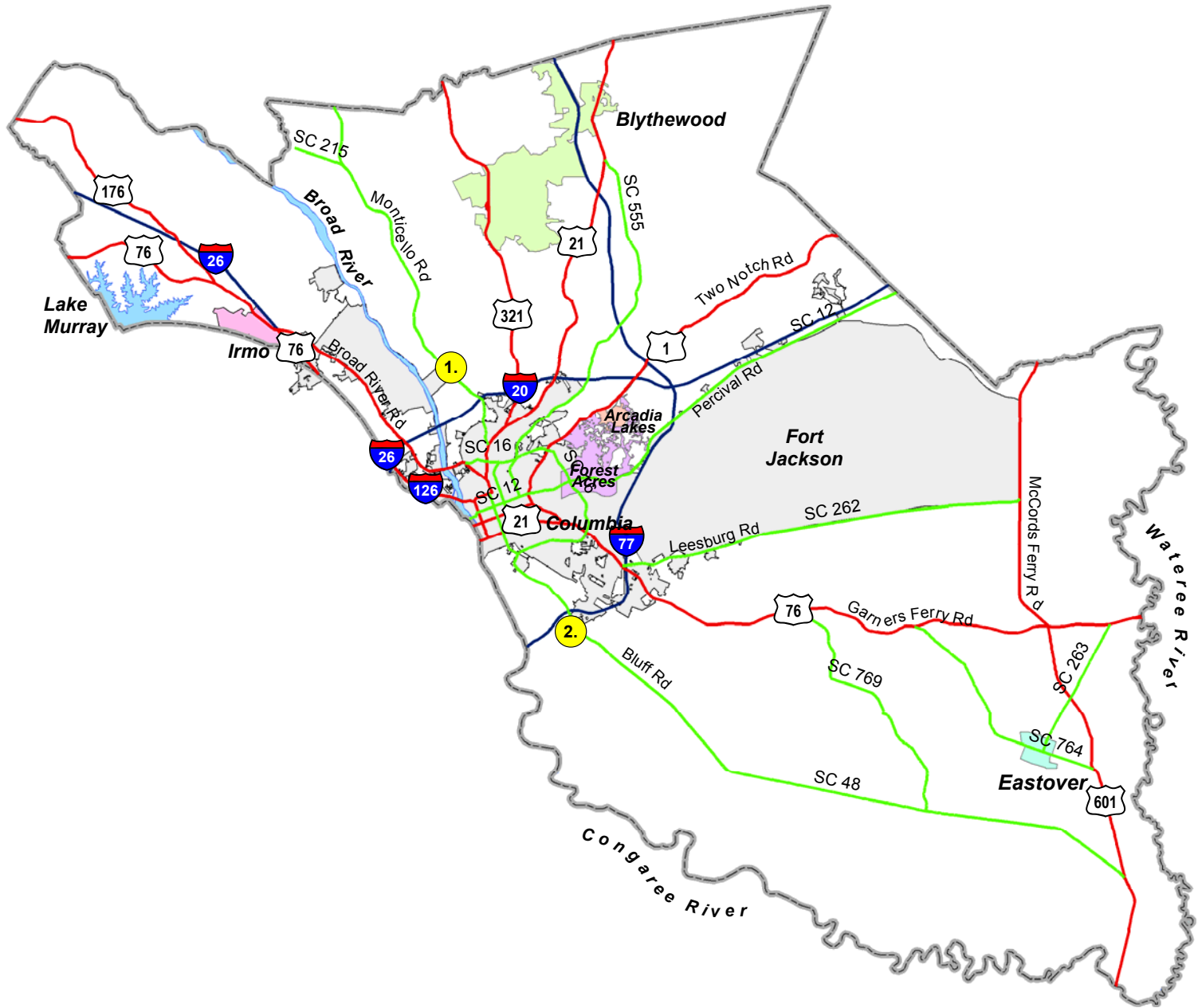


**RICHLAND COUNTY
PLANNING COMMISSION**



JULY 7, 2003

RICHLAND COUNTY PLANNING COMMISSION JULY 7, 2003



CASE NUMBER	APPLICANT	TMS NUMBER	ADDRESS	COUNCIL MEMBER
1. 03-58 MA	Al Meronek	09404-02-02	Monticello Road	McEachern
2. 03-59 MA	East Richland Public Service District	13500-01-02/10	White Horse Road	Scott

RICHLAND COUNTY PLANNING COMMISSION

**Monday, July 7, 2003
Agenda**

STAFF: Michael P. Criss, AICP Deputy Planning Director
 John W. Hicks..... Development Services Manager
 Carl D. Gosline, AICP Land Development Administrator
 Anna Almeida Long Range Planner

I. PUBLIC MEETING CALL TO ORDER Howard VanDine, Chairperson

II. PRESENTATION OF MINUTES FOR APPROVAL

Consideration of the June 2, 2003 minutes

III. ADDITIONS/DELETIONS TO THE AGENDA

IV. OLD BUSINESS

None

V. NEW BUSINESS - SUBDIVISION REVIEW

PROJECT #	SUBDIVISION NAME	LOCATION	UNITS	Page
SD-03-236	Pinnacle Point Medical Park (commercial)	Farrow Rd/Rabon Rd	14	07-14
SD-03-238	Alexander Pointe, Ph. 1	Rabbit Run Road	100	15-23
SD-03-250	Spears Creek Village	Spears Creek Church Rd	88	25-32
SD-03-256	Anden Hall	Rhame Road	75	33-40
SD-03-297	Pineview Pointe	Pineview & Garners Ferry Rd	3	41-50
SD-03-305	Walden Place, Ph. 2	Spears Creek Church Rd	46	51-58

PROJECT #	SUBDIVISION NAME	LOCATION	UNITS	Page
SD-03-306	Holden Farms (minor S/D)	Kennerly Road	8	59-67
SD-03-307	Bluff Forest Estates (minor S/D)	Old Bluff Road	6	69-78
SD-03-311	Indian Creek (minor S/D)	Muddy Ford Road	3	79-87
SD-03-314	Hogan Farms (minor S/D)	Garners Ferry Rd @ Horrell Hill	3	89-97

VI. NEW BUSINESS - ZONING MAP AMENDMENTS

CASE	1. 03-58 MA	Page
APPLICANT	Al Meronek (8 acres)	99-108
REQUESTED AMENDMENT	C-1 & D-1 to C-3	
PURPOSE	Tree growing, hobby shop & storage	
TAX MAP SHEET NUMBER(S)	09404-02-02	
LOCATION	Monticello Road	

CASE	2. 03-59 MA	Page
APPLICANT	E. Richland Public Service District (13.7 ac)	109-122
REQUESTED AMENDMENT	D-1 & PDD to PDD	
PURPOSE	Expand Wastewater Plant	
TAX MAP SHEET NUMBER(S)	13500-01-02/10	
LOCATION	White Horse Rd, 1000 ft south of Bluff Rd	

VII. ROAD NAME APPROVALS

123-125

- a. Road Name Change Public Hearing (s) - None
- b. New Road Name Approvals
 - 1. Trenholm Park Court – Trenholm Rd @ Oakway Drive
 - 2. Whitepoint Road – Near the 1200 block of Congaree Rd
 - 3. Fletcher Lane – Off Fishing Creek Rd west of Broad River Rd
- c. New Subdivision Names – Advisory Only

VIII. OTHER BUSINESS

- a. Further Discussion Regarding The Current Transportation Planning System
- b. Further Discussion of the Road Impact Fee Work Program

IX. ADJOURNMENT

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

July 7, 2003

Applicant: Jonathan Smith		Preliminary Subdivision Plans For: Pinnacle Point Medical Park, Phase 1	
RC Project # : SD-03- 236			
General Location: Between Rabon Rd and Legrande Rd @ Farrow Rd.			
Tax Map Number: 17205-01-01		Number of Parcels: 14 in Phase 1 PLUS (2 parcels – 16 acres in Phase 2)	
Subject Area: 10.5 acres	Sewer Service Provider: East Richland		
Current Zoning: M-1	Water Service Provider: City of Columbia		

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." Compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

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 was 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	Rabon Road	
Functional Classification Of This Roadway	Two lane undivided collector	
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	8600	
Estimated Traffic Generated By The Proposed Project	2049	
Current Volume At The Nearest Count Station # 611 Located @ Ross Rd	8600	
Estimated Traffic Count With the Proposed Project	10,649	
Volume-To-Capacity Ratio With The Proposed Project	1.23	

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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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 estimated traffic generated is based on 195.1 average daily trips (ADTs) per acre time 10.5 acres or an estimated 2049 ADTs (See 5th Edition of Traffic Generation Manual, pg. 1051)

The proposed project will result in the LOS C of Rabon Road being exceeded at the project location. The traffic estimate assumes all the trips will exit the Park on Rabon Rd. The applicant has not proposed any mitigative measures regarding the estimated traffic impacts.

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	NAP
Middle School @ 0.13 students per single family DU	NAP
High School @ 0.12 Students per single family DU	NAP

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

Existing Site Conditions

The site is fairly level, undeveloped pine woodlands. The site was rezoned M-1 about a year and a half ago. Public water and sewer service is available to the site.

Compatibility with the Surrounding Area

There is a mixture of office and retail commercial land uses on the adjacent parcels to the northwest. There is a Hardaway concrete plant adjacent to the Park entrance on the east. The Climatic Co. office building is located on the southwest corner of the Park

Discussion of Applicable Comprehensive Plan Issues

In order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate 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 Northeast Subarea Plan Proposed Land Use Map was amended on May 3, 1999 as part of the Plan adoption process. The subject site is designated as Industrial on this Map. Since the project is intended for office/industrial projects, it is consistent with the Map designation.

The Northeast Subarea Plan, adopted in March 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 – Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use

The site is designated for light industrial/commercial development and is zoned M-1. The proposed project implements 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; and
2. Sites that don't encroach or penetrate established residential areas; and
3. Sites of major traffic junctions and cluster locations as opposed to strip development

Phase 1 of the project does not encroach into an established residential neighborhood. The principal access on Rabon Road is about a block from the Rabon/Farrow Rd intersection. This project implements this Principle.

Other Pertinent Factors

- 1) As of June 13, 2003, the Department had not received the Public Works Dept. approval of the stormwater management plans.
- 2) As of June 13, 2003, the Flood Hazard Coordinator had not approved the flood elevation statement.
- 3) As of June 13, 2003, the City of Columbia had not approved the water line construction plans.
- 4) As of June 13, 2003, DHEC had not issued a permit for construction of the sewer lines.
- 5) As of June 13, 2003, DHEC had not issued a construction permit for the water lines.

Transportation Recommendation - Where a request for a change in land use will reduce traffic movements below a "C" level-of-service, additional highway improvements should be made to mitigate the effects.

