>
Wren Creek	16-04	400 Residences	4850
Wren Creek HS	16-04	High School	2800
Wren Creek - Office	16-04	24 acres office	4680
Wren Creek - Retail	16-04	6 acres retail	2510
Stonington	NAv	201 residences	1910
Stonington - Comm	NAv	10 acres general retail commercial	4181
Beasley Creek S/D	App'd	235 residences	2755
Kerry Lee S/D	App'd	42 residences	399
Taylor PUD - MF	App'd	558 multifamily residences	3683
Taylor PUD - SF	App'd	342 single family residences	3249
Taylor PUD - Nonresid	App'd	55.2 acres commercial/industrial	5395
Hawkins Crk PUD	prop.	202 single family residences	1919
<b>Total</b>			<b>38,331</b>

### **Relationship To Comprehensive Plan**

The Department recommends evaluation of the proposed zoning amendment based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance # 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles/Recommendations of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8] The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

**The Map designates the subject area as Industrial/Commercial/Technological in the Developing Urban area.**

**The proposed RS-HD zoning is NOT consistent with the Map designation as required by state statutes because the Map designates the area as Industrial/Commercial/Technological. The zoning should be OI, NC, GC, LI, HI, or PDD to be consistent with the I/C/T land use designation.**

In addition to reviewing the consistency with the Proposed Land Use Map, the Department recommends reviewing the Comprehensive Plan's development policies to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The I-77 Corridor Subarea Plan, adopted in April 1994, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 31 and 39 respectively, are discussed below:

Objective – Attract quality residential development in the area by restricting uses which would compromise the area's residential qualities.

The proposed Amendment site is surrounded by single family residences and will continue the single family residential developments adjacent to the south. The proposed Amendment **implements** this Objective.

Principle – Mixed residential densities are appropriate within the Developing Urban Area and should conform to the Proposed Land Use Map – Medium Density (5 to 9 DU/ac).

The project will provide for approximately 8 DU/gross acre which is within the Medium Density designation. The proposed Amendment **implements** this Principle.

### **Other Relevant Issues**

The parcel directly to the south was heard by the Planning Commission on May 3, 2004 and subsequently approved by Council for a Map Amendment from RU to RS-3. The 22 acre parcel south of the aforementioned site was heard by the Planning Commission on June 3, 2002 for a Map Amendment from RU to RS-3 and was subsequently approved by Council. Phase I of Summer Pines is currently built and zoned RS-3 to the south of the 22 acre tract.

## SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDSD) recommends the Official Zoning Map designation for the parcels included in Project # 05-73 MA **be changed** from RU to RS-HD.

### **Findings of Fact:**

1. The proposed Amendment **is compatible** with the adjacent existing land uses.
2. The Traffic Impact Discussion shows that the LOS C traffic capacity of Wilson Boulevard at this location is not currently being exceeded, however this project and others in the vicinity will have a significant effect on traffic in this area.
3. The proposed Amendment **is not consistent** with Proposed Land Use Map designation in the I-77 Corridor Subarea Plan.
4. The proposed Zoning Map Amendment **is consistent** with the cited Objectives and Recommendations of the I-77 Corridor Subarea Plan discussed herein.
5. If the proposed Zoning Map Amendment fails, the subject property may continue to be used by any existing permitted uses identified on page 2 of this Report.

## SECTION III PLANNING COMMISSION ACTION

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision provided such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

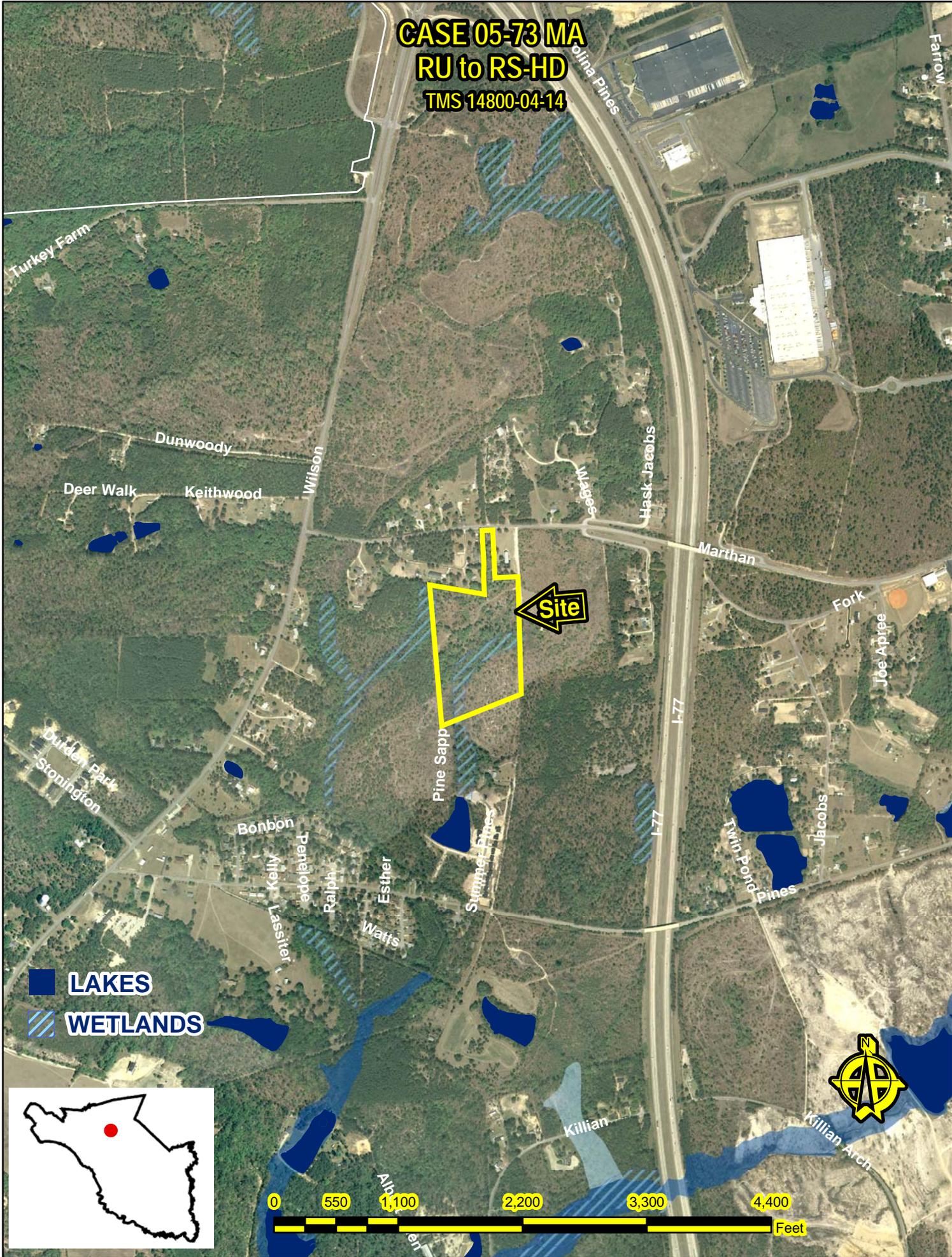
At their meeting June 6, 2005, the Richland County Planning Commission **agreed (did not agree)** with the PSDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-73 MA at the next available opportunity.

### **Commission Findings of Fact/Recommendations**

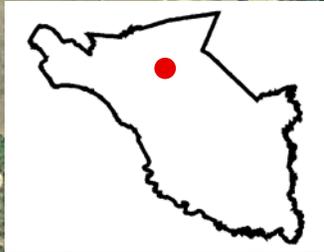
(If the Planning Commission does not agree with the Department's recommendation and/or findings of fact, the reasons for the decision must be clearly stated for the public record.)

In consideration of the proposed Zoning Map Amendment # 05-73 MA, the Planning Commission made the findings of fact summarized below:

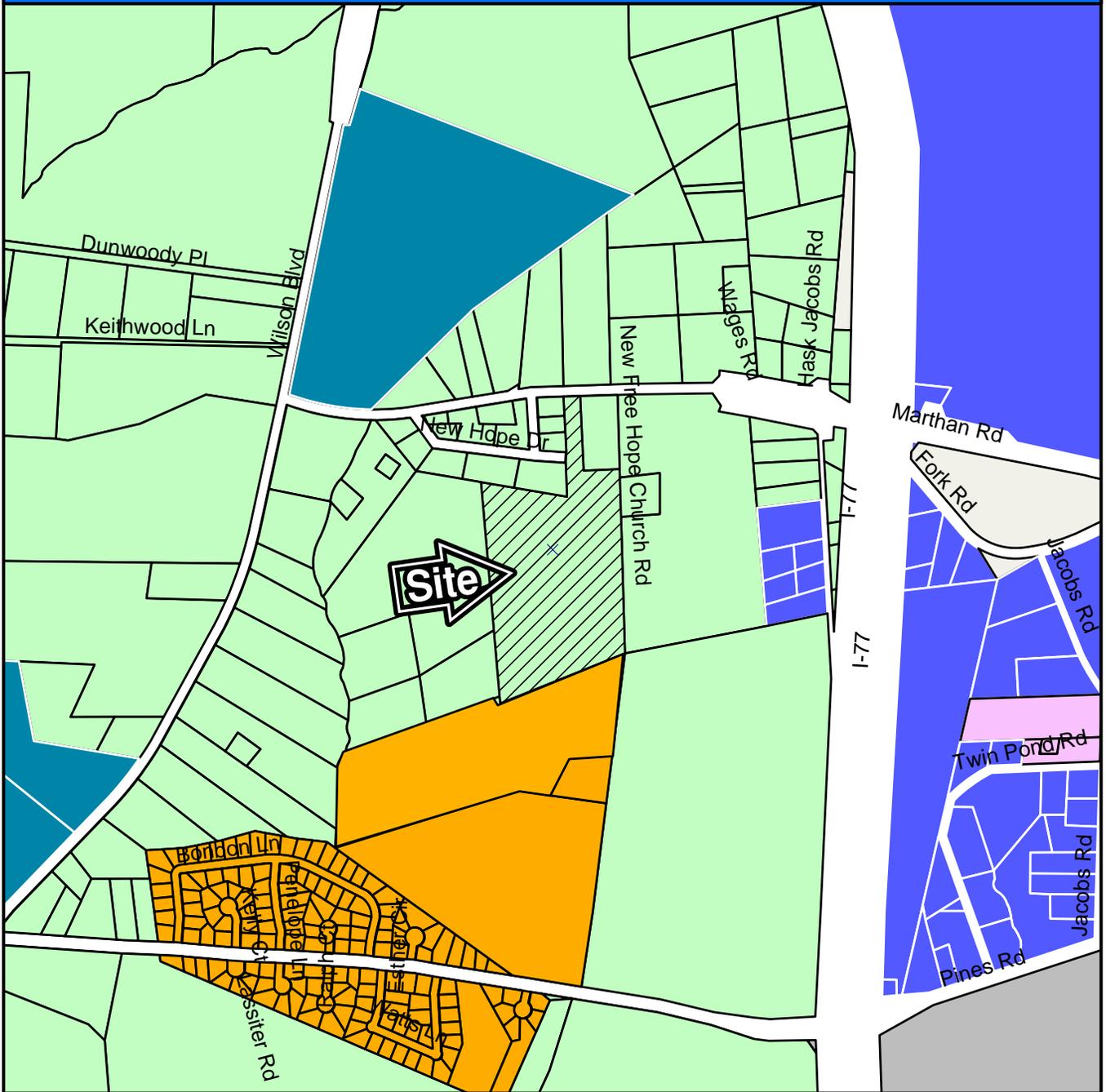
**CASE 05-73 MA**  
**RU to RS-HD**  
**TMS 14800-04-14**