The applicant has not proposed any measures to mitigate the traffic effects of this project. The current CMGOG Transportation Improvement Program, i.e., the fiscal year beginning July 1, 2003 through June 30, 2008, **does not have any road capacity improvements programmed for Rabon Road. Furthermore, there are currently no funding sources available for any road capacity improvements in Richland County in the rest of this decade**

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDS) recommends conditional approval of the preliminary plans for a 14 unit office/industrial park, known as Pinnacle Point Medical Park (Project # SD-03-236), **subject to 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 result in the adjacent portion of Rabon 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 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 City of Columbia must approve the water line construction plans; and
- b) DHEC must issue the sewer line construction permits; and
- c) DHEC must issue the water line construction permits; and
- d) A written certification of compliance with the requirements of Chapter 27 (Landscaping Ordinance), Article 6 – Tree Protection, issued by the Department PRIOR to any site clearance activity; and**
- e) No building permits shall be issued until all of the conditions cited above are met.; and
- f) Plats shall only be recorded by the complete phases identified in the preliminary plan; and
- g) Any further division of the phases identified in the lot layout plan shall require Planning Commission approval prior to recording; and
- h) Plats shall not be approved for recording until the City of Columbia approves the water line easement documents; and
- i) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording; and
- j) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Certificate of Occupancy 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

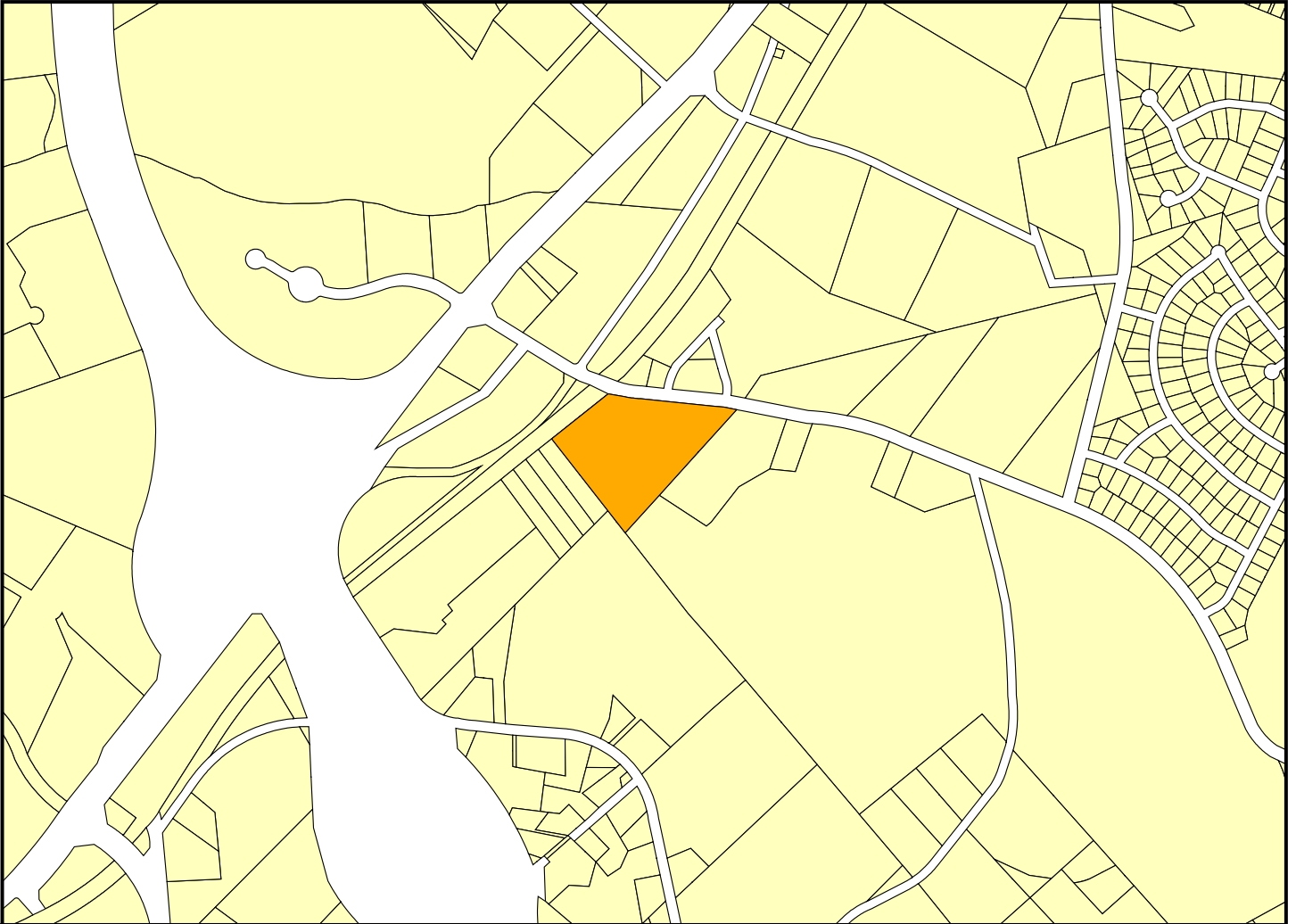
Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt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

SD 03-236
PINNACLE POINT MEDICAL PARK (Commercial)
TMS 17205-01-01

Site →



SD 03-236 PINNACLE POINT MEDICAL PARK



Looking from site toward Rabon Road



Looking at site from across Rabon Road

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

July 7, 2003

Applicant: W. K. Dickson		Preliminary Subdivision Plans For: Alexander Pointe, Phase 1
RC Project # : SD-03-238		
General Location: NW corner of Rabbit Run Rd & Lower Richland Blvd		
Tax Map Number: 21900-04-04/05/06/07		Number of Residences: 100 (Sketch Plan app'd for 476 DUs)
Subject Area: 33.9 acres (total site 169.6 acres)	Sewer Service Provider: City of Columbia	
Current Zoning: RS-3	Water Service Provider: City of Columbia	

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." Compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

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 was 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	Garners Ferry Rd via Lower Richland Blvd & Rabbit Run Rd	
Functional Classification Of This Roadway	Four Lane Divided Principal Arterial	
Level-Of-Service C Design Capacity (V/C = 1.00)	33,600	
Estimated Traffic Generated By The Proposed Project	950	
Current Volume At The Nearest Count Station # 171 Located @ Trotter Rd	31,100	
Estimated Traffic Count With the Proposed Project	32050	
Volume-To-Capacity Ratio With The Proposed Project	1.01	

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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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 Phase 1 of the proposed project will not result in the LOS C capacity of Garners Ferry Road being exceeded at Count Station 171. However, Phase 2 of the project will do so.

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	20
Middle School @ 0.13 students per single family DU	13
High School @ 0.12 Students per single family DU	12

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

Existing Site Conditions

The site is currently undeveloped pine woodlands. There is a significant wetland/floodplain adjacent to Phase 1. The project is almost across the street from the Lower Richland High School.

The new County soccer fields/recreation area is across Rabbit Run Road from the project

Compatibility with the Surrounding Area

There are several other existing, and proposed, subdivisions in the area. The proposed project is compatible with the existing, and proposed, development.

Discussion of Applicable Comprehensive Plan Issues

In order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate 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 Lower Richland Subarea Plan Proposed Land Use Map was amended on May 3, 1999 as part of the Plan adoption process. The subject site is designated as Residential in the Developing Area on this Map. Since the project has a density of 2.9 DU/ac, it is consistent with the Map designation.

The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 33 and 40 respectively, are discussed below:

Objective – Promote residential densities and development according to the character of the area
The low density character of the project is compatible with other subdivisions in the area. The proposed project implements this Objective.

Principle – Moderate to low level densities (maximum of 9 DU/ac) are appropriate within the Developing Urban Area

The density of the proposed project is 2.9 DU/acre, well below the maximum of 9 DU/acre. This project implements this Principle.

This Subarea Plan has different density ranges from the other Subarea Plans. The Subarea Plans designate 9 DU/acre as high density. The medium density range is usually 4 to 9 DU/acre with low density being up to 4 DU/acre. To date, the highest density single family residential project approved by the County is the Courtyards @ Founders Ridge at about 6.6 DU/acre.

Other Pertinent Factors

- 1) As of June 13, 2003, the Department had not received the Public Works Dept. approval of the stormwater management plans.
- 2) On April 14, 2003, the Flood Hazard Coordinator commented that a flood study, approved by FEMA, must be completed to determine the base flood elevation for the wetlands/floodplain on the east side of the project.
- 3) As of June 13, 2003, the City of Columbia had not approved the water and sewer line construction plans.
- 4) As of June 13, 2003, DHEC had not issued a permit for construction of the sewer lines.
- 5) As of June 13, 2003, DHEC had not issued a construction permit for the water lines.
- 6) As of June 13, 2003, the E911 Coordinator had not certified the proposed street names.

The applicant must present a phasing plan for the whole project prior to approval of any plats for recording. The phasing is important for scheduling the public infrastructure facilities needed to support the project.

The preliminary plans for Phase 1 does not include street names certified by the E 911 Coordinator. If the applicant chooses street names that are not on the current reserved names list, the Planning Commission must approve the names before preliminary plat can be approved. The street names must be approved before street addresses can be issued for building permits.

The applicant has agreed to provide additional right-of-way for turn lanes at the Rabbit Run Rd/Lower Richland Blvd intersection. The applicant will be required to construct all necessary turn lanes on both Rabbit Run Rd and lower Richland Blvd.

The applicant has agreed to prohibit direct access to Rabbit Run Road from the adjacent lots. The project has added a second entrance on Rabbit Run Road on the west side of the project.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDS) recommends conditional approval of the preliminary plans for a 100 unit single family detached subdivision, known as Alexander Pointe, Phase 1 (Project # SD-03-238), **subject to 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 ?? 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 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 plat must establish the setbacks, either graphically or by notation, for each lot; and
- b) The 911 Coordinator must certify the street names have been approved by the Planning Commission **prior to issuing street addresses** for building permits; and
- c) The City of Columbia must approve the water and sewer line construction plans; and
- d) DHEC must issue the sewer line construction permits; and
- e) DHEC must issue the water line construction permits; and
- f) A flood study, approved by FEMA, must be completed to determine the base flood elevation for the wetlands/floodplain on the east side of the project prior to issuing any permits for lots 7 through 17 in Phase 1 and any lots in subsequent phases bordering the wetland area; and
- g) The applicant shall be required to construct a landscaped berm, fence, wall or some combination thereof, to ensure there is no direct access from any lot to Rabbit Run Road or Lower Richland Road; and
- h) **A written certification of compliance with the requirements of Chapter 27 (Landscaping Ordinance), Article 6 – Tree Protection, issued by the Department PRIOR to any site clearance activity; and**
- i) No building permits shall be issued until all of the conditions cited above are met.; and
- j) The applicant must present a phasing plan for the whole project prior to approval of any plats for recording.
- k) Plats shall only be recorded by the complete phases identified in the preliminary plan; and
- l) Any further division of the phases identified in the lot layout plan shall require Planning Commission approval prior to recording; and
- m) Plats shall not be approved for recording until the City of Columbia approves the water and sewer line easement documents; and
- n) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording; and
- o) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Certificate of Occupancy 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