 **LAKES**  
 **WETLANDS**



# CASE 05-73 MA RU to RS-HD



## ZONING CLASSIFICATIONS

	C-1		M-1		MH-3		RG-2		RS-3
	C-2		M-2		PDD		RR		RU
	C-3		MH-1		PUD		RS-1		SUBJECT
	D-1		MH-2		RG-1		RS-2		



# CASE 05-73 MA

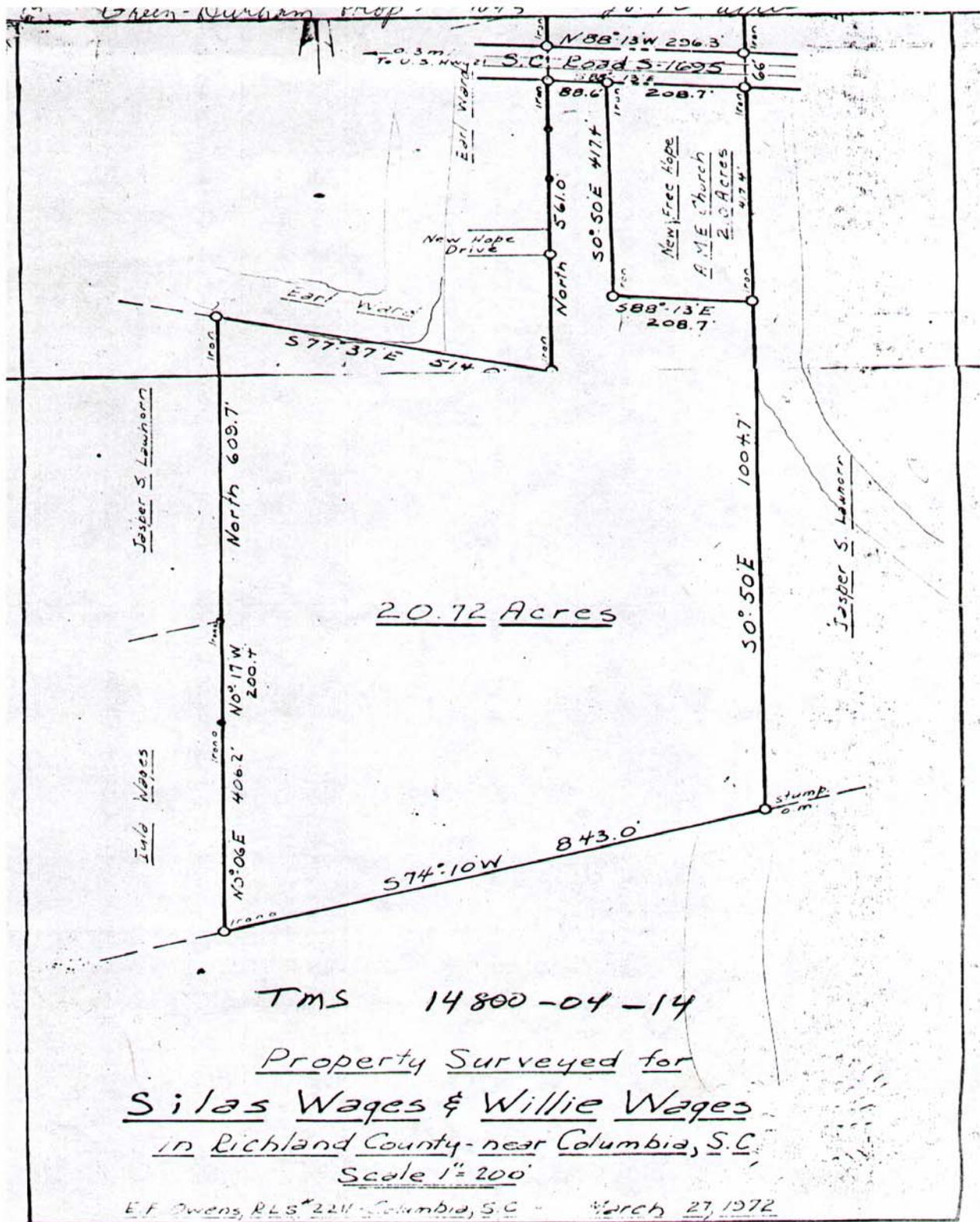
## From RU to RS-HD

TMS# 14800-04-14

Summer Pines Road



Legal Description / Depiction





**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION MAP AMENDMENT STAFF REPORT**

June 6, 2005

<b>RC Project # 05-74 MA</b>	<b>Applicant:</b> Sam Coogler
<b>General Location:</b> Koon Road near I-26	
<b>Tax Map Number:</b> 04100-01-04/05 & 03300-04-03	<b>Subject Area:</b> 19.61 ac MOL
<b>Current Parcel Zoning:</b> RU	<b>Proposed Parcel Zoning:</b> GC
<b>Proposed Use:</b> Unspecified Commercial Use	<b>PC Sign Posting Date:</b> May 4, 2005

<b>SECTION I ANALYSIS</b>
---------------------------

Chapter 26-52 (e) of the Richland County Code of Ordinances states “...All proposed amendments shall be submitted to the planning commission for study and recommendation...” The Planning Commission shall study such proposals to determine:

- a) The need and justification for the changes.
- b) The effect of the change, if any, on the property and on surrounding properties.
- c) The amount of land in the general area having the same classification as that requested.
- d) The relationship of the proposed amendments to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purposes of this Ordinance (*the Land Development Code*) and the comprehensive plan

This staff report analyzes the proposed amendment based on the criteria above and identifies the estimated impact of the proposed project on transportation facilities and services. The appropriate Proposed Land Use Map, Goals, Objectives and Recommendations/Principles of the Comprehensive Plan and other relevant issues will also be presented. A zoning map, the appropriate graphics and other pertinent data are found at the end of this document.

**Compatibility With Existing Development in the Area**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcel</b>	RU	Undeveloped woodlands, cleared area, and single family residences
<b>Adjacent North</b>	RU	Undeveloped woodlands, single family residences on estate size lots and farm land
<b>Adjacent East</b>	PUD	Ivy Green Subdivision and single family residences on estate size lots
<b>Adjacent South</b>	RU	Undeveloped woodlands and I-26
<b>Adjacent West</b>	RU	Undeveloped woodlands and single family residences on estate size lots

Part of the determination regarding the compatibility of the proposed project with the surrounding area is a comparison of the existing permitted uses with the uses permitted under the proposed zoning district.

The site abuts undeveloped woodlands to the north and south, farmland and single-family residences on estate size lots and a residential subdivision to the east. The proposed amendment is not compatible with the existing land uses.

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C ratio increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these level-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Koon Road via Broad River Road
Functional Classification Of Koon Road Functional Classification Of Broad River Road	Two Lane Undivided Local Two Lane Undivided Collector at SCDOT count station #147
<b>Level-Of-Service C Design Capacity (V/C = 1.00) Koon Rd.</b>	<b>N/A</b>
<b>Level-Of-Service C Design Capacity (Broad River Rd.)</b>	<b>8,600</b>
Estimated Traffic Generated By The Proposed Project	8,412
Current Volume At The Nearest Count Station #147 Located @ southwest of site on Broad River Road	15,600
Estimated Traffic Count <b>With</b> the Proposed Project on Broad River Road	24,012
Volume-To-Capacity Ratio <b>With</b> The Proposed Project of Broad River Road	<b>2.79</b>

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rates presented on pages 9 through 11 of the Addendum To The Long Range Major Street Plan for Richland County, October 1993, or the 6<sup>th</sup> Edition of the Institute of Traffic Engineers Traffic Generation Manual (TGM), whichever is most appropriate for the requested use. The current traffic counts were received from SCDOT on May 24, 2005 and represent the Annual Average Daily Trips in 2004 i.e. **they are already more than one year old.**

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The traffic analysis is based on the traffic generation rate for a Shopping Center found on page 1337 of the TGM. The calculation is as follows; average rate of 42.92 trips per 1,000 sq. ft. x 10,000 sq. ft. of leasable area x 19.61 acres = 8,412.

The establishment of commercial uses at this location will significantly increase traffic on Koon, Coogler, and Broad River Road. Koon Road is classified as a local road and does not have a count station pertinent to the proposed Amendment location. SCDOT count station #147 was used because it is the most appropriate and closest count station for the subject site although there are alternate routes for access to the site.

It should be noted that the portion of Broad River Road at the SCDOT count station is currently operating at a LOS F. The majority of traffic accessing the site would use I-26, however, there **is not** an interchange from I-26 to Koon Road at this location.

**Relationship To Comprehensive Plan**

The Department recommends evaluation of the proposed zoning amendment based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance # 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles/Recommendations of the existing

Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8] The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

**The Map designates the subject area as Residential Medium/Low Density in the Developing Urban area.**

In addition to reviewing the consistency with the Proposed Land Use Map, the Department recommends reviewing the Comprehensive Plan's development policies to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The Northwest Subarea Plan, adopted in September 1993, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 29 and 36 respectively, are discussed below:

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

As stated in the traffic impact analysis, the site is located on a local road (Koon Road) and does not have direct frontage onto a collector road or I-26. The proposed Amendment site would set a precedent for strip commercial development in this area. The proposed Amendment **does not implement** this Objective.

Principle – The Plan recognizes the Ballentine area as the principal commercial hub for the Developing Urban Area. Secondary locations identified by the Plan as appropriate for commercial uses should consider alternative treatments (screening, buffering, setbacks or parcel specific site designs) of the use to offset any incompatible effects created from the scale or nature of the proposed use.

The "Ballentine Corridor" has been identified as the main area for commercial development. The Map designates the site as Medium Density Residential and not as a secondary location for commercial development. The site is not located in a location appropriate for commercial development as set forth by the Plan. The proposed Amendment **does not implement** this Principle.

### **Other Relevant Issues**

As stated in the Land Development Code, the intent of the General Commercial district is "to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics". The site is not located at a major traffic artery nor located in an area of commercial usage and characteristics.

Currently, there is undeveloped General Commercial zoned property on the south side of Broad River Road at the intersection of Koon and Broad River Road. A 20 acre parcel and various GC zoned parcels exist at the intersection of Dutch Fork and Broad River Road approximately one mile from the subject site. There are currently commercial uses and commercial zoned property in Ballentine at Dreher Shoals Road and Dutch Fork Road located approximately 2 ½ miles from the subject site.

## SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDSD) recommends the Official Zoning Map designation for the parcels included in Project # 05-74 MA **not be changed** from RU to GC.

### **Findings of Fact:**

1. The proposed Amendment **is not compatible** with the adjacent existing land uses.
2. The Traffic Impact Discussion shows that the LOS C traffic capacity of Broad River Road near this location is currently being exceeded and the proposed use would have a significant effect on traffic in this area.
3. The proposed Amendment **is not consistent** with Proposed Land Use Map designation in the Northwest Subarea Plan.
4. The proposed Zoning Map Amendment **is not consistent** with the Objectives and Recommendations of the Northwest Subarea Plan discussed herein.
5. If the proposed Zoning Map Amendment fails, the subject property may continue to be used by any existing permitted uses identified on page 2 of this Report.

## SECTION III PLANNING COMMISSION ACTION

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision provided such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

At their meeting of June 6, 2005, the Richland County Planning Commission **agreed (did not agree)** with the PSDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-74 MA at the next available opportunity.

### **Commission Findings of Fact/Recommendations**

(If the Planning Commission does not agree with the Department's recommendation and/or findings of fact, the reasons for the decision must be clearly stated for the public record.)