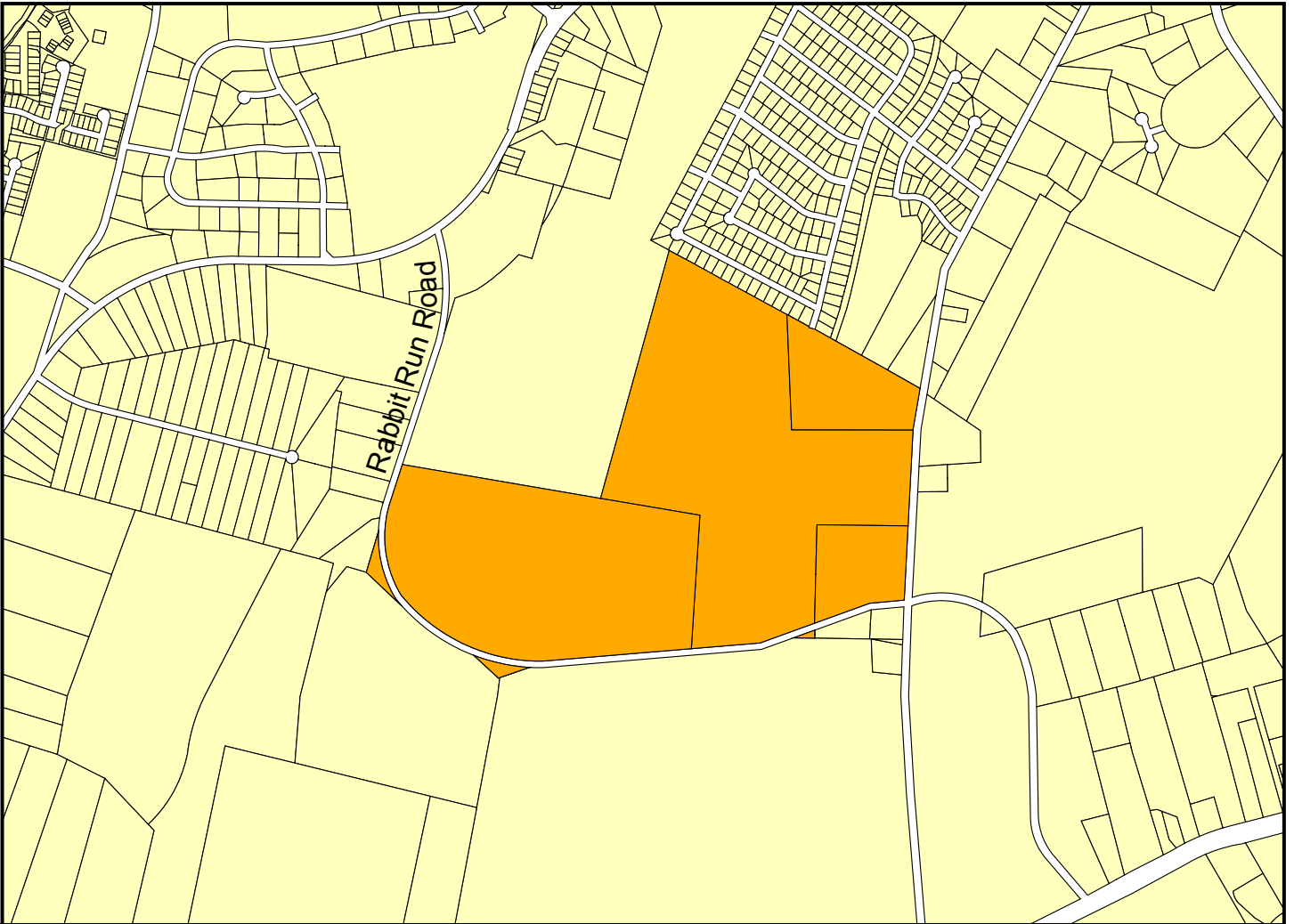
Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt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

SD 03-238
ALEXANDER POINTE, PHASE 1
TMS 21900-04/05/06/07

Site →



SD 03-238 ALEXANDER POINTE, PHASE 1



Looking east along Rabbit Run Road
site on left



Looking west along Rabbit Run Road
site on right

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

July 7, 2003

Applicant: Joe Clark		Preliminary Subdivision Plans For: Spears Creek Village	
RC Project # : SD-03-250			
General Location: Spears Creek Church Rd @ Jacobs Mill Pond Rd			
Tax Map Number: 28800-04-03		Number of Residences: 88	
Subject Area: 13.3 acres	Sewer Service Provider: Palmetto Utilities		
Current Zoning: RG-2	Water Service Provider: City of Columbia		

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." Compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

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 was 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	Spears Creek Church Rd	
Functional Classification Of This Roadway	Two lane undivided collector	
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	8600	
Estimated Traffic Generated By The Proposed Project	836	
Current Volume At The Nearest Count Station # 451 Located @ Spears Creek	6100	
Estimated Traffic Count With the Proposed Project	6936	
Volume-To-Capacity Ratio With The Proposed Project	0.81	

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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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 not result in the LOS C of Spears Creek Church Rd being exceeded in this area.

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	18
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 site is currently undeveloped woodlands, mostly pine trees and scrub oaks. Public water and sewer service is available to the site.

Compatibility with the Surrounding Area

The adjacent area to the west is an established residential area. Walden Place subdivision is under development on the adjacent parcels to the east. The proposed project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

In order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate 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 Northeast Subarea Plan Proposed Land Use Map was amended on May 3, 1999 as part of the Plan adoption process. The subject site is designated as High Density Residential on this Map. Since the project has a density of 6.6 DU/ac, it is consistent with the Map designation.

The Northeast Subarea Plan, adopted in March 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 proposed project has higher densities than the adjacent parcels, but is still a single family detached subdivision. The proposed project implements this Objective.

Principle – The Established Urban Area should contain overall higher density levels ...and that these density levels should conform to the Proposed Land Use Map – High Density is 9 DUs/acre or greater

The **proposed 6.6 DU/acre density is not consistent** with the Map designation as required by state statutes. The density should either be increased to be consistent with the land use designation in the Subarea Plan, or its Proposed Land Use Map should be revised through the statutory comprehensive plan amendment process. **The proposed project does not implement this Principle**

Other Pertinent Factors

- 1) As of June 13, 2003, the Department had not received the Public Works Dept. approval of the stormwater management plans.
- 2) As of June 13, 2003, the Flood Hazard Coordinator had not approved the flood elevation statement.
- 3) As of June 13, 2003, the City of Columbia had not approved the water line construction plans.
- 4) As of June 13, 2003, DHEC had not issued a permit for construction of the sewer lines.
- 5) As of June 13, 2003, DHEC had not issued a construction permit for the water lines.
- 6) As of June 13, 2003, the 911 Coordinator had not certified the proposed street names.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDS) recommends conditional approval of the preliminary plans for a 88 unit single family detached subdivision, known as Spears Creek Village (Project # SD-03-250), **subject to 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 Spears Creek Church 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 Northeast Subarea Plan Map land use designation.
4. The proposed project **does not implement** the relevant Objectives and Recommendations of the Northeast Subarea Plan.

Specific Conditions

- a) The plat must establish the setbacks, either graphically or by notation, for each lot; and
- b) The 911 Coordinator must certify the street names; and
- c) The City of Columbia must approve the water line construction plans; and
- d) DHEC must issue the sewer line construction permits; and
- e) DHEC must issue the water line construction permits; and
- f) **A written certification of compliance with the requirements of Chapter 27 (Landscaping Ordinance), Article 6 – Tree Protection, issued by the Department PRIOR to any site clearance activity; and**

- g) No building permits shall be issued until all of the conditions cited above are met.; and
- h) Plats shall only be recorded by the complete phases identified in the preliminary plan (i.e., all 88 lots); and
- i) Any further division of the phases identified in the lot layout plan shall require Planning Commission approval prior to recording; and
- j) Plats shall not be approved for recording until the City of Columbia approves the water line easement documents; and
- k) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording; and
- l) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Certificate of Occupancy 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.

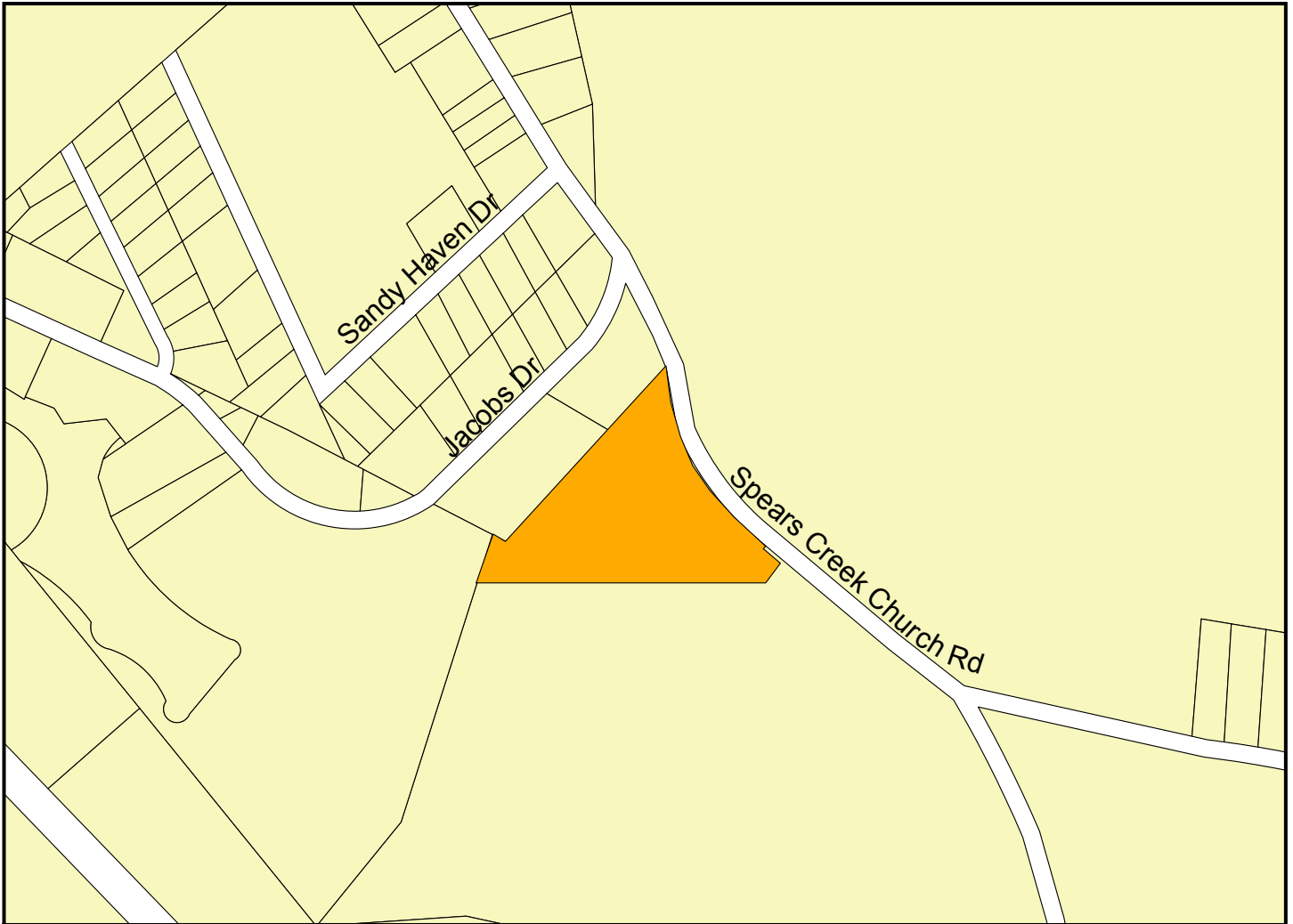
Appeal

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 03-250
SPEARS CREEK VILLAGE
TMS 25800-04-03**



SD 03-250 SPEARS CREEK VILLAGE



Looking west along Spears Creek Church Road to project entrance



Looking at site interior

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

July 7, 2003

Applicant: American Engineering Co.		Preliminary Subdivision Plans For: Anden Hall	
RC Project # : SD-03-256			
General Location: Rhame Road adjacent to Heise's Pond S/D			
Tax Map Number: 23100-01-13		Number of Residences: 75	
Subject Area: 36.3 acres	Sewer Service Provider: Palmetto Utilities		
Current Zoning: RS-1	Water Service Provider: City of Columbia		

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." Compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

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 was 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 Rd via Rhame Rd	
Functional Classification Of This Roadway	5 Lane Undivided Minor Arterial	
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	21,600	
Estimated Traffic Generated By The Proposed Project	741	
Current Volume At The Nearest Count Station # 441 Located @ Clemson Rd east of Rhame Rd	14,300	
Estimated Traffic Count With the Proposed Project	15,041	
Volume-To-Capacity Ratio With The Proposed Project	0.70	

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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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 above shows that this project, by itself, will not result in the LOS C of Clemson Rd being exceeded. However, the Department estimates that when ONLY the subdivisions approved since July 2000 which generate traffic to the subject roadway segment reach the buildout condition, the V/C ratio will far exceed the 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 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	16
Middle School @ 0.13 students per single family DU	10
High School @ 0.12 Students per single family DU	9

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

Existing Site Conditions

The site slopes downward toward the west. The vegetation is mostly scrub oak and sand pine.