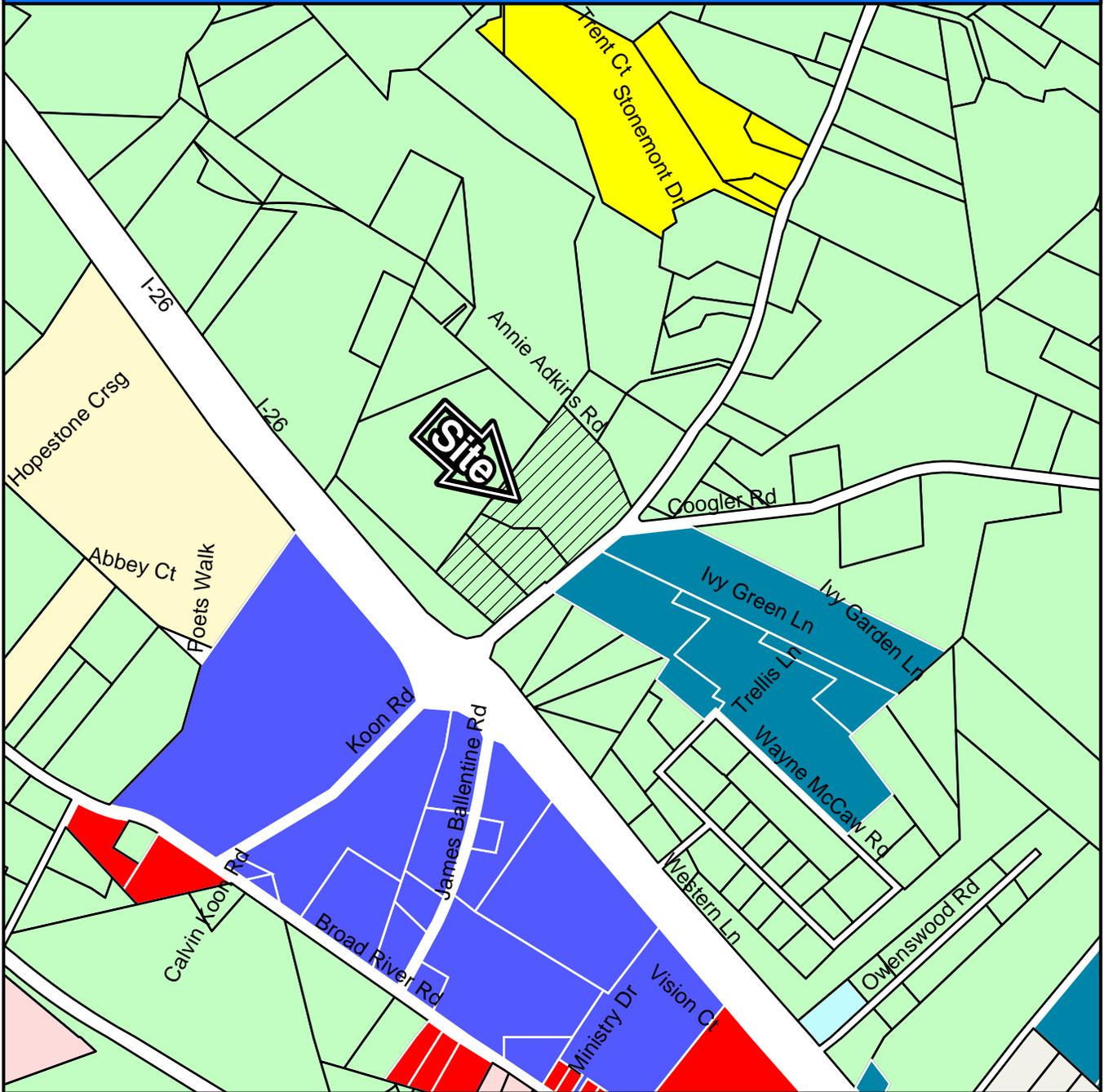
In consideration of the proposed Zoning Map Amendment # 05-74 MA, the Planning Commission made the findings of fact summarized below:

# CASE 05-74 MA RU to GC

TMS 04100-01-04/05 & 03300-04-03



# CASE 05-74 MA RU to GC



## ZONING CLASSIFICATIONS

	C-1		M-1		MH-3		RG-2		RS-3
	C-2		M-2		PDD		RR		RU
	C-3		MH-1		PUD		RS-1		SUBJECT
	D-1		MH-2		RG-1		RS-2		



# CASE 05-74 MA

## From RU to GC

TMS# 04100-01-04/05 & 03300-04-03

Koon Road near I-26

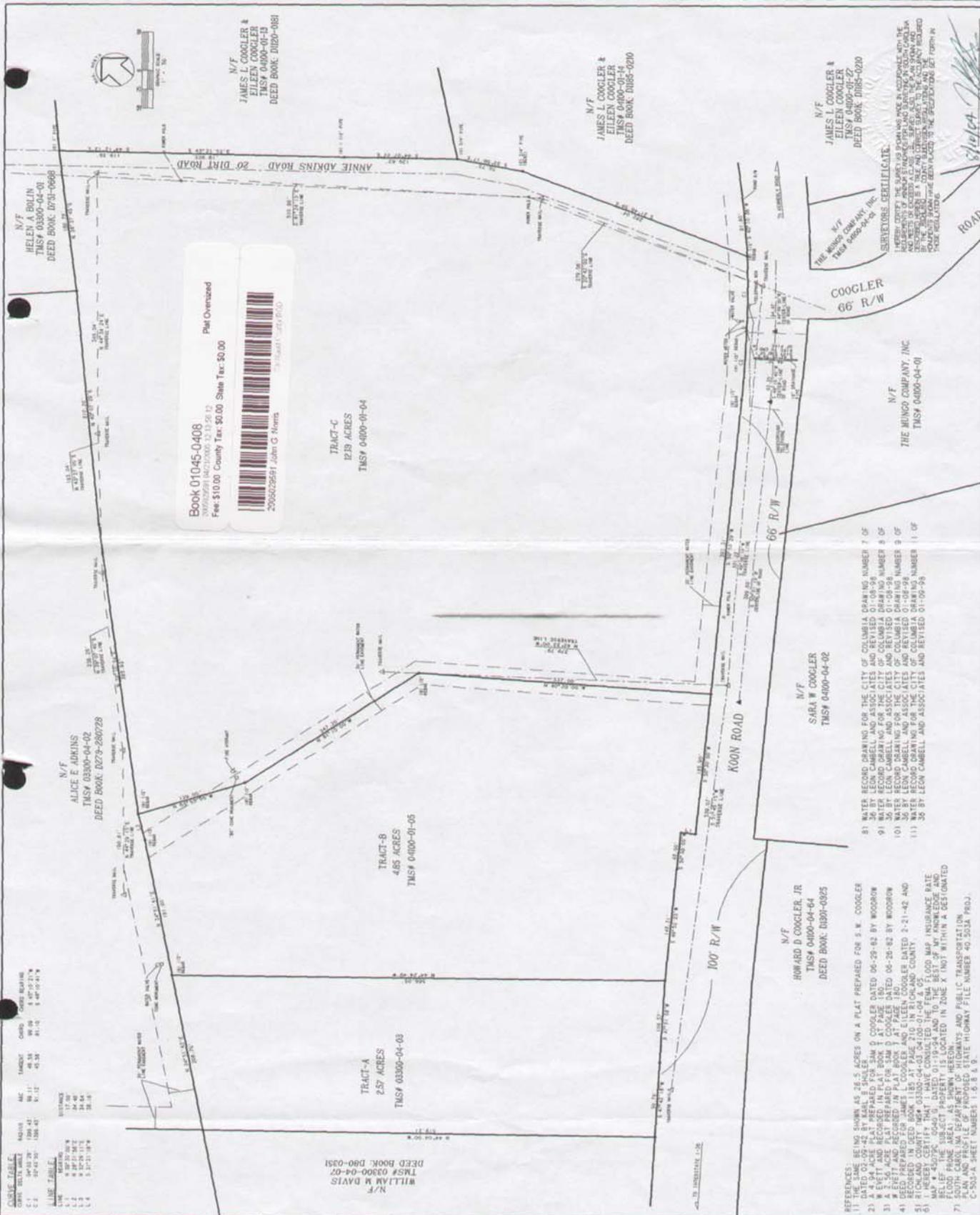


# Attachment A Case 05-74 MA

PLAT PREPARED FOR  
SAM COOGLER

SCALE	DATE	OR	BY
SHEET	OF		
CHECKED			
DATE			
BY			

NO	PLAT BOOK	PAGE	NO DATE	REVISION



**CHISEL TABLE**

ACRES	TARGET	CHISEL	CHISEL BEARING
1.1	100.00	100.00	0.00° 00' 00"
1.2	100.00	100.00	0.00° 00' 00"
1.3	100.00	100.00	0.00° 00' 00"
1.4	100.00	100.00	0.00° 00' 00"

**LINE TABLE**

LINE	BEARING	DISTANCE
1	N 89° 25' 00" W	117.00
2	S 89° 25' 00" E	117.00
3	N 00° 00' 00" E	117.00
4	S 00° 00' 00" W	117.00

**DEED REFERENCES**

DEED NO.	DEED DATE	DEED BOOK
1	03/30/04	03300-04-02
2	03/30/04	03300-04-03
3	03/30/04	03300-04-04
4	03/30/04	03300-04-05

**TRACT-A**  
 2.57 ACRES  
 TMS# 03300-04-03

**TRACT-B**  
 4.85 ACRES  
 TMS# 04000-01-05

**TRACT-C**  
 12.19 ACRES  
 TMS# 04000-01-04

**TRACT-D**  
 12.19 ACRES  
 TMS# 04000-01-04

**ROADS**  
 Koon Road  
 Annie Adkins Road  
 Coogler 66' R/W

**DEED REFERENCES**  
 WILLIAM M DAVIS  
 TMS# 03300-04-02  
 DEED BOOK: D80-0351

**DEED REFERENCES**  
 HELEN A BOLIN  
 TMS# 03300-04-01  
 DEED BOOK: D731-0668

**DEED REFERENCES**  
 JAMES L COOGLER & EILEEN COOGLER  
 TMS# 04000-01-14  
 DEED BOOK: D185-0210

**DEED REFERENCES**  
 JAMES L COOGLER & EILEEN COOGLER  
 TMS# 04000-01-27  
 DEED BOOK: D185-0220

**DEED REFERENCES**  
 THE MUNGO COMPANY, INC.  
 TMS# 04000-04-01

**DEED REFERENCES**  
 SARA W COOGLER  
 TMS# 04000-04-02

**DEED REFERENCES**  
 HOWARD D COOGLER, JR.  
 TMS# 04000-04-04  
 DEED BOOK: D189-0325

**DEED REFERENCES**  
 81 WATER RECORD DRAWING FOR THE CITY OF COLUMBIA, DRAWING NUMBER 7 OF 36 BY LEON CAMPBELL AND ASSOCIATES AND REVISED 01-09-99  
 91 WATER RECORD DRAWING FOR THE CITY OF COLUMBIA, DRAWING NUMBER 8 OF 36 BY LEON CAMPBELL AND ASSOCIATES AND REVISED 01-09-99  
 101 WATER RECORD DRAWING FOR THE CITY OF COLUMBIA, DRAWING NUMBER 9 OF 36 BY LEON CAMPBELL AND ASSOCIATES AND REVISED 01-09-99  
 111 WATER RECORD DRAWING FOR THE CITY OF COLUMBIA, DRAWING NUMBER 11 OF 36 BY LEON CAMPBELL AND ASSOCIATES AND REVISED 01-09-99

**REFERENCES:**  
 1) BEING SHOWN AS 26.5 ACRES ON A PLAT PREPARED FOR S. W. COOGLER DATED 01-09-92 BY KAL B. SHULER  
 2) A 0.91 ACRE PLAT PREPARED FOR SAM D COOGLER DATED 06-29-82 BY WOODROW W. BENT AND ASSOCIATES  
 3) A 0.55 ACRE PLAT PREPARED FOR SAM D COOGLER DATED 06-26-82 BY WOODROW W. BENT AND ASSOCIATES IN PLAT BOOK 1 AT PAGE 180  
 4) BEING SHOWN AS 12.19 ACRES ON A PLAT PREPARED FOR SAM D COOGLER DATED 2-21-82 AND RECORDED IN DEED BOOK 189 AT PAGE 101 IN RICHLAND COUNTY  
 5) RICHLAND COUNTY TMS# 03300-04-03 04-03-01-04 A 0.25 ACRES  
 6) A 0.25 ACRE PLAT DATED 03-08-92 BY SAM D COOGLER AND ASSOCIATES  
 7) THE SUBJECT PROPERTY IS LOCATED IN ZONE X (NOT WITHIN A DESIGNATED FLOOD HAZARD AREA) AS SHOWN ON THE FEMA FLOOD MAP INSURANCE RATE MAP # 45072C0101A DATED 03-08-92  
 8) THE SUBJECT PROPERTY IS LOCATED IN ZONE X (NOT WITHIN A DESIGNATED FLOOD HAZARD AREA) AS SHOWN ON THE FEMA FLOOD MAP INSURANCE RATE MAP # 45072C0101A DATED 03-08-92  
 9) THE SUBJECT PROPERTY IS LOCATED IN ZONE X (NOT WITHIN A DESIGNATED FLOOD HAZARD AREA) AS SHOWN ON THE FEMA FLOOD MAP INSURANCE RATE MAP # 45072C0101A DATED 03-08-92  
 10) THE SUBJECT PROPERTY IS LOCATED IN ZONE X (NOT WITHIN A DESIGNATED FLOOD HAZARD AREA) AS SHOWN ON THE FEMA FLOOD MAP INSURANCE RATE MAP # 45072C0101A DATED 03-08-92  
 11) THE SUBJECT PROPERTY IS LOCATED IN ZONE X (NOT WITHIN A DESIGNATED FLOOD HAZARD AREA) AS SHOWN ON THE FEMA FLOOD MAP INSURANCE RATE MAP # 45072C0101A DATED 03-08-92



**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION MAP AMENDMENT STAFF REPORT**

June 6, 2005

<b>RC Project # 05-75MA</b>	<b>Applicant:</b> The James Company (E. Clifton Kinder, Jr.)
<b>General Location:</b> Northwest corner of intersection of Hardscrabble and Farrow Road	
<b>Tax Map Number:</b> 17300-02-10 (portion)	<b>Subject Area:</b> 10.5 ac MOL
<b>Current Parcel Zoning:</b> M-1	<b>Proposed Parcel Zoning:</b> RS-HD (5,000 sq. ft. lots)
<b>Proposed Use:</b> Single family residences	<b>PC Sign Posting Date:</b> May 4, 2005

**SECTION I ANALYSIS**

Chapter 26-52 (e) of the Richland County Code of Ordinances states “...All proposed amendments shall be submitted to the planning commission for study and recommendation...” The Planning Commission shall study such proposals to determine:

- a) The need and justification for the changes.
- b) The effect of the change, if any, on the property and on surrounding properties.
- c) The amount of land in the general area having the same classification as that requested.
- d) The relationship of the proposed amendments to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purposes of this Ordinance (*the Land Development Code*) and the comprehensive plan

This staff report analyzes the proposed amendment based on the criteria above and identifies the estimated impact of the proposed project on transportation facilities and services. The appropriate Proposed Land Use Map, Goals, Objectives and Recommendations/Principles of the Comprehensive Plan and other relevant issues will also be presented. A zoning map, the appropriate graphics and other pertinent data are found at the end of this document.

**Compatibility With Existing Development in the Area**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcel</b>	M-1	Undeveloped woodlands
<b>Adjacent North</b>	RS-3	Undeveloped woodlands
<b>Adjacent East</b>	RS-2	Single family residences across Farrow Road
<b>Adjacent South</b>	M-1	Undeveloped woodlands
<b>Adjacent West</b>	RS-3	Undeveloped woodlands

Part of the determination regarding the compatibility of the proposed project with the surrounding area is a comparison of the existing permitted uses with the uses permitted under the proposed zoning district.

The site is encompassed by undeveloped woodlands zoned RS-3 to the north and east. There does exist single family residences across Farrow Road. The site is compatible with the existing land uses.

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C ratio increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these level-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Farrow Road
Functional Classification Of This Roadway	Five lane undivided minor arterial
<b>Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)</b>	<b>24,800</b>
Estimated Traffic Generated By The Proposed Project	608
Current Volume At The Nearest Count Station #281 Located @southeast of site on Farrow Road	29,700
Estimated Traffic Count <b>With</b> the Proposed Project	30,308
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>1.22</b>

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rates presented on pages 9 through 11 of the Addendum To The Long Range Major Street Plan for Richland County, October 1993, or the 6<sup>th</sup> Edition of the Institute of Traffic Engineers Traffic Generation Manual (TGM), whichever is most appropriate for the requested use. In this case, the estimated traffic is calculated by multiplying estimated number of lots times the average generation rate for a single family residence as listed in the Addendum. The calculation is as follows; 10.5 acres – 30% for infrastructure = 7.35 acres x 43,560 = 320,166/5,000 sq. ft. as allowed by RS-3 = 64 lots x 9.5 average daily trips = 608

The current traffic counts were received from SCDOT on May 24, 2005 and represent the Annual Average Daily Trips in 2004 i.e. **they are already more than one year old.**

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The area of Farrow Road where the traffic count station was located is currently operating at a LOS E. The current LOS of Hardscrabble Road in this area is **LOS F**. The traffic count station assumes that all traffic will travel south on Farrow Road toward I-77. The proposed traffic does not take into account the recently approved RS-3 32.96 acre tract to the north and west of the site that is estimated to generate approximately 1,909 average daily trips.

### **Relationship To Comprehensive Plan**

The Department recommends evaluation of the proposed zoning amendment based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance # 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles/Recommendations of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8] The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The **Map** designates the subject area as **Industrial/Commercial/Technological in the Developing Urban area**.

The **proposed RS-HD zoning is NOT consistent with the Map** designation because it is for single family residential zoning in an area designated for commercial/industrial. The zoning should be OI, NC, GC, LI, HI, or PDD to be consistent with the Industrial/Commercial/Technological land use designation.

In addition to reviewing the consistency with the Proposed Land Use Map, the Department recommends reviewing the Comprehensive Plan's development policies to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The I-77 Corridor Subarea Plan, adopted in April 1994, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 31 and 39 respectively, are discussed below:

Objective – Attract quality residential development in the area by restricting uses which would compromise the area's residential qualities.

The subject site is contiguous to recently approved RS-3 parcels to the north and west. The applicants have also stated the intentions of neighborhood commercial uses in the remaining M-1 tracts of land. The proposed Amendment **implements** this Objective.

Principle – Mixed residential densities are appropriate within the Developing Urban area and compatible zoning classifications area as follows:

Medium Density (5 to 9 dwellings/acre): RS-2, RS-3, RG-1, RG-2, PUD-1, PUD-2 & PDD.

The proposed Amendment is for zoning consisting of approximately 8 DU/gross acre and complies with the Medium Density designation.

The proposed Amendment **implements** this Principle.

### **Other Relevant Issues**

The Department has met with the applicant and other parties involved in the proposed residential developments surrounding this large tract of land. The Department has repeatedly stated that the applicant's should use a common entrance onto Hardscrabble and Farrow Road(s) to avoid additional curb-cuts on these highly traveled roadways. The Department recommended that this site be rezoned to a Planned Unit Development on November 1, 2004 when the 32.96-acre tract was presented to the Planning Commission. The Department has expressed its concern with interconnectivity amongst the proposed residential developments and the commercial space with regard to the number of curb-cuts allowed on the aforementioned road to all parties involved.

## SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDSD) recommends the Official Zoning Map designation for the parcels included in Project # 05-75 MA **be changed** from M-1 to RS-HD.

### **Findings of Fact:**

1. The proposed Amendment **is compatible** with the adjacent existing land uses.
2. The Traffic Impact Discussion shows that the LOS C traffic capacity of Farrow Road near this location is currently being exceeded at a LOS D.
3. The proposed Amendment **is not consistent** with Proposed Land Use Map designation in the I-77 Corridor Subarea Plan.
4. The proposed Zoning Map Amendment **is consistent** with the cited Objectives and Recommendations of the I-77 Corridor Subarea Plan discussed herein.
5. If the proposed Zoning Map Amendment fails, the subject property may continue to be used by any existing permitted uses identified on page 2 of this Report.

## SECTION III PLANNING COMMISSION ACTION

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision provided such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

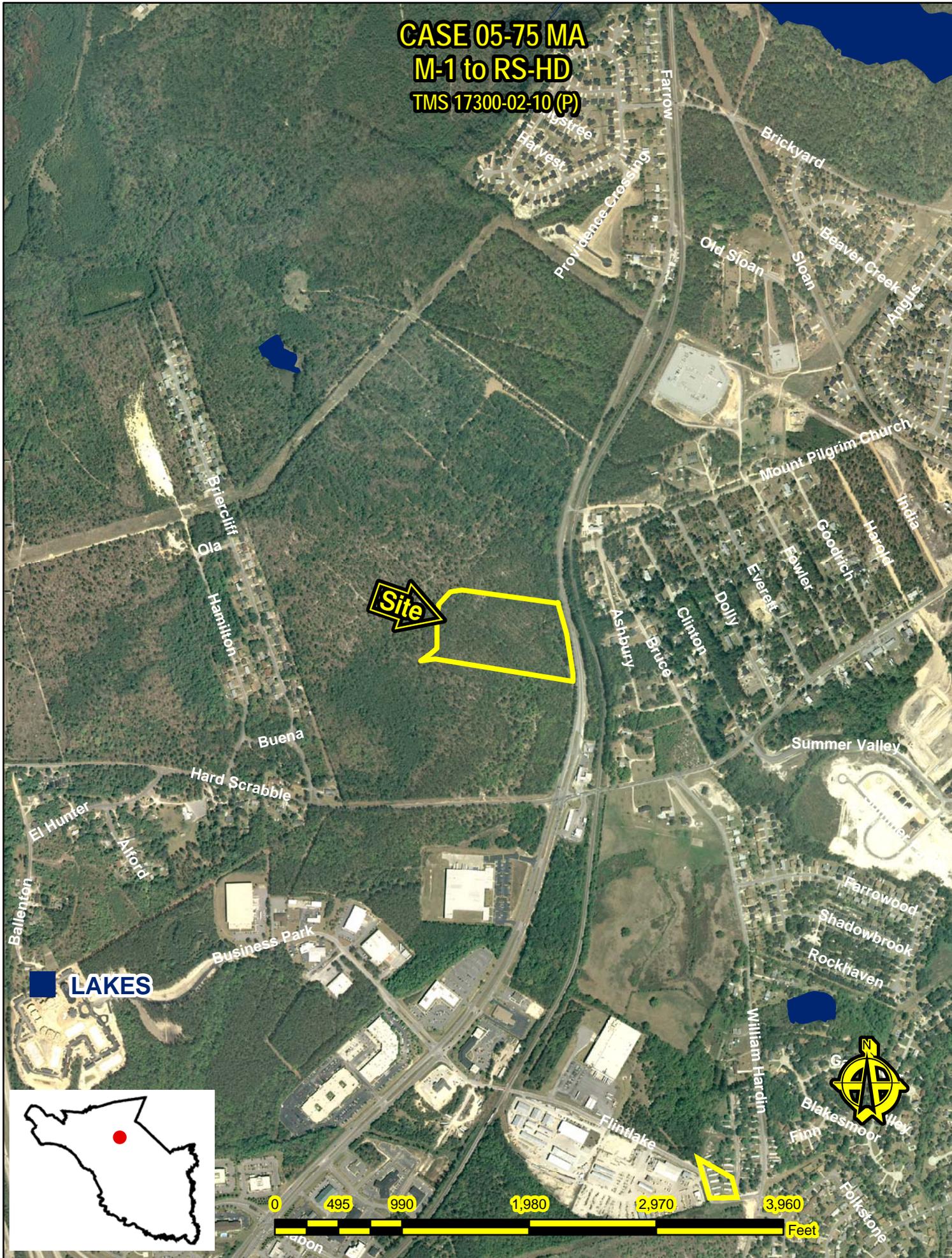
At their meeting of June 6, 2005, the Richland County Planning Commission **agreed (did not agree)** with the PDSD recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-75 MA at the next available opportunity.