Compatibility with the Surrounding Area

The site is adjacent to Heise’s Pond and Palmetto Place subdivisions. The proposed project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

In order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate 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 Northeast Subarea Plan Proposed Land Use Map was amended on May 3, 1999 as part of the Plan adoption process. The subject site is designated as Development on this Map. Since the project has a density of 2.2 DU/ac, it is consistent with the Map designation.

The Northeast Subarea Plan, adopted in March 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 – Foster new development in areas with adequate infrastructure

Public water and sewer service is available to the site. The proposed project implements this Objective.

Principle – Established residential areas should be protected against penetration or encroachment from higher or more intensive development

The subject site is a single family residential development similar to the adjacent residential areas. This project implements this Principle.

The applicant must present a phasing plan for the whole project prior to approval of any plats for recording. The phasing is necessary to allow adequate notice to schedule the public infrastructure facilities needed to support the project.

Other Pertinent Factors

- 1) As of June 13, 2003, the Department had not received the Public Works Dept. approval of the stormwater management plans.
- 2) As of June 13, 2003, the Flood Hazard Coordinator had not approved the flood elevation statement.
- 3) As of June 13, 2003, the City of Columbia had not approved the water and sewer line construction plans.
- 4) As of June 13, 2003, DHEC had not issued a permit for construction of the sewer lines.
- 5) As of June 13, 2003, DHEC had not issued a construction permit for the water lines.
- 6) As of June 13, 2003, the E911 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 plans for a 78 unit single family detached subdivision, known as Anden Hall (Project # SD-03-256), **subject to 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 Clemson 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 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 E911 Coordinator must certify the street names have been approved by the Planning Commission **prior to assigning street addresses** for building permits; and
- b) The City of Columbia must approve the water line construction plans; and
- c) DHEC must issue the sewer line construction permits; and
- d) DHEC must issue the water line construction permits; and
- e) **A written certification of compliance with the requirements of Chapter 27 (Landscaping Ordinance), Article 6 – Tree Protection, issued by the Department PRIOR to any site clearance activity; and**
- f) No building permits shall be issued until all of the conditions cited above are met.; and
- g) Plats shall only be recorded by the complete phases identified in the preliminary plan; and
- h) Any further division of the phases identified in the lot layout plan shall require Planning Commission approval prior to recording; and
- i) Plats shall not be approved for recording until the City of Columbia approves the water line easement documents; and
- j) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording; and
- k) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Certificate of Occupancy 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:

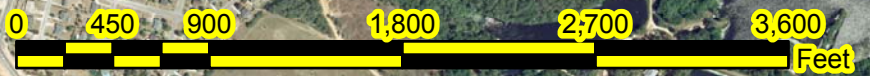
- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map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

Appeal

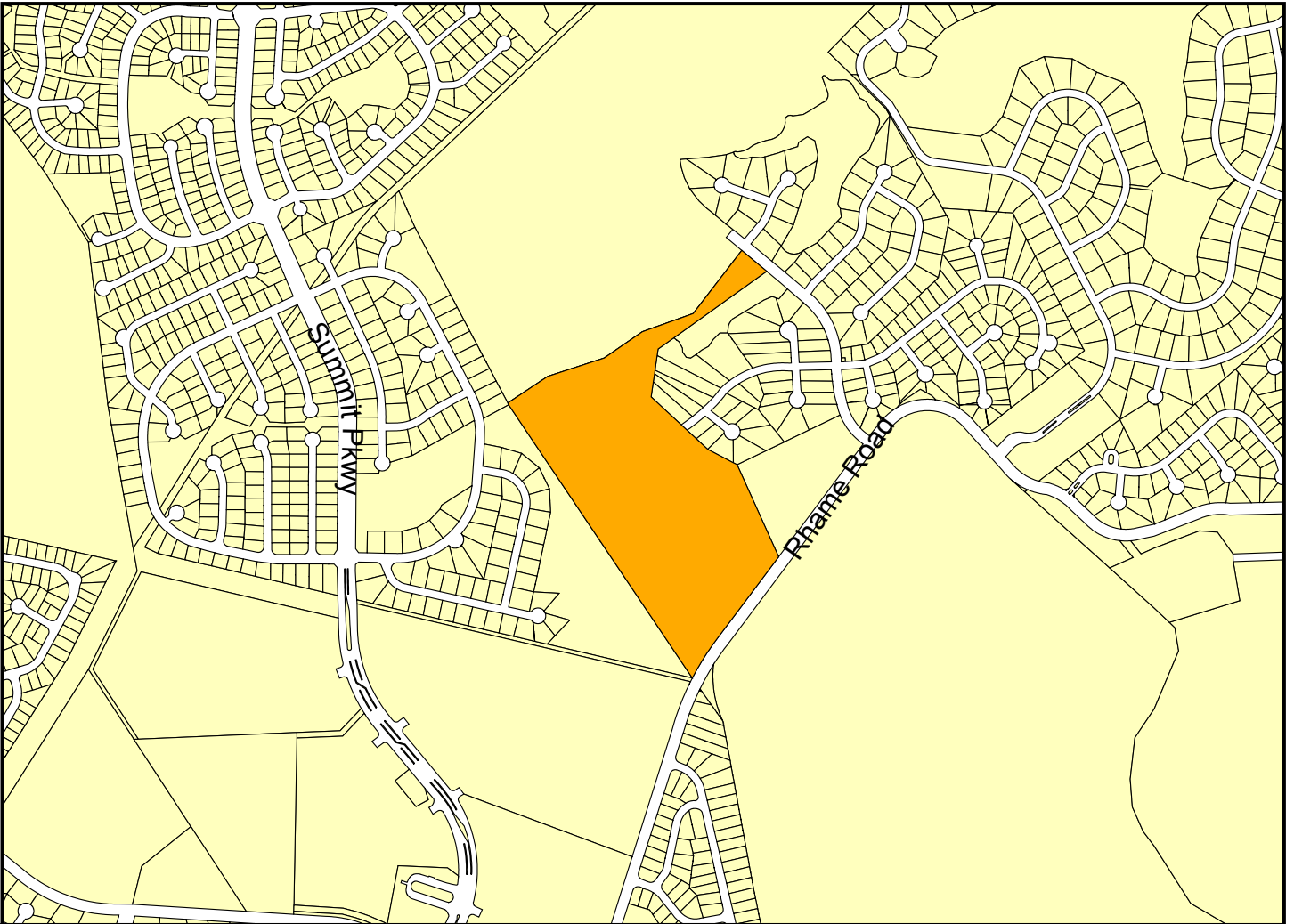
Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt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

**SD 03-256
ANDEN HALL
TMS 23100-01-13**

Site



SD 03-256 ANDEN HALL



Looking at site from end of Heise's Pond Rd.



Looking at site from across Rhame Rd.

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

July 7, 2003

Applicant: State Farm Insurance Co.		Minor Subdivision Plans For: SC State Credit Union	
RC Project # : SD-03-297			
General Location: SW corner of Pineview Road & Garners Ferry Road			
Tax Map Number: 19100-06-04		Number of Parcels: 3	
Subject Area: 7.73 acres	Sewer Service Provider: City of Columbia		
Current Zoning: M-1	Water Service Provider: City of Columbia		

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." Compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

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 was 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	Pineview Road	
Functional Classification Of This Roadway	Two undivided minor arterial	
Level-Of-Service C Design Capacity (V/C = 1.00)	10,800	
Estimated Traffic Generated By The Proposed Project	961	
Current Volume At The Nearest Count Station # 293 Located @ railroad track	14,200	
Estimated Traffic Count With the Proposed Project	15,161	
Volume-To-Capacity Ratio With The Proposed Project	1.40	

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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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

Pineview Road is already operating at almost a LOS F level. The proposed project will increase the V/C ratio to 1.40, exceeding the LOS F level. The proposed project, by itself, will increase the current traffic on Pineview Road by approximately 7 percent.

Garners Ferry Road is classified as a four-lane divided major arterial roadway with a LOS C capacity of 33,600 ADTs. The current traffic count at station 169 is 36,000, which results a current V/C ratio of 1.07, or a LOS D. The new SC State Credit Union facility is estimated to add approximately 1000 average daily trips to Garners Ferry Road, an increase of approximately 3 percent above current levels.

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	NAP
Middle School @ 0.13 students per single family DU	NAP
High School @ 0.12 Students per single family DU	NAP

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

Existing Site Conditions

There is a vacant 17,000 sq. ft. office building on proposed lot 3. A SC State Credit Union facility is proposed for lot 1. Lot 2 contains a National Bank of South Carolina branch bank facility that is not part of the subject request. A drainage ditch separates the site from the adjacent farm on the west.

Compatibility with the Surrounding Area

There are retail commercial businesses on all four corners of the Garners Ferry/Pineview Road intersection. A huge SYSCO warehouse facility is located just to the east of the intersection. The Pineview Learning Center is located across Pineview Road from the proposed lot 4. The proposed project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

In order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate 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 Lower Richland Subarea Plan Proposed Land Use Map was amended on May 3, 1999 as part of the Plan adoption process. The subject site is designated as Commercial and/or Light Industrial in the Established Urban Area on this Map. The proposed project is consistent with the Map designation.

The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 33 and 38 respectively, are discussed below:

Objective – Provide areas with commercial facilities and services that are related to each other in an efficient manner, served by adequate infrastructure and readily accessible to the public
Public water and sewer service from the City of Columbia is available in Pineview Road. However, both Garners Ferry Road and Pineview Road are operating over the LOS F capacity. The proposed project implements this Objective.

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

1. The intersection of two major streets and/or adjacent expressways
Pineview Road is classified as a minor arterial road and Garners Ferry Road is classified as a major arterial road. This project implements this Principle.

Other Pertinent Factors

- 1) As of June 20, 2003, the Department had not received the Public Works Dept. approval of the stormwater management plans.
- 2) As of June 20, 2003, the Floodplain Manager had not approved the flood elevation statement.

The subject parcel has an existing 50-foot wide access road between lots 1 and 2 on Garners Ferry Road; a 50-foot wide access road between lots 2 and 3 on Pineview Road; and a driveway on lot 3. Lot 4 will be developed for an unknown number of unspecified commercial uses, each of which will require some type of access to Pineview Road.

The Department strongly believes that it is critical to minimize the number of access points to collector and arterial roads in order to “... assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments...” (Section 6-29-1120 (3), SC Code of Laws). In the past, the Department has provided the Planning Commission with a substantial amount of documentation supporting the practice that minimizing access points to commercial and industrial sites achieves a substantial reduction in the number of accidents and deaths. This approach is authorized by Chapter 22-21 (t) of the County Code which states “...In order to reduce traffic congestion, marginal access streets may be required in residential, commercial or industrial subdivisions...”

The Department recommends that access to the subject site from Garners Ferry Road be limited to the existing 50-foot access road. The Department further recommends that access to Pineview Road be limited to the existing 50-foot wide access road; a joint access road between lots 3 and 4; and a single access point as close to the south end of lot 4 as practical. Attachment B depicts the Department’s recommendation for revising the plat as described herein.

Pineview Road is designated as a top priority project for widening to 5 lanes in the Long-Range Transportation Plan recently adopted by the CMCOG. One of the Recommendations of the Lower Richland Subarea Plan states “...Through the subdivision process, sufficient rights-of-way should be reserved for the extension of local streets...” (pg. 47) The Department interprets this Recommendation to include rights-of-way for road widening as well as extension.