### **Commission Findings of Fact/Recommendations**

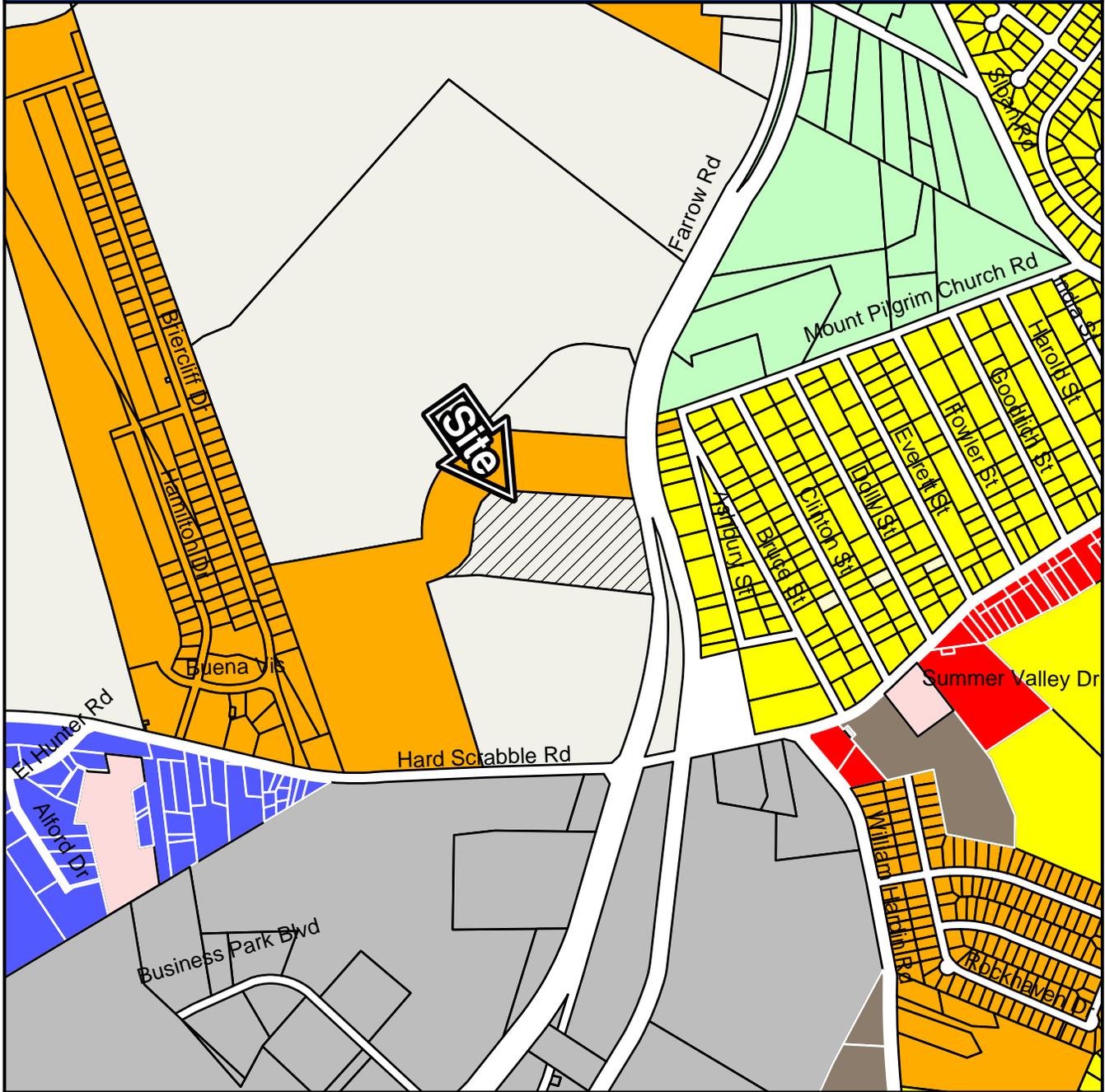
(If the Planning Commission does not agree with the Department's recommendation and/or findings of fact, the reasons for the decision must be clearly stated for the public record.)

In consideration of the proposed Zoning Map Amendment # 05-75 MA, the Planning Commission made the findings of fact summarized below:

**CASE 05-75 MA**  
**M-1 to RS-HD**  
**TMS 17300-02-10 (P)**



# CASE 05-75 MA M-1 to RS-HD



## ZONING CLASSIFICATIONS

 C-1	 M-1	 MH-3	 RG-2	 RS-3
 C-2	 M-2	 PDD	 RR	 RU
 C-3	 MH-1	 PUD	 RS-1	 SUBJECT
 D-1	 MH-2	 RG-1	 RS-2	



# CASE 05-75 MA

## From M-1 to RS-HD

TMS# 17300-02-10 (portion) NW corner of Farrow/Hardscrabble Road



Looking at site



**Attachment A  
Case 05-75 MA**

**TRACT "B" LEGAL DESCRIPTION:**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING NORTHEAST OF THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, CONTAINING 10.53 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT PREPARED FOR THE JAMES COMPANY, LLC BY GLENN ASSOCIATES SURVEYING, INC., MICHAEL R. MILLS, SCPLS #11606, DATED MARCH 23, 2005, DESIGNATED AS TRACT "B", AND ACCORDING TO SAID PLAT, HAVING THE FOLLOWING METES AND BOUNDS: FROM THE POINT OF COMMENCEMENT, BEING A POINT AT THE INTERSECTION OF THE CENTERLINE OF HARD SCRABBLE ROAD(S 40-83) AND THE CENTERLINE OF SOUTHERN RAILROAD, LOCATED AT SOUTH CAROLINA STATE GRID COORDINATES: NORTH 829,583.15, EAST 2,016,196.43, THENCE SOUTH 83°42'48" WEST FOR 475.48 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE NORTH 60°18'14" EAST FOR 126.91 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE NORTH 16°17'53" EAST FOR 250.06 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE NORTH 16°09'04" EAST FOR 3.75 FEET TO A 1-INCH REBAR SET, THENCE IN A CURVED LINE FOR 567.52 FEET, THE ARC OF SAID CURVED LINE HAVING A RADIUS OF 1829.26 FEET AND THE CHORD OF WHICH RUNS NORTH 07°15'47" EAST FOR 565.25 FEET TO A 1-INCH REBAR SET, THENCE IN A CURVED LINE FOR 98.54 FEET, THE ARC OF SAID CURVED LINE HAVING A RADIUS OF 1829.26 FEET AND THE CHORD OF WHICH RUNS NORTH 03°10'05" WEST FOR 98.53 FEET TO A ONE-INCH REBAR SET, THENCE NORTH 06°13'57" WEST FOR 0.67 FOOT TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE NORTH 06°14'20" WEST FOR 176.19 FEET TO A ONE-INCH REBAR SET, THENCE NORTH 06°13'42" WEST FOR 264.07 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE NORTH 78°06'00" EAST FOR 12.09 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE NORTH 14°19'17" WEST FOR 7.79 FEET TO A ONE-INCH REBAR SET, BEING THE POINT OF BEGINNING, THENCE SOUTH 14°19'17" EAST FOR 7.79 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE SOUTH 78°06'00" WEST FOR 12.09 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE SOUTH 06°13'42" EAST FOR 264.07 FEET TO A ONE-INCH REBAR SET, THENCE NORTH 83°52'48" WEST FOR 256.59 FEET TO A ONE-INCH REBAR SET, THENCE SOUTH 06°07'25" WEST FOR 109.96 FEET TO A ONE-INCH REBAR SET, THENCE SOUTH 44°32'12" WEST FOR 63.82 FEET TO A ONE-INCH REBAR SET, THENCE SOUTH 06°07'04" WEST FOR 110.12 FEET TO A ONE-INCH REBAR SET, THENCE NORTH 83°53'36" WEST FOR 640.57 FEET TO A ONE-INCH REBAR SET, THENCE SOUTH 88°09'59" WEST FOR 187.42 FEET TO A ONE-INCH REBAR SET, THENCE NORTH 56°26'25" EAST FOR 74.96 FEET TO A

1-INCH REBAR SET, THENCE NORTH 40°48'39" EAST FOR 74.86 FEET TO A 1-INCH REBAR SET, THENCE NORTH 25°09'33" EAST FOR 74.99 FEET TO A 1-INCH REBAR SET, THENCE NORTH 09°28'32" EAST FOR 74.87 FEET TO A 1-INCH REBAR SET, THENCE NORTH 02°26'33" WEST FOR 38.11 FEET TO A 1-INCH REBAR SET, THENCE NORTH 00°49'38" EAST FOR 74.73 FEET TO A 1-INCH REBAR SET, THENCE NORTH 15°20'28" EAST FOR 76.53 FEET TO A 1-INCH REBAR SET, THENCE NORTH 32°15'53" EAST FOR 70.98 FEET TO A 1-INCH REBAR SET, THENCE NORTH 38°41'59" EAST FOR 69.83 FEET TO A 1-INCH REBAR SET, THENCE SOUTH 83°52'33" EAST FOR 877.02 FEET TO THE POINT OF BEGINNING, BE ALL MEASUREMENTS A LITTLE MORE OR LESS. SURVEY COURSES AND COORDINATES GIVEN HEREIN ARE BASED ON THE SOUTH CAROLINA STATE PLANE GRID SYSTEM, NORTH AMERICA DATUM OF 1983(2001).

DERIVATION: THE ABOVE DESCRIBED PROPERTY BEING A PORTION OF TAX MAP PARCEL 17300-02-010 AS SHOWN ON RICHLAND COUNTY TAX MAPS. ALSO A PORTION OF THAT PROPERTY DEEDED TO SPS LIMITED LIABILITY COMPANY BY MARGARET P. SMITH, STEPHANIE E. SMITH-PHILLIPS, WALTER C. PUTNAM, JR., AND SARAH J. CAHALAN, AS TRUSTEES UNDER THE LAST WILL AND TESTAMENT OF WILBUR S. SMITH AND RECORDED DECEMBER 27, 1995 IN DEED BOOK 1294, PAGE 662.

**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION MAP AMENDMENT STAFF REPORT**

June 6, 2005

<b>RC Project # 05-76 MA</b>	<b>Applicant:</b> Stedfast Unmovable Ministries, Inc. c/o Nancy Johnson
<b>General Location:</b> Clemson Road west of Hardscrabble Road	
<b>Tax Map Number:</b> 20200-01-31	<b>Subject Area:</b> 11 ac MOL
<b>Current Parcel Zoning:</b> RS-2	<b>Proposed Parcel Zoning:</b> OI
<b>Proposed Use:</b> Commercial Development	<b>PC Sign Posting Date:</b> May 4, 2005

**SECTION I ANALYSIS**

Chapter 26-52 (e) of the Richland County Code of Ordinances states “...All proposed amendments shall be submitted to the planning commission for study and recommendation...”

The Planning Commission shall study such proposals to determine:

- a) The need and justification for the changes.
- b) The effect of the change, if any, on the property and on surrounding properties.
- c) The amount of land in the general area having the same classification as that requested.
- d) The relationship of the proposed amendments to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purposes of this Ordinance (*the Land Development Code*) and the comprehensive plan

This staff report analyzes the proposed amendment based on the criteria above and identifies the estimated impact of the proposed project on transportation facilities and services. The appropriate Proposed Land Use Map, Goals, Objectives and Recommendations/Principles of the Comprehensive Plan and other relevant issues will also be presented. A zoning map, the appropriate graphics and other pertinent data are found at the end of this document.