Chapter 22-21 (j) (1) of the County Code sets forth the requirements for rights-of-way dedication when subdivisions are located along either county roads, or roads in the Long-Range Major Street Plan prepared by the CMCOG. Specifically, this provision states “...the subdivision plat will contain a notation that the portion so reserved is “reserved for future widening right-of-way”. In such event the reserved right-of-way may be conveyed as part of a lot, but may not be calculated as part of the minimum lot square footage and may not be considered as part of any setbacks which may be required in any other part of these regulations and county zoning ordinance. In the event that the county (*or state*) begins appropriate action to actually widen the street or road within ten years from the date of recording the final subdivision plat, the additional right-of-way will be dedicated by the owner to the county (*or state*) without payment to the property owner...”

A five lane minor arterial road, constructed to an urban cross-section, will require a minimum of 100 feet of right-of-way. Pineview Road currently has 66 feet of right-of-way. Therefore, the subject site’s fair share of the new right-of-way required for widening would be 20 feet.

The Department recommends that the plat be revised to show 20 feet additional feet of right-of-way along proposed lots 3 and 4 on Pineview Road be designated as “reserved for future widening right-of-way” in conformance with the requirements of Chapter 22-12 (j) (1) of the County Code. The Department further recommends the plat be revised to include a minimum 40-foot setback from the new right-of-way line.

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 3 parcel commercial subdivision, known as Pineview Pointe (Project # SD-03-297), **subject to compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. Pineview Road is already operating at almost a LOS F level. The proposed project will increase the V/C ratio to 1.40, exceeding the LOS F level.
2. The proposed subdivision is compatible with existing development in the area.
3. The proposed 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 must approve the stormwater management plans; and
- b) The Floodplain Manager must approved flood elevation statement; and
- c) The access to Pineview Road shall be limited to the points depicted in Attachment B; and
- d) The plat must be revised to show 20 feet additional feet of right-of-way along lots 3 and 4 on Pineview Road be designated as “reserved for future widening right-of-way” in conformance with the requirements of Chapter 22-12 (j) (1) of the County Code; and
- e) The plat must be revised to include a minimum 40-foot front setback from the new right-of-way line on Pineview Road and a 40-foot front setback from Garners Ferry Road; and
- f) **No building permits shall be issued until all of the conditions cited above are met and the Department receives a copy of the recorded final plat.**

SECTION III – COMMISSION RECONSIDERATION & APPEAL

Reconsideration

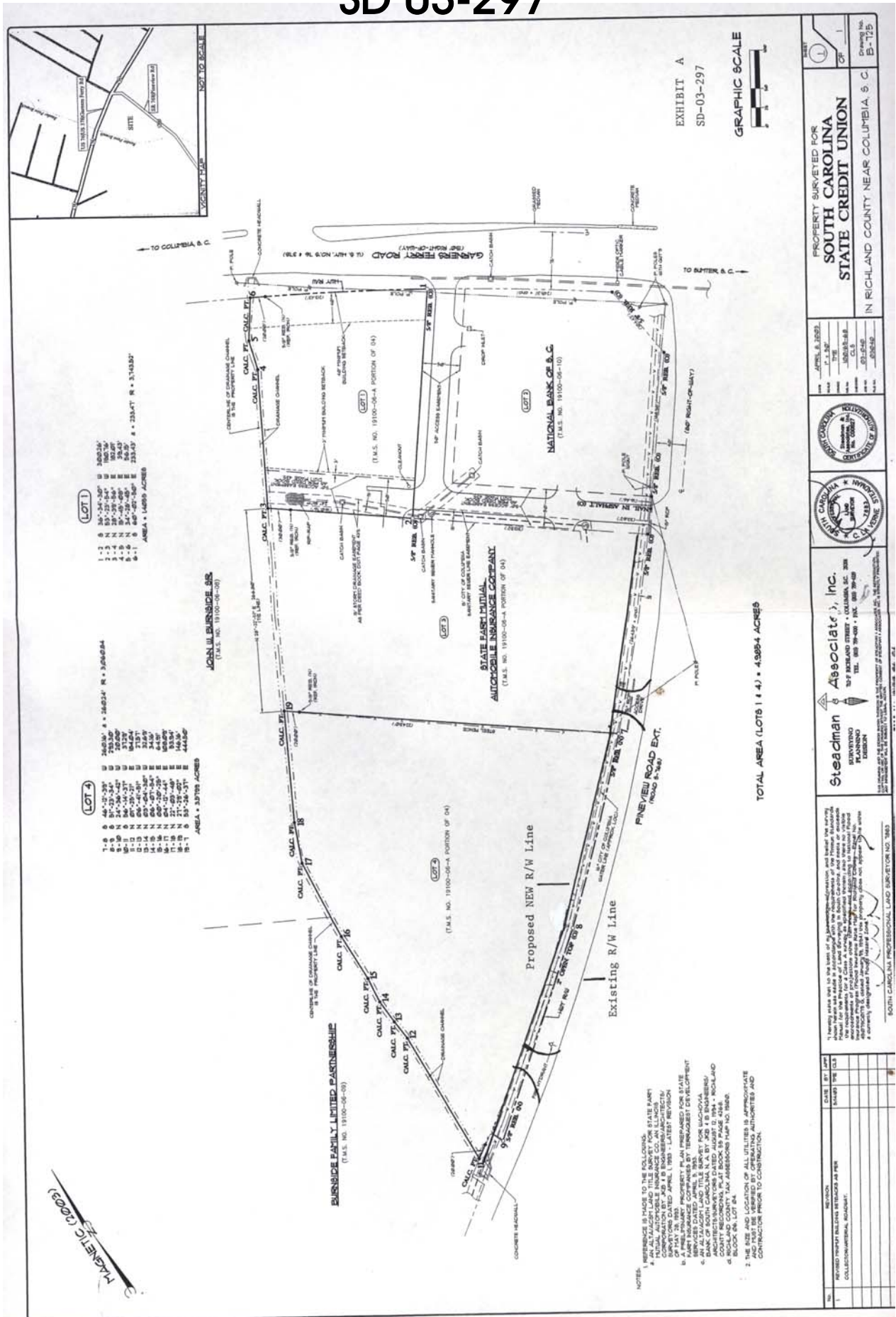
Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days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

Attachment B SD 03-297

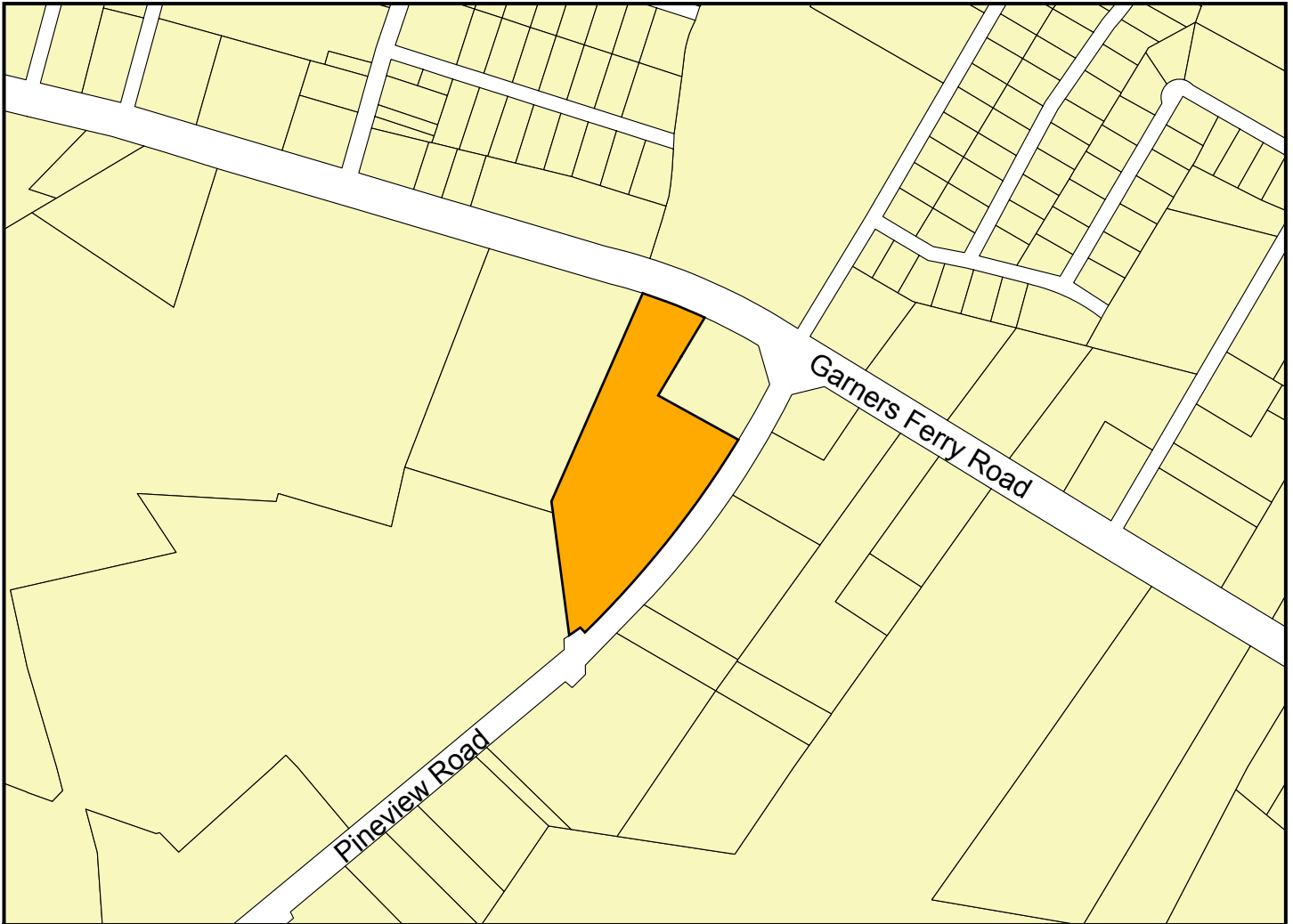


**SD 03-297
PINEVIEW POINTE
TMS 19100-06-04**

Site →



SD 03-297 PINEVIEW POINTE



Looking at site from across Pineview Rd



Looking towards Garners Ferry Rd.
from Pineview Learning Center

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

July 7, 2003

Applicant: W. K. Dickson		Preliminary Subdivision Plans For: Walden Place, Phase 2	
RC Project # : SD-03-305			
General Location: Spears Creek Church Road @ Jacobs Mill Road			
Tax Map Number: 25800-04-03		Number of Residences: 46	
Subject Area: 26.5 acres	Sewer Service Provider: Palmetto Utilities		
Current Zoning: RG-2	Water Service Provider: City of Columbia		

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." Compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

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 was 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	Spears Creek Church Road	
Functional Classification Of This Roadway	Two lane undivided collector	
Level-Of-Service C Design Capacity (V/C = 1.00)	8600	
Estimated Traffic Generated By The Proposed Project	437	
Current Volume At The Nearest Count Station # 451 Located @ Spears Creek	6000	
Estimated Traffic Count With the Proposed Project	6437	
Volume-To-Capacity Ratio With The Proposed Project	0.75	

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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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 of Spears Creek Church Road being exceeded at County Station 451. However, the Department estimates that when the existing approved subdivisions reach buildout conditions, the Road will be at LOS D.

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	9
Middle School @ 0.13 students per single family DU	6
High School @ 0.12 Students per single family DU	5

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

Existing Site Conditions

The site has scrub pine and oak vegetation. The slopes downward the pond on the east-side of the project. Public water and sewer service is available to the site.

Compatibility with the Surrounding Area

The proposed project is a continuation of the existing single family detached residential development. The Green Hill Parish PUD is across Spears Creek Church Road from the site. The project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

In order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate 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 Northeast Subarea Plan Proposed Land Use Map was amended on May 3, 1999 as part of the Plan adoption process. The subject site is designated as Medium Density Residential in the Established Urban Area on this Map. The **proposed 1.7 DU/acre density is not consistent** with the Map designation as required by state statutes.

The Medium Density Residential designation requires a minimum density of 5 DU/acre and a maximum density of 9 DU/acre. The density should either be increased to be consistent with the land use designation in the Subarea Plan, or its Proposed Land Use Map should be revised through the statutory comprehensive plan amendment process.

The Northeast Subarea Plan, adopted in March 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 – Foster new development in areas with adequate infrastructure

Adequate infrastructure to serve the proposed project is available to the subject site. The proposed project implements this Objective.

Principle – The Established Urban Area should contain overall higher density levels than the Developing Urban or Rural Areas of the County and that these density levels should conform to the Proposed Land Use Map – Medium Density (minimum 5 to maximum 9 DU/acre)

The density of the proposed project is far below the minimum density required by the Medium Density Residential designation. This project does not implement this Principle.

Other Pertinent Factors

- 1) As of June 20, 2003, the Department had not received the Public Works Dept. approval of the stormwater management plans.
- 2) As of June 20, 2003, the Floodplain Manager had not approved the flood elevation statement.
- 3) As of June 20, 2003, DHEC had not issued a permit for construction of the sewer lines.
- 4) As of June 20, 2003, DHEC had not issued a construction permit for the water lines.
- 5) As of June 20, 2003, the E911 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 (PDS) recommends conditional approval of the preliminary plans for a 46 unit single family detached subdivision, known as Walden Place, Phase 2 (Project # SD-03-305), **subject to compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. The proposed project, by itself, will not result in the LOS C of Spears Creek Church Road being exceeded at County Station 451. However, the Department estimates that when the existing approved subdivisions reach buildout conditions, the Road will be at LOS D.
2. The proposed subdivision is compatible with existing development in the area.
3. The proposed project **is not consistent** with the Northeast Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives of the Northeast Subarea Plan.
5. The proposed project **does not implement** the relevant Recommendation of the Northeast Subarea Plan.

Specific Conditions

- a) The plat must establish the setbacks, either graphically or by notation, for each lot; and
- b) The E-911 Coordinator must certify the street names have been approved by the Planning Commission **prior to assigning street addresses** for building permits; and
- c) The Department of Public Works must approve the stormwater management plans; and
- d) The Floodplain Manager must approve flood elevation statement prior to building permits being issued; and
- e) DHEC must issue the sewer line construction permits; and
- f) DHEC must issue the water line construction permits; and
- g) **No site clearance activity shall commence until this Department issues a written certification of compliance with the tree protection requirements in the County Code; and**
- h) No building permits shall be issued until all of the conditions cited above are met; and
- i) Plats shall not be approved for recording until the City of Columbia approves the water line easement documents; and
- j) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording; and
- k) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Certificate of Occupancy 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

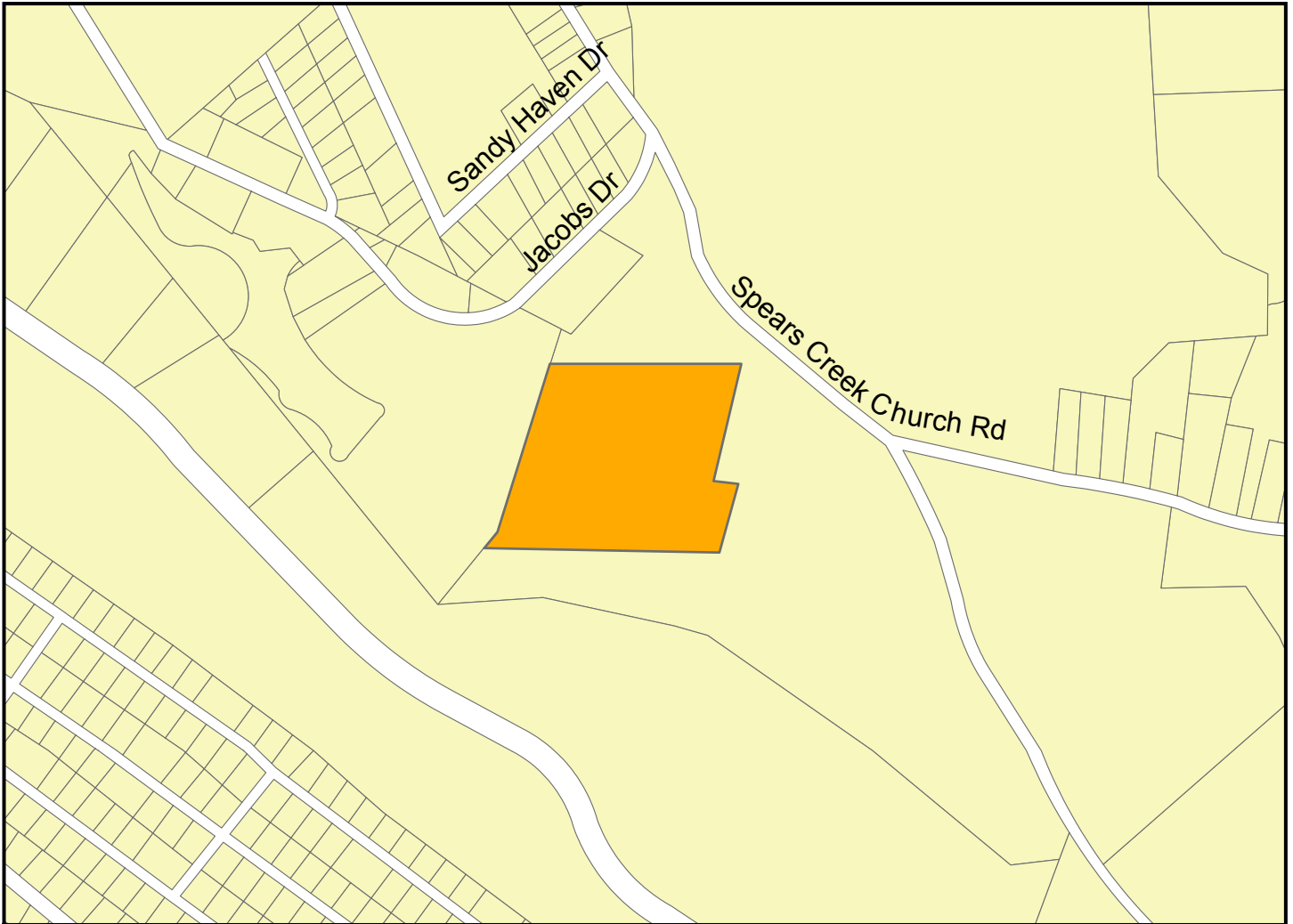
Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt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

**SD 03-305
WALDEN PLACE, PHASE 2
TMS 25800-04-03**

Site



SD 03-305 WALDEN PLACE, PHASE 2



Looking at site from end of Walden Place Drive

Looking at site from end of Walden Place Circle

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

July 7, 2003

Applicant: Vanessa Patrick		Minor Subdivision Plans For: Holden Farms
RC Project # : SD-03-306		
General Location: Kennerly Road @ Page Derrick Road		
Tax Map Number: 03600-03-07		Number of Residences: 9
Subject Area: 23.6 acres	Sewer Service Provider: Septic Tank	
Current Zoning: RU	Water Service Provider: Private Well	

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." Compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

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 was 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 2008. 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	Kennerly Road	
Functional Classification Of This Roadway	Two lane undivided collector	
Level-Of-Service C Design Capacity (V/C = 1.00)	8600	
Estimated Traffic Generated By The Proposed Project	84	
Current Volume At The Nearest Count Station # 561 Located @ the site	650	
Estimated Traffic Count With the Proposed Project	734	
Volume-To-Capacity Ratio With The Proposed Project	0.09	

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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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 not result in the LOS C of Kennerly Road being exceeded at SCDOT station 561.

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	2
Middle School @ 0.13 students per single family DU	1
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 partially wooded and partially open field. The land slopes downward away from the Road. There are two ponds just north of the project boundary.

Compatibility with the Surrounding Area

The average 2.5 acre lot size of the subdivision is consistent with the surrounding rural character. The project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

In order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate 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 Northwest Subarea Plan Proposed Land Use Map was amended on May 3, 1999 as part of the Plan adoption process. The subject site is designated as Rural Undeveloped on this Map.

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 38 respectively, are discussed below:

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

The proposed large lot subdivision implements this Objective.

Principle – The purpose of the rural area designation is to maintain the open character and natural setting of the landscape

This proposed large lot subdivision implements this Principle.

Other Pertinent Factors

- 1) The Public Works Dept. commented that the plat must include a storm drainage easement along the existing ditch on parcels 3, 5, 6 and 7.
- 2) As of June 18, 2003, the Floodplain Manager had not approved the flood elevation statement.

The proposed plat, as presented, would create nine access points to Kennerly Road within approximately 800 feet. Such a lot arrangement would not comply with the SCDOT recommendation for driveway separations.

The Department strongly believes that it is critical to minimize the number of access points to collector and arterial roads in order to "... assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments..." (Section 6-29-1120 (3), SC Code of Laws). In the past, the Department has provided the Planning Commission with a substantial amount of documentation supporting the practice that minimizing access points to commercial and industrial sites achieves a substantial reduction in the number of accidents and deaths. This approach is authorized by Chapter 22-21 (t) of the County Code which states "...In order to reduce traffic congestion, marginal access streets may be required in residential, commercial or industrial subdivisions..."

The Department suggests that an ingress/egress easement be created across all the proposed parcels so that the access to Kennerly Road is limited to two points at either end of the project. A minimum 10-foot wide landscape easement should also be installed to physically separate the easement from Kennerly Road. See the proposed plat in Attachment B.

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 subdivision plans for a 9 unit single family detached subdivision, known as Holden Farms (Project # SD-03-306), **subject to 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 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 Floodplain Manager must approve the flood elevation statement prior to building permits being issued; and
- b) **No site clearance activity shall commence until this Department issues a written certification of compliance with the tree protection requirements in the County Code; and**
- c) A stormwater drainage easement shall be established along the existing ditch on lots 3, 5, 6, and 7; and
- d) The plat shall include a minimum 20 foot wide ingress/egress easement across all the parcels that is separated from Kennerly Road by a minimum 10 foot wide landscape easement; and
- e) The access from this easement to Kennerly Road shall be limited to two points substantially as depicted in Attachment B; and
- f) No building permits shall be issued until all of the conditions cited above are met and 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

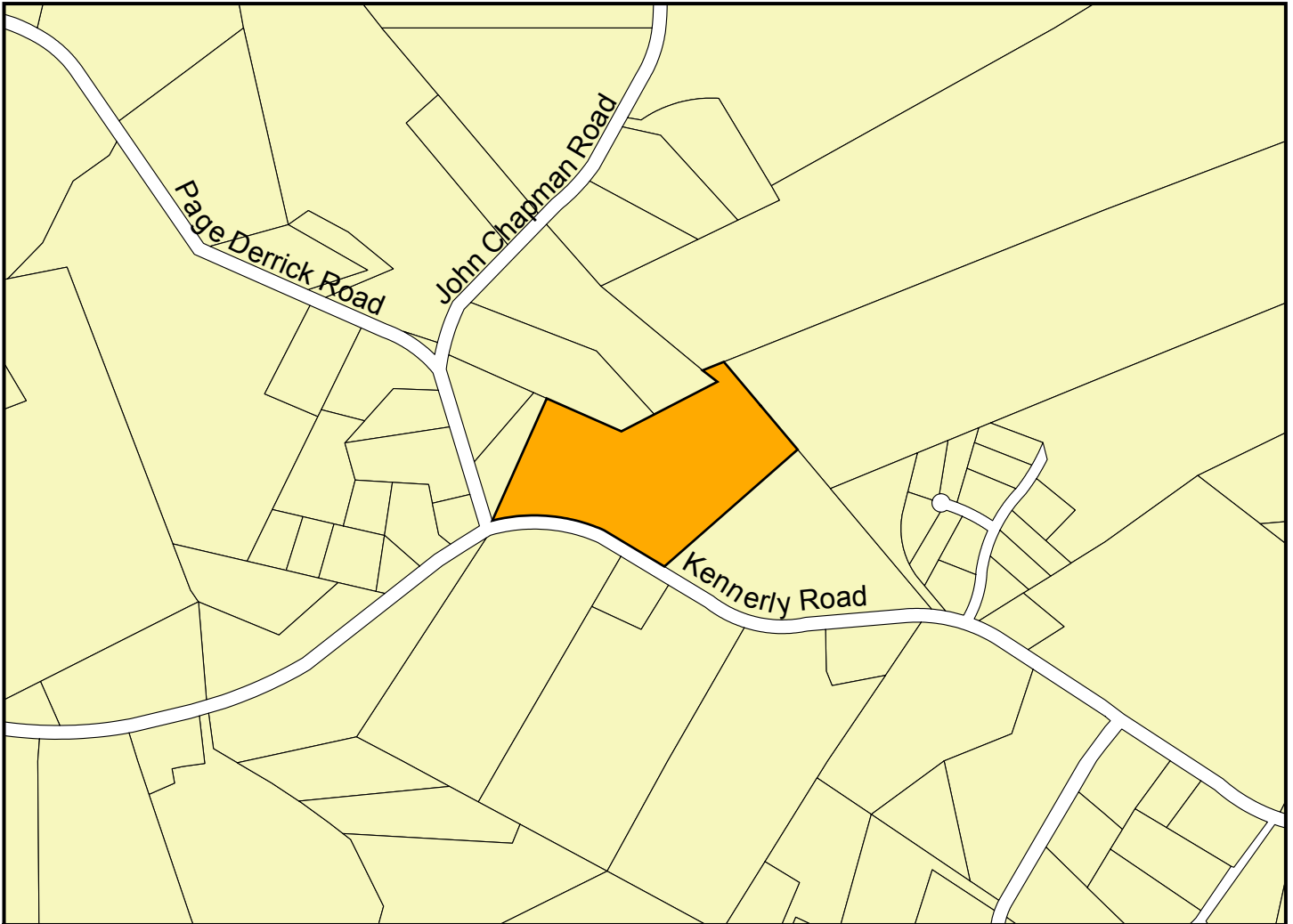
Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt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

SD 03-306
HOLDEN FARMS (MINOR S/D)
TMS 03600-03-07

Site →



SD 03-306 HOLDEN FARMS (MINOR S/D)



Looking down Kennerly Rd. towards site

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

July 7, 2003

Applicant: William Brady		Minor Subdivision Plans For: Bluff Forest Estates	
RC Project # : SD-03-307			
General Location: North side of Old Bluff Road east of ML King Blvd			
Tax Map Number: 24100-02-01		Number of Residences: 6	
Subject Area: 19.4 acres		Sewer Service Provider: Septic Tank	
Current Zoning: RU		Water Service Provider: Private Well	

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." Compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

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 was 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	Old Bluff Road
Functional Classification Of This Roadway	Not Classified
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	NAp
Estimated Traffic Generated By The Proposed Project	31
Current Volume At The Nearest Count Station # Located @	Not Counted
Estimated Traffic Count With the Proposed Project	NAp
Volume-To-Capacity Ratio With The Proposed Project	NAp

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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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 not result in any significant traffic increase on Old 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 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	2
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 slopes downward to the north away from Old Bluff Road. Some of the lots have low areas that will limit the location of residences.

Compatibility with the Surrounding Area

There are residences scattered all along Old Bluff Road. The proposed project is compatible with the adjacent development in the area.

Discussion of Applicable Comprehensive Plan Issues

In order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate 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 Lower Richland Subarea Plan Proposed Land Use Map was amended on May 3, 1999 as part of the Plan adoption process. The subject site is designated as Rural on this Map. The proposed project is consistent with this designation

The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 33 and 43 respectively, are discussed below:

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

The average lot size of the proposed project is 3.2 acres. The proposed project implements this Objective.

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

The proposed subdivision has a density of 0.3 DU/acre. This project implements this Principle.

Other Pertinent Factors

- 1) As of June 18, 2003, the Department had not received the Public Works Dept. approval of the stormwater management plans.
- 2) As of June 18, 2003, the Floodplain Manager had not approved the flood elevation statement.

The subject project was initiated in 1998, but was never presented to the Planning Commission nor recorded in the Register of Deeds office. In the interim, the developers received street addresses and septic tank permits for each of the proposed lots. The project's status was recently discovered when a building permit application was received for one of the parcels.

The proposed plat, as presented, would create six access points to Old Bluff Road within approximately 800 feet. Such a lot arrangement would not comply with the SCDOT recommendation for driveway separations.

The Department strongly believes that it is critical to minimize the number of access points to collector and arterial roads in order to "... assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments..." (Section 6-29-1120 (3), SC Code of Laws). In the past, the Department has provided the Planning Commission with a substantial amount of documentation supporting the practice that minimizing access points to commercial and industrial sites achieves a substantial reduction in the number of accidents and deaths. This approach is authorized by Chapter 22-21 (t) of the County Code which states "...In order to reduce traffic congestion, marginal access streets may be required in residential, commercial or industrial subdivisions..."

The Department suggests that an ingress/egress easement be created across all the proposed parcels so that the access to Old Bluff Road is limited to two points at either end of the project. A minimum 10-foot wide landscape easement should also be installed to physically separate the easement from Old Bluff Road. See the proposed plat in Attachment B.

The developer has prepared a Declaration of Covenants and Restrictions (DCRs) for the project. The DCRs have not been recorded in the Register of Deeds office. The Department's review of the DCRs results in the following comments:

- a) Article II, Subsection 2.3 – Conflict With Zoning Status – **Delete the phrase** "...in effect on the date of recording of these Covenants..." **and replace with** "...in effect at the time a building permit application is received..." It is the Department's position that only an executed Development Agreement can waive the future application of the County's land use regulations.

- b) Article III, Subsection 3.6 – Setback Lines – **Delete the phrase** “...No building shall be erected...nor twenty (20) feet from the rear line...” **and replace with** “...All building erected shall conform to the site development standards of the regulations in effect at the time a building permit application is received by the county...” Absent an executed Development Agreement, all site development must conform to the land use regulations in place at the time a development permit application is received
- c) Article III, Subsection 3.6 – Setback Lines – **Delete the phrase** “...Developer may approve minor deviation from ...that such deviations do no violate applicable ordinance requirements...” The existing wording creates the impression that the developer can grant variances without complying the county’s variance process. Only the County’s Board of Zoning Appeals has the statutory authority to grant variances.
- d) Article III, Subsection 3.19 – Utility Easements – All proposed easements must be shown on the plat. In addition, the plat must be recorded in Richland County not Lexington County as stated in the draft DCRs.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSO) recommends conditional approval of the minor subdivision plans for a 9 unit single family detached subdivision, known as Bluff Forest Estates (Project # SD-03-307), **subject to 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 Old 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 Floodplain Manager must approve the flood elevation statement prior to building permits being issued; and
- b) **No site clearance activity shall commence until this Department issues a written certification of compliance with the tree protection requirements in the County Code; and**
- c) The Department’s comments regarding the Deed of Covenants and Restrictions shall be satisfactorily addressed prior to issuing any building permits; and
- d) The Department must receive a copy of the recorded DCRs, as revised above, prior to issuing any building permits; and
- e) The plat must be revised to depict all easements on each lot; and
- f) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Building Permit until the Department receives a copy of the recorded Final Plat; and
- g) All of the conditions cited above shall be met PRIOR to issuing any building permits for the subject parcel.

SECTION III – COMMISSION RECONSIDERATION & APPEAL

Reconsideration

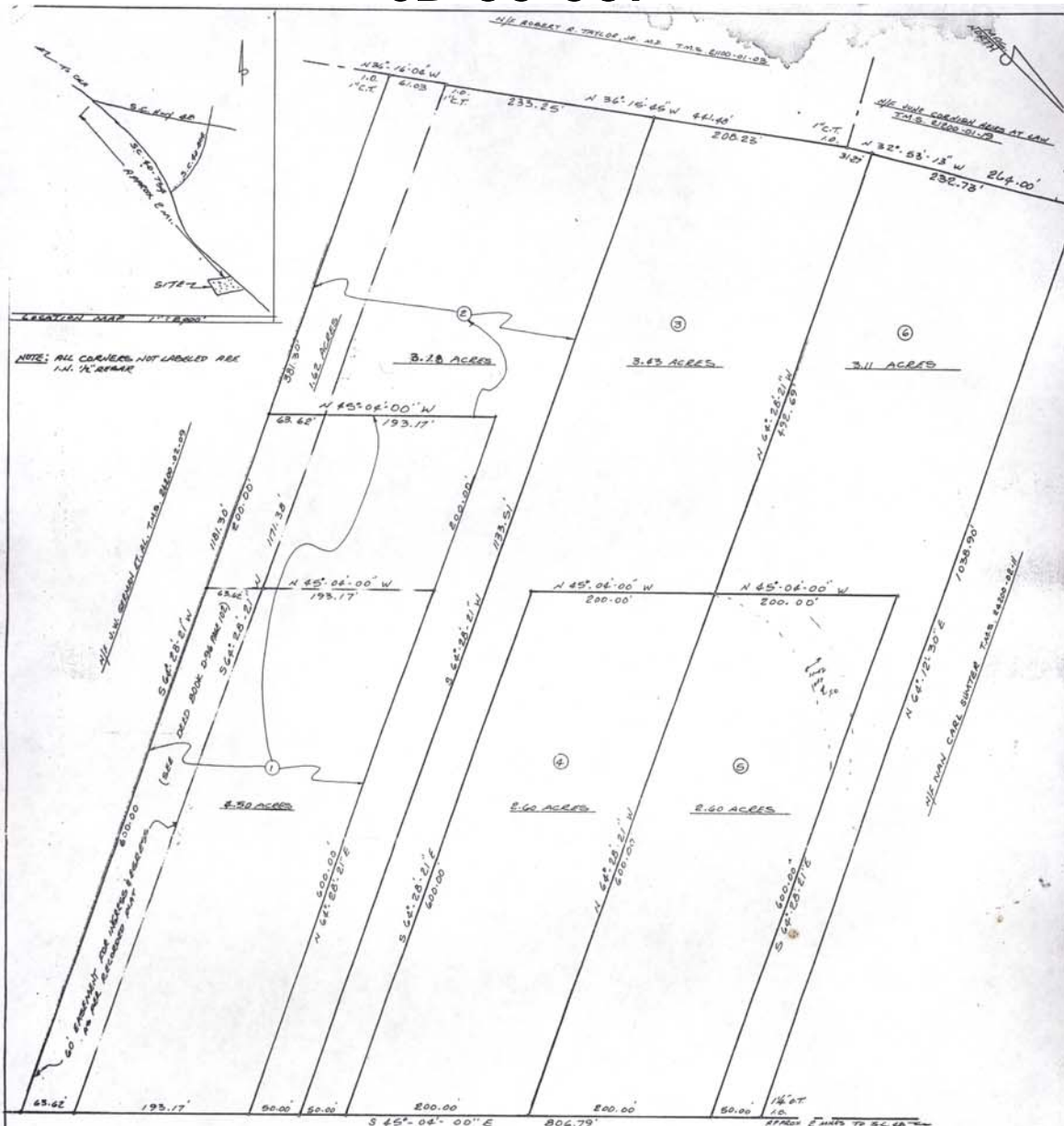
Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days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

Attachment A SD 03-307



NOTE: ALL CORNERS NOT LABELED ARE I.N. V. REMARK

MAY 29 2009

S.C. HWY 40-734 66 R/W - OLD BLUFF ROAD

PLAT PREPARED FOR BLUE FOREST ESTATES

THE SAME BEING A DIVISION OF A 19.31 ACRE TRACT OF LAND SHOWN ON A PLAT PREPARED FOR ROBERT LEE COOK, SR. BY THOMAS W. KETCHUM MAY 8, 1986, AND RECORDED IN THE R.M.C. BOOK FOR RICHLAND COUNTY IN PLAT BOOK 50 PAGE 882B.