**Compatibility With Existing Development in the Area**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcel</b>	RS-2	Undeveloped woodlands
<b>Adjacent North</b>	RS-2	Winslow Subdivision
<b>Adjacent East</b>	RS-2	Single family residence on estate size lot
<b>Adjacent South</b>	PUD	Proposed Killian Station (Commercial Development)
<b>Adjacent West</b>	RS-2	Winslow Subdivision

Part of the determination regarding the compatibility of the proposed project with the surrounding area is a comparison of the existing permitted uses with the uses permitted under the proposed zoning district. The table above summarizes this comparison.

The site is contiguous to Winslow subdivision zoned RS-2 to the north and west and a single family residence on an estate size (16 acres) lot to the east. The proposed commercial development (Killian Station) is directly across Clemson Road. The proposed Amendment is not compatible with the existing land uses in the area.

**Traffic Impact Discussion**

**In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume.** This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C ratio increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these level-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Clemson Road
Functional Classification Of This Roadway	Five lane undivided minor arterial
<b>Level-Of-Service C Design Capacity (V/C = 1.00)</b>	<b>19,600</b>
Estimated Traffic Generated By The Proposed Project	1,272
Current Volume At The Nearest Count Station #442 Located @Clemson Road west of the site	10,100
Estimated Traffic Count <b>With</b> the Proposed Project	11,372
Volume-To-Capacity Ratio <b>With</b> The Proposed Project	<b>0.58</b>

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rates presented on pages 9 through 11 of the Addendum To The Long Range Major Street Plan for Richland County, October 1993, or the 6<sup>th</sup> Edition of the Institute of Traffic Engineers Traffic Generation Manual (TGM), whichever is most appropriate for the requested use. The current traffic counts were received from SCDOT on May 24, 2005 and represent the Annual Average Daily Trips in 2004 i.e. **they are already more than one year old.**

The estimated traffic generated by the proposed project was taken from the TGM. In this instance, a single tenant office building was used (pg. 1070) with a generation rate of 11.57 average daily trips per 1,000 sq. ft. Therefore, the site is estimated to be capable of containing approximately 110,000 sq. ft. of office space and the calculation is as follows: 11.57 ADT's per 1,000 sq. ft. x 110,000 sq. ft. = 1,272.

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The portion of Clemson Road in the vicinity of the site is currently operating well below the LOS C design capacity and the proposed amendment should not have a significant effect on the traffic capacity of Clemson Road.

**Relationship To Comprehensive Plan**

The Department recommends evaluation of the proposed zoning amendment based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance # 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles/Recommendations of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8] The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The Map designates the subject area as **Medium Density Residential in the Developing Urban area.**

**The proposed OI zoning is NOT consistent with the Map designation because the Map designates the site for Medium Density Residential use. The zoning should be RS-MD, RS-HD or PDD to be consistent with the Medium Density Residential land use designation.**

In addition to reviewing the consistency with the Proposed Land Use Map, the Department recommends reviewing the Comprehensive Plan's development policies to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The I-77 Corridor Subarea Plan, adopted in April 1994, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 31 and 39 respectively, are discussed below:

Objective – Establish commercial pockets or clusters as needed to serve the area.

The subject site lies within a single-family residential zoned district and land uses. The Map designates the site as Medium Density Residential. There is ample commercial space available on Hardscrabble Road located approximately ½ mile east of the subject site. There is an approved business park directly across Clemson Road as part of the Killian Station/Hester Woods PUD. The County has a policy to limit commercial development on Clemson Road to the existing commercial areas to avoid spot zoning. The proposed Amendment **does not implement** this Objective.

Principle – In general, commercial and office activities should be confined to or expanded at existing clusters, and/or locations as identified on the Proposed Land Use Map.

1. Areas identified on the Proposed Land Use Map;  
The Map designates the subject site as Medium Density Residential.
2. Sites that don't encroach or penetrate established residential areas; and  
The site is surrounded by existing single family residential development to the west, north, and east.
3. Sites of major traffic junctions and cluster locations as opposed to strip development.

This site would constitute strip development if rezoned to commercial.

The proposed Amendment **does not implement** this Principle.

### **Other Relevant Issues**

None

## SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDS) recommends the Official Zoning Map designation for the parcels included in Project # 05-76 MA **not be changed** from RS-2 to OI.

### **Findings of Fact:**

1. The proposed Amendment **is not compatible** with the adjacent existing land uses.
2. The Traffic Impact Discussion shows that the LOS C traffic capacity of Clemson Road at this location is not currently being exceeded and the proposed use would not have a significant effect on traffic in this area or increase the LOS C design capacity.
3. The proposed Amendment **is not consistent** with Proposed Land Use Map designation in the I-77 Corridor Subarea Plan.
4. The proposed Zoning Map Amendment **is not consistent** with the cited Objectives and Recommendations of the I-77 Corridor Subarea Plan discussed herein.
5. If the proposed Zoning Map Amendment fails, the subject property may continue to be used by any existing permitted uses identified on page 2 of this Report.

## SECTION III PLANNING COMMISSION ACTION

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision provided such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

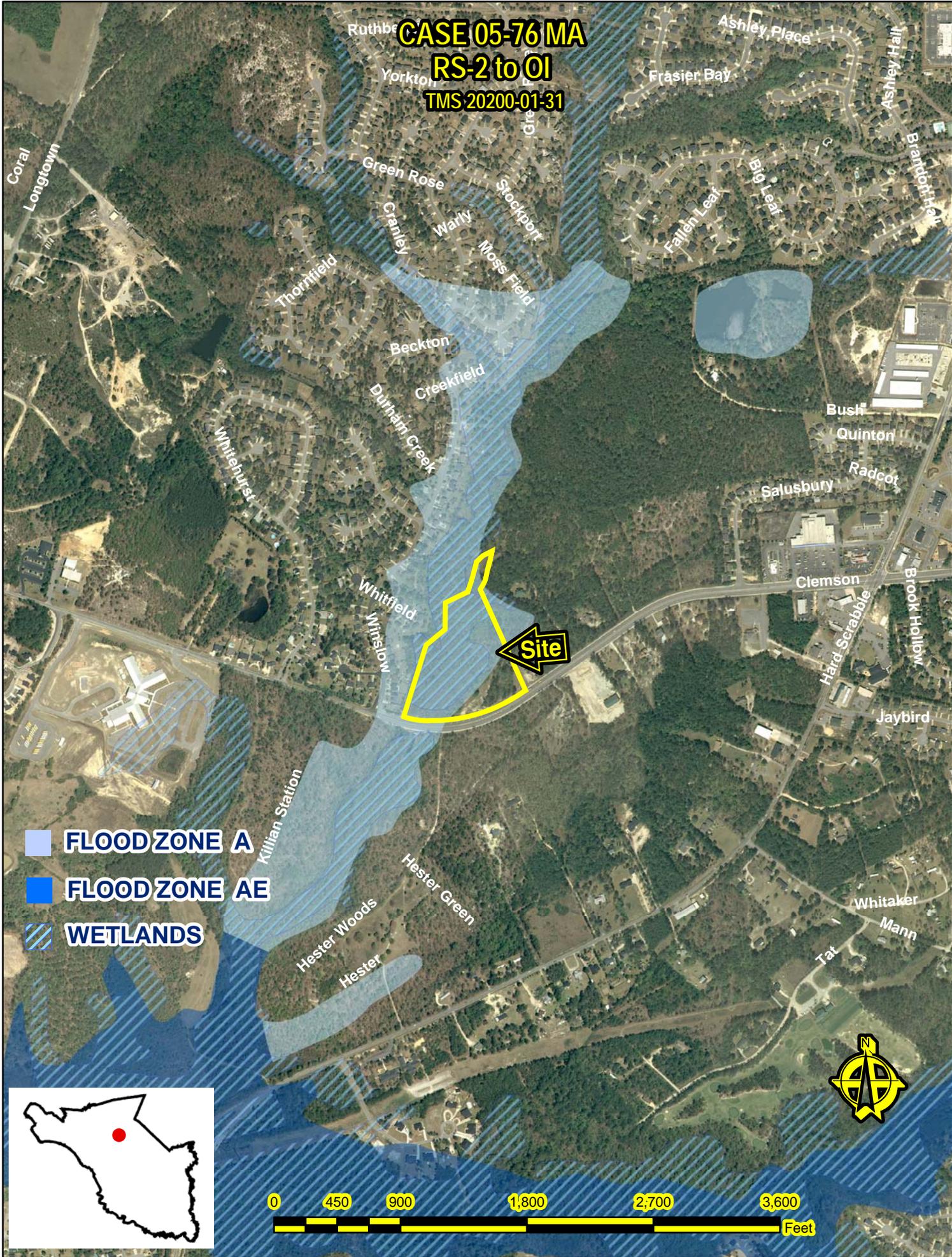
At their meeting of June 6, 2005, the Richland County Planning Commission **agreed (did not agree)** with the PDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-76 MA at the next available opportunity.

### **Commission Findings of Fact/Recommendations**

(If the Planning Commission does not agree with the Department's recommendation and/or findings of fact, the reasons for the decision must be clearly stated for the public record.)

In consideration of the proposed Zoning Map Amendment # 05-76 MA, the Planning Commission made the findings of fact summarized below:

**CASE 05-76 MA**  
**RS-2 to OI**  
**TMS 20200-01-31**

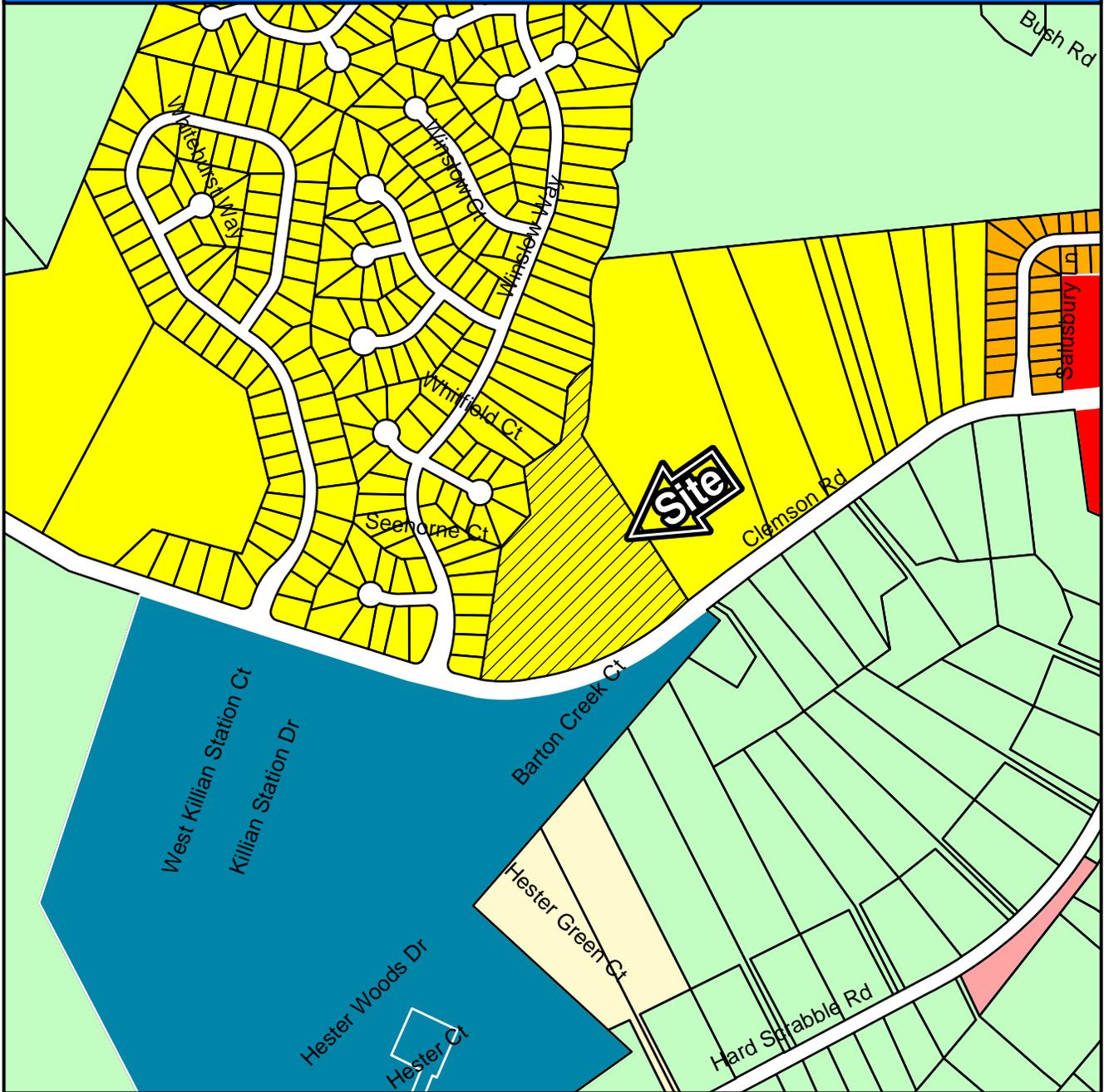


- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

**Site**



# CASE 05-76 MA RS-2 to OI



## ZONING CLASSIFICATIONS

 C-1	 M-1	 MH-3	 RG-2	 RS-3
 C-2	 M-2	 PDD	 RR	 RU
 C-3	 MH-1	 PUD	 RS-1	 SUBJECT
 D-1	 MH-2	 RG-1	 RS-2	



# CASE 05-76 MA

## From RS-2 to OI

TMS# 20200-01-31    Clemson Road west of Hardscrabble Road



**Attachment A  
Case 05-03 MA**

All that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the county of Richland and state of South Carolina, containing 11.66 acres and being shown on a plat prepared for Stedfast and Unmoveable Ministries, Inc. By Belter & Associates, Inc dated: 02-16-89 and recorded in the office of R/D for Richland County in plat book 53 at page 5169. And described as follows: Commencing at an iron on the southeastern right-of-way of Clemson Road (S-40-52) being 950+/-' southeast of the intersection with Winslow Way, and continuing along the right-of-way of Clemson Road S69 17'38"W for a distance of 304.59' to an (O) iron on the right-of-way of said road, thence continuing along a curve to the right along the right-of-way of Clemson Road said curve having a radius of 896.30' a delta angle of 14 46'16" and a arc distance of 231.07' and a chord bearing of S76 40'46"W for a chord distance of 230.43' to an (O) iron on the right-of-way of said road, thence continuing along a curve to the right along the right-of-way of Clemson Road said curve having a radius of 896.30' a delta angle of 13 01'01" and a arc distance of 273.63' and a chord bearing of N89 25'35"W for a chord distance of 203.19' to an (O) iron on the right-of-way of said road, thence continuing along a curve to the right along the right-of-way of Clemson Road said curve having a radius of 896.30' a delta angle of 21 41'54" and a arc distance of 339.48' and a chord bearing of N72 00'40"W for a chord distance of 337.41' to an (O) iron on the right-of-way of said road, thence turning and running along lots 1 thru 7 block "A" of Winslow Subdivision phase one N23 58'17"E for a distance of 522.51' to an (O) 1/2" rebar, thence turning and running along lot 14 block "A" N55 51'15"E for a distance of 172.00' to an (O) 1/2" rebar, thence turning and running along lots 15 & 16 block "A" N08 43'49"E for a distance of 188.00' to an (O) 1/2" rebar, thence turning and running along lot 2 thru 4 block "B" N71 56'00"E for a distance of 168.00" to a point in the centerline of Crane creek, thence turning and running along said creek S21 33'47"W for a distance of 58.14' to a point in the centerline of said creek, thence turning and running along the centerline of said creek S05 44'40"W for a distance of 21.84' to a point in the centerline of said creek, thence turning a running S26 38'13"W for a distance of 38.88' to an (O) 1/2" rebar, thence turning and running along the property N/F of Berry & Randy Taylor S37 33'15"E for a distance of 816.47' to an (O) iron, said iron being the point beginning. This tract is known as Richland County Tax map #20200 block 01 lot 031.



# DRAFT

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_05HR

AN ORDINANCE AMENDING ORDINANCE NO. 074-04HR (THE RICHLAND COUNTY LAND DEVELOPMENT CODE); ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-52, AMENDMENTS, SUBSECTION (C), PARAGRAPH (1); AND SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL, SUBSECTION (B); PARAGRAPHS (1)c.1, (2)c.1, (2)i.1, (3)c.1, (3)e.1, (3)f.1, (3)g.1; AND SECTION 26-64, STORMWATER MANAGEMENT DESIGN PLANS, SUBSECTION (C), PARAGRAPH (1); AND SECTION 26-65, GRADING PERMITS, SUBSECTION (C); AND SECTION 26-203, SUBSECTION (C), PARAGRAPH (1); SO AS TO REQUIRE DIGITAL DATA SUBMISSION IN THE APPROVAL PROCESS.

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. Article IV. Amendments and Procedures, Section 26-52. Amendments, Subsection (c), Petition submittal by property owners (map amendments only), Paragraph (1), Application; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

- (1) *Application.* A petition for an amendment to the zoning map shall be filed on a form provided by the Richland County Planning and Development Services Department. Such application shall contain all the information required on the form. The filing of a petition is not needed for a proposal for a text amendment. In addition to the application, a digital plat representing the proposed change shall be submitted in a format specified by the county, if deemed necessary by the zoning administrator.

SECTION II. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (1) c. 1., Filing of application; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. *Filing of application.* Applications for administrative subdivision review shall be filed by the owner of the property or an authorized agent. The application shall be filed with the planning department and shall be accompanied by a final subdivision plat, which shall be submitted in both a paper and a digital format as specified by the County, containing all information as required by the department.

# DRAFT

SECTION III. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (2) c. 1., Filing of application; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. *Filing of application.* An application for minor subdivision review shall be filed by the owner of the property or by an authorized agent. The application for minor subdivision approval shall be filed with the planning department on a form provided by the department. The application shall be accompanied by a sketch plan, which shall be submitted in both a paper and a digital format as specified by the County, containing all information required on the application.

SECTION IV. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (2) i. 1., Final plat; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. *Final plat.* Following approval of a sketch plan for a minor subdivision and the installation and acceptance of required improvements, a final plat shall be prepared and submitted. In addition, a copy of the final plat shall be submitted to the planning department in a digital format as specified by the County. The final plat application shall contain all information required by the planning department. The planning department shall review the application and determine if it is complete. If the application is incomplete, the planning department shall notify the applicant of the deficiencies within thirty (30) days after the most recent submission date. No later than fifteen (15) days after receipt of a complete final plat package, the planning department shall approve, approve with conditions, or deny the final plat application based on written findings of fact. Appeals shall be taken to the Richland County Planning Commission. If approved, prior to recordation, the plat must be signed in the appropriate place by the land development administrator. The approval of a final plat for a minor subdivision does not automatically constitute or affect an acceptance by the county of the dedication of any road, easement, or other ground shown upon the plat. Public acceptance of the lands must be by action of the Richland County Council.

# DRAFT

SECTION V. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (3) c. 1., Filing of application; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. *Filing of application.* An application for major subdivision review may be filed by the owner of the property or by an authorized agent. The application for major subdivision approval shall be filed with the planning department on a form provided by the department. The application shall be accompanied by a sketch plan containing all information required on the application including a sketch of the entire proposed development even in cases where the development is occurring in phases. Sketch plans for developments requiring major land development review shall be submitted in both a paper and a digital format as specified by the County, and shall be prepared by a registered architect, engineer, landscape architect, or licensed surveyor. Plans shall include a traffic management plan.

SECTION VI. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (3) e. 1., Purpose/submittal; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. *Purpose/submittal.* The purpose of the preliminary subdivision plan stage of major subdivision review is to ensure that the subdivision can be built in substantial compliance with the approved sketch plan. The preliminary plan shall be submitted to the planning department in both a paper and a digital format as specified by the County, and shall contain all information required by the department.

SECTION VII. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (3) f. 1., Purpose/submittal; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. *Purpose/submittal.* The purpose of the bonded subdivision plan stage of major subdivision review is, by mutual consent of both the developer and the county, to record a bonded plat, enable the conveyance of lots to third parties, and allow the issuance of building permits and manufactured home setup permits to third parties before the construction, installation, and acceptance of all required

# DRAFT

infrastructure improvements. The county protects these third parties and assures the orderly completion of the subdivision infrastructure by choosing to accept, in accordance with the provisions in Section 26-223 of this chapter, a bond, in an amount and with surety and conditions satisfactory to it, providing for and securing to the county the actual construction and installation of all improvements and utilities within a specified time period. The bonded plan shall be submitted to the planning department in both a paper and a digital format as specified by the County, and shall contain all information required by the department.

SECTION VIII. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (3) g. 1., Purpose/submittal; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. *Purpose/submittal.* The purpose of the final subdivision plan stage of major subdivision review is to document the satisfactory completion of required infrastructure improvements, enable the conveyance of lots to third parties, and allow the issuance of building permits and manufactured home setup permits to third parties. Following approval of a preliminary subdivision plan for a major subdivision, (and optionally, a bonded subdivision plan) and the installation and acceptance of required infrastructure improvements, a final plat shall be prepared and submitted in both a paper and a digital format as specified by the County. The final plat application shall contain all information required by the planning department, including written county and utility provider acceptance of all infrastructure.

SECTION IX. Article IV. Amendments and Procedures, Section 26-64. Stormwater management design plans, Subsection (c), Processes, Paragraph (1), Purpose/submittal; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

- (1) *Application.* Application for approval of a stormwater management design plan shall be made to the county engineer on forms furnished by the county and shall include all items required on that application. Application may be made by the owner of the property or by an authorized agent. The stormwater management design plan shall be prepared and submitted in both a paper and a digital format as specified by the County, and shall include such stream flow and stormwater runoff calculations and

# DRAFT

other information as may be reasonably required by the county engineer under the requirements of this chapter. The stormwater management design plan shall be certified by the applicant and sealed by a South Carolina Registered Professional Civil Engineer, Registered Landscape Architect, or Tier B. Land Surveyor.

SECTION X. Article IV. Amendments and Procedures, Section 26-65. Grading permits, Subsection (c), Plan submittal; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

- (c) *Plan submittal.* Application for a grading permit shall be made to the public works department on forms furnished by the county and shall include all items required on that application, including a copy of the erosion and sedimentation control plan and shall be accompanied by a fee as established by the Richland County Council. The application may be filed by the property owner or by an authorized agent. The erosion and sediment control plan shall be prepared and submitted in both a paper and a digital format as specified by the County, and shall be certified by the applicant and sealed by a South Carolina Registered Professional Civil Engineer, Registered Landscape Architect, or Tier B. Land Surveyor. The plan must meet the objectives of Section 26-202(b). A landowner may develop and certify his/her own plan for a tract of land containing two (2) acres or less, provided:
- (1) The areas to be disturbed will not allow water to flow in any one direction for over two hundred (200) feet; and
  - (2) The cuts and fills established will not exceed a height or depth of over five (5) feet; and
  - (3) There will be no concentrated off-site water to be controlled on the site.

SECTION XI. Article VIII. Resource protection standards, Section 26-203. Stormwater management, Subsection (c), Inspection of stormwater facilities, Paragraph (1), Inspection during construction; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

- (1) *Inspection during construction.* The county engineer shall periodically inspect the work completed under the approved stormwater management design plan. Upon completion of such work, he/she shall make a final inspection, and if the work has been carried out in accordance with the plan, he/she shall issue a letter of satisfactory completion upon receipt of the as-built drawings, which shall be prepared and submitted in both a paper and a digital format as specified by the County.

SECTION XII. All remaining provisions of Ordinance No. 074-04HR shall remain in full force and effect.