SD-03-307

SURVEYED BY:
COLLINGWOOD SURVEYING, INC.

T.M. 86100-02-01

NEAR HOPKINS, S.C.
RICHLAND COUNTY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, 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 HERETO DOES EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.

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

ACCORDING TO FEMA FIRM ARIEL 17 68070260-C DATED JULY 19, 1998, THE PROPERTY SHOWN AND DESCRIBED HEREIN IS LOCATED IN FLOOD ZONE "X".
ZONING: RURAL

REVISED: OCT. 20, 1990, TO SHOW ENCUMBRANCE AS A PORTION OF LOT 1 AND 2.
APRIL 28, 2000, TO SHOW CHANGE IN LOT 1 BY E.
MAY 27, 2003, TO SHOW CHANGE AND ADJ. ROAD MARK.



REXARD SCHE

Robert E. Collingwood
S.C. CERTIFIED SURVEYOR #1550
P.O. BOX 3088 W. COLUMBIAN SEVEN
TOLLETTON, SC 29168



Attachment B SD 03-307

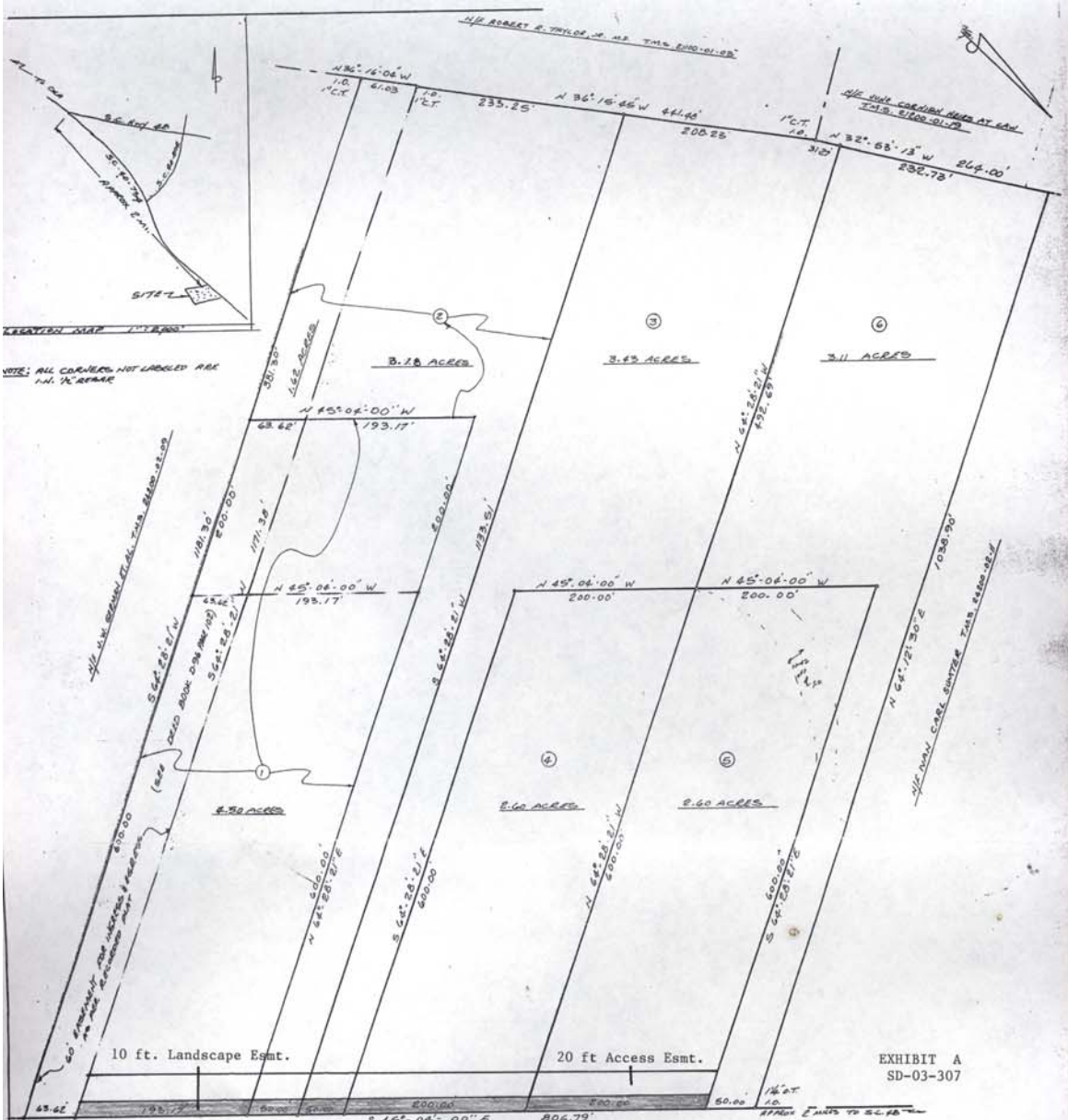


EXHIBIT A
SD-03-307

S.C. HWY. 40-734 66 R/W - OLD BLUFF ROAD

PLAT PREPARED FOR
BLUFF FOREST ESTATES

THIS BEING A DIVISION OF A 19.37 ACRES TRACT OF LAND SHOWN ON A PLAT PREPARED FOR ROBERT LEE COOK, JR. BY THOMAS W. KETCHUM MAY 8, 1986, AND RECORDED IN THE R.M.C. OFFICE FOR RICHLAND COUNTY IN PLAT BOOK 50 PAGE 8023.

SURVEYED BY: COLLINGWOOD SURVEYING, INC. T.M. 86100-02-01

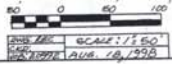
NEAR HOPKINS, SC.
RICHLAND COUNTY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, 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.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE ADJUSTMENTS SHOWN HAVE BEEN PLANNED TO THE PRECISION SET FORTH IN THESE REGULATIONS.

ACCORDING TO FEMA ZONING MAP # 80070250-J, DATED JULY 19, 1996, THE PROPERTY SHOWN AND DESCRIBED HEREIN IS LOCATED IN FLOOD ZONE 'X'.
ZONING: RURAL

REVISED: OCT. 28, 1998, TO SHOW EASEMENT AS A PORTION OF LOTS 1 AND 2.
AREAS 24, 1000, TO SHOW CHANGE IN LOT 1 & 2.
MAY 29, 2003, TO SHOW NAME CHANGE AND ADD 'RAMP NAME'.



REPROD SCALE

Robert E. Collingwood
S.C. REGISTERED SURVEYOR #1567
P.O. BOX 3038 W. COLUMBIA, SC 29170
TEL: 803-796-3916

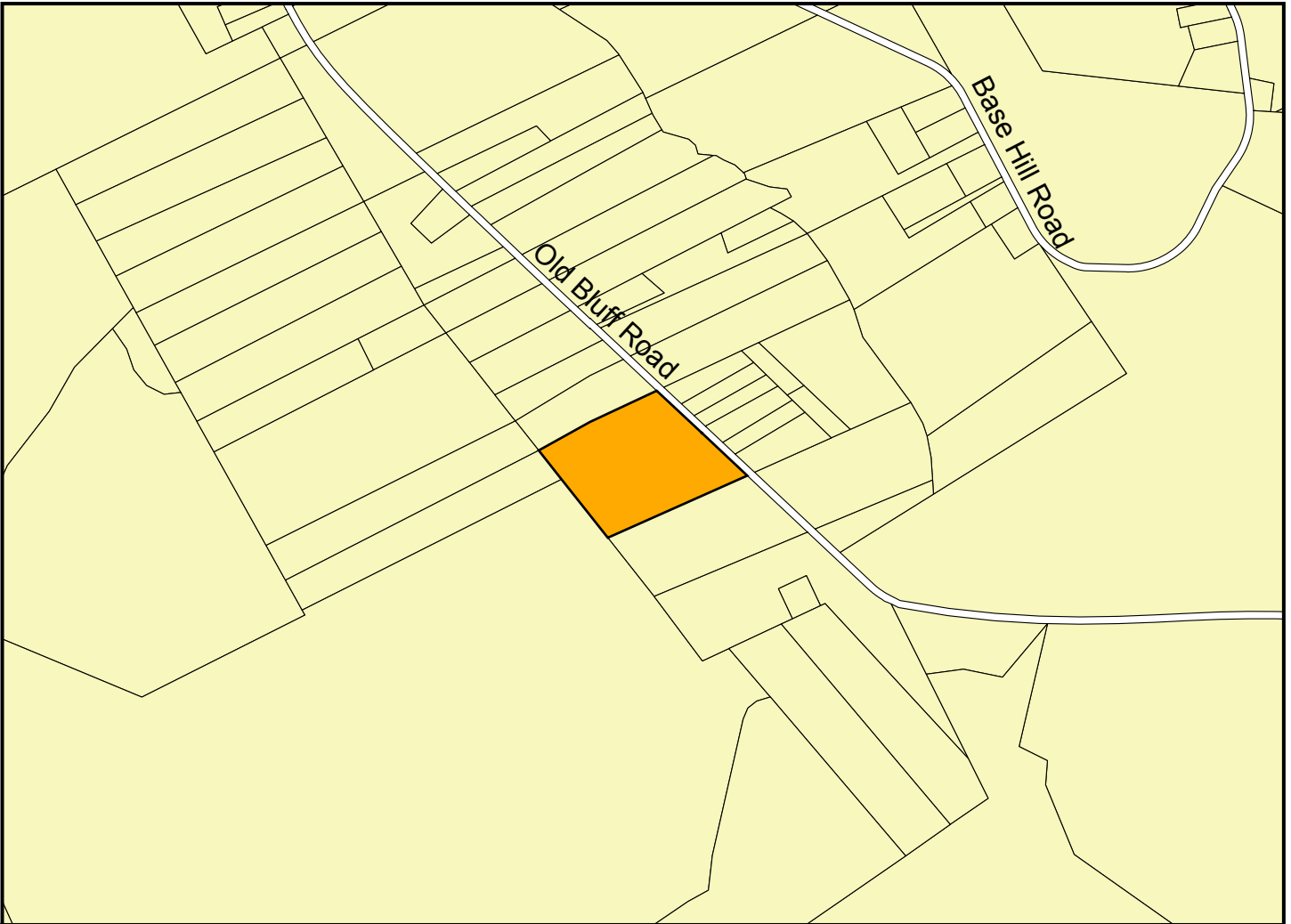


SD 03-307
BLUFF FOREST ESTATES (MINOR S/D)
TMS 24100-02-01

Site →



SD 03-307 BLUFF FOREST ESTATES (MINOR S/D)



Looking at site from across Old Bluff Rd

Looking west along Old Bluff Rd

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

July 7, 2003

Applicant: Pat Lewandowski		Minor Subdivision Plans For: Indian Creek Subdivision	
RC Project