# DRAFT

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

SECTION XV. This ordinance shall be effective from and after \_\_\_\_\_, 2005.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Anthony G. Mizzell, Chair

Attest this the \_\_\_\_ day of  
\_\_\_\_\_, 2005

\_\_\_\_\_  
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:

# DRAFT

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_05HR

AN ORDINANCE AMENDING ORDINANCE NO. 074-04HR (THE RICHLAND COUNTY LAND DEVELOPMENT CODE); ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL; SUBSECTION (B) (3) E. 7., APPROVAL VALIDITY; SO AS TO CLARIFY THE VESTED RIGHTS THAT LANDOWNERS HAVE IN THEIR PROPERTY.

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. Article IV (Amendments and Procedures), Section 26-54 (Subdivision review and approval), Subsection (b) (3) e. 7. (Approval validity), of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

7. *Approval validity.* ~~Preliminary subdivision plan approval shall automatically expire seven hundred and thirty (730) days from the date of written notice of approval, unless a complete application for final plat approval has been received by the planning department. Upon a request by an applicant, the planning commission may grant an extension of the preliminary subdivision plan approval time if it finds that extraordinary circumstances exist in a specific case. Unless the time period for validity has expired, approval of preliminary subdivision plans for a major subdivision shall confer vested rights and the subject subdivision (or subdivision phase) shall not have to comply with future changes in the subdivision regulations and/or the subdivision application fees. If, however, the preliminary subdivision plan approval expires, the preliminary plans must be resubmitted in conformance with the regulations in effect at the time of the application. In accordance with Section 6-29-1510, et seq. of the South Carolina Code of Laws 1976, as amended, upon written notice of preliminary subdivision plan approval, the applicant shall have a vested right for two (2) years from the date of approval to submit an application for final plat approval. Failure to submit an application for either bonded plat or final plat approval within this time shall render the preliminary subdivision plan approval void. However, the applicant may apply to the planning department for a one (1) year extension of this time period no later than 30 days and no earlier than 60 days prior to the expiration of the preliminary subdivision plan approval. The request for an extension must be approved unless otherwise prohibited by an intervening amendment to this chapter, such amendment having become effective prior to the expiration of the approval. Likewise, and in the same manner, the applicant may apply for four (4) more one (1) year extensions. Any change from the approved site specific development plan that has not first been reviewed and approved by the planning department shall render the preliminary subdivision plan approval invalid.~~

# DRAFT

Preliminary subdivision plan approval allows the issuance of building permits or manufactured home setup permits in the name of the subdivision developer only, for one model dwelling unit per subdivision phase, as well as for a temporary construction office or storage structure or a temporary security office/quarters. However, approval must be obtained from DHEC for water supply and sewage disposal prior to building occupancy.

SECTION II. All remaining provisions of Ordinance No. 074-04HR shall remain in full force and effect.

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

SECTION V. This ordinance shall be effective from and after \_\_\_\_\_, 2005.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Anthony G. Mizzell, Chair

Attest this the \_\_\_\_ day of  
\_\_\_\_\_, 2005

\_\_\_\_\_  
Michelle 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:

**RICHLAND COUNTY, SOUTH CAROLINA  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
Development Services Division Memo**

**TO:** Planning Commission Members  
**FROM:** Carl D. Gosline, AICP, Subdivision Administrator  
**DATE:** May 23, 2005  
**RE:** Subdivision and Street Name Approval

**Background**

Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, the statute 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 attached list of proposed street/road names has been certified by Alfreda Tindal, Richland County E-911 Addressing Coordinator, as being in compliance with the E-911 system requirements. A list of proposed subdivision names is included for your information.

**Action Requested**

The Department recommends the Commission approve the attached street/road name list. The subdivision/ commercial names are for information only. No Commission action is necessary.

APPROVED SUBDIVISION NAMES	GENERAL LOCATION
Adams Business Park	Hardscrabble Rd @ Farrowood Road
Deer Meadow S/D	Bear Creek Rd, (f/k/a Bear Creek, Ph 2)
Leesburg Acres S/D	Minor S/D, Off Leesburg Road @ Old Leesburg Rd

PROPOSED STREET NAMES	SUBDIVISION/ ROAD LOCATION
Adams Business Park Rd	Hardscrabble Rd @ Farrowood Road
Creek Bluff Ct	Heritage Forest S/D (f/k/a Deer Creek Estates)
Dinkins Thomas Lane	Private Road off Congaree Road, Hopkins
John Elmore Lane	Private Road off Garners Ferry Road, Eastover
LaVern Way	Private Road off Chain Gang Road, Eastover
Roper Pond Circle	North Trenholm Road near Decker Blvd
Sunday Circle	North Trenholm Road near Decker Blvd



# Memo

To: Planning Commission Members  
 From: Anna Almeida, Development Services Manager  
 CC: Michael Criss, Planning Director  
 Date: June 6, 2005  
 Re: County Council Action taken during the month of April

---

On March 7, 2005 the following map amendments were before you for consideration, and forwarded on to County Council for further action. The following map amendments have received **third reading** at the April 19, 2005 County Council meeting.

			<u>PC- Vote</u>	<u>CC-Vote</u>
05-41MA	V.W. Cate c/o Leah Browder 121 Arrowwood Drive. South of Bush River Rd	RS-1 to C-1	7-0 Approval	9-0 Approval
05-46Ma	Pioneer Land Co.LP Hwy.1, north of Spears Creek Church Rd.	D-1 to C-3	7-0 Approval	9-0 Approval
05-47MA	Michael Morrison Wilson Blvd. (Hwy.21)	RU to C-3	6-1 Denial	9-0 Approval
05-49MA	Walgreens/Gene Dinkins Hwy.76 & Hwy.6 Ballentine	RU to C-3	7-0 Approval	9-0 Approval



# Memo

**Date:** 4/13/05

**To:** Richland County Council

**Thru:** Ashley Bloom, Assistant County Administrator

**From:** Michael P. Criss, AICP, Planning Director

**Regarding:** Land Development Code – Wholesale Trade in General Commercial Zoning District

---

Michael Duffy has expressed concern to County Council about the new Land Development Code's treatment of wholesale trade in the general commercial zoning district. He is particularly concerned about his existing Business Park of St. Andrews, located in a C-3 General Commercial zoning district. This facility has 2 sites with a total of 26 tenant spaces, approximately 1,500 to 2,000 square feet each, with reception/display/office area in front and warehouse area in back.

In the C-3 zoning district, the current zoning ordinance allows "Wholesaling and distribution establishments not involving over 8,000 square feet of area for storage of wares to be wholesaled or distributed." So, in the current C-3 district, the types of wholesale trade are not limited, but the size of wholesale trade businesses is limited.

When the new Land Development Code takes effect on 7/1/05, the current C-3 zoning districts will become GC General Commercial. In the GC district, there will be no size limit on wholesale trade, but only 11 out of 34 types of wholesale trade will be allowed. However, as an already existing land use, the Business Park of St. Andrews can continue to operate as a legal nonconformity. Spaces can be rented to wholesale trade tenants not allowed in the GC district, as long as they don't collectively exceed 8,000 square feet of area for storage of wares to be wholesaled or distributed. Since the Business Park of St. Andrews has two separate buildings, on separate parcels, on opposite sides of St. Andrews Road, the 8,000 square foot size limit applies separately to each parcel, for a total of 16,000 square feet.

The new GC district will also allow 76 types of retail trade land uses and 64 types of business services. Some of Mr. Duffy's "current wholesale tenants" may qualify under these retail trade or business service land use categories. For example, the

## Page 2

display, sale, and installation of kitchen cabinets in homes, with some wholesaling to independent contractors, could be allowed as "Construction, Special Trades, without Outside Storage" in the GC district. The wholesale distribution of magazines may be permissible under the business service "Publishing Industries." Such land use determinations are made by the Zoning Administrator, case by case, with appeal to the Board of Zoning Appeals.

Mr. Duffy desires to construct a similar facility, Windsor Square Business Center, on an Alpine Road site which is also zoned C-3 General Commercial. Again, when the new Land Development Code takes effect on 7/1/05, this C-3 zoning district will become GC General Commercial, allowing 11 out of 34 types of wholesale trade, 76 types of retail trade, 64 types of business services, and other land uses. To permit more types of wholesale trade at this new location, Mr. Duffy is applying for a zoning map amendment to establish a Planned Development District on the site. County Council can thereby specify which mix of land uses to allow in the Windsor Square Business Center.

Mr. Duffy also has an existing Two Notch Commercial Park, located in an M-1 Light Industrial zoning district, which currently allows "wholesaling, warehousing, storage, supply, and distribution." Under the new Land Development Code, the M-1 district will continue to allow all types of wholesale trade, except "scrap and recyclable materials" (though even that use can be permitted with a special exception approval from the Board of Zoning Appeals).

In summary, the new Land Development Code appropriately directs most types of wholesale trade to the light industrial and heavy industrial districts, but can also accommodate Mr. Duffy's present and future land uses in either a general commercial district or a planned development district.

cc: T. Cary McSwain, County Administrator  
Richland County Planning Commission  
Michael E. Duffy  
Anna F. Almeida, Development Services Manager  
Geonard H. Price Zoning Administrator

USE TYPES	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Sporting Goods Stores											P	P	P	P		
Television, Radio or Electronic Sales												P	P	P		
Tire Sales												P	P	P		
Tobacco Stores											P	P	P	P		
Truck Stops													P	P	P	P
Used Merchandise Stores											P	P	P	P		
Video Tape and Disc Rental											P	P	P	P		
Warehouse Clubs and Superstores													P	P		
<b>Wholesale Trade</b>																
Apparel, Piece Goods, and Notions													P	P	P	P
Beer/Wine/Distilled Alcoholic Beverages														P	P	P
Books, Periodicals, and Newspapers													P	P	P	P
Chemicals and Allied Products														P	P	P
Drugs and Druggists' Sundries														P	P	P
Durable Goods, Not Otherwise Listed														P	P	P
Electrical Goods														P	P	P
Farm Products, Raw Materials														P	P	P
Farm Supplies														P	P	P
Flowers, Nursery Stock, and Florist Supplies												P	P	P	P	P
Furniture and Home Furnishings															P	P
Groceries and Related Products													P	P	P	P

USE TYPES	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Hardware													P	P	P	P
Jewelry, Watches, Precious Stones													P	P	P	P
Lumber and Other Construction Materials													P	P		P
Machinery, Equipment and Supplies														P	P	P
Market Showrooms (Furniture, Apparel, Etc.)													SR	P	P	P
Metal and Minerals														P	P	P
Motor Vehicles														P	P	P
Motor Vehicles, New Parts and Supplies														P	P	P
Motor Vehicles, Tires and Tubes														P	P	P
Motor Vehicles, Used Parts and Supplies														P	P	P
Nondurable Goods, Not Otherwise Listed														P	P	P
Paints and Varnishes														P	P	P
Paper and Paper Products													P	P	P	P
Petroleum and Petroleum Products													P	P	P	P
Plumbing and Heating Equipment and Supplies														SR		SR
Professional and Commercial Equipment and Supplies													P	P	P	P
Scrap and Recyclable Materials														SE	SE	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)													P	P	P	P

USE TYPES	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Sporting Firearms and Ammunition														P	P	P
Timber and Timber Products														P	P	P
Tobacco and Tobacco Products														P	P	P
Toys and Hobby Goods and Supplies													P	P	P	P
<b><u>Transportation, Information, Warehousing, Waste Management, and Utilities</u></b>																
Airports or Air Transportation Facilities and Support Facilities														P	P	P
Antennas	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Bus Facilities, Interurban												P	P	P	P	P
Bus Facilities, Urban												P	P	P	P	P
Charter Bus Industry													P	P	P	P
Courier Services, Central Facility														P	P	P
Courier Services, Substations										P		P	P	P	P	P
Landfills, Sanitary and Inert Dump Sites	SE															SE
Limousine Services													P	P	P	P
Materials Recovery Facilities (Recycling)														P	P	P
Power Generation, Natural Gas Plants, and Similar Production Facilities																P
Radio and Television Broadcasting Facilities (Except Towers)										P		P	P	P	P	







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

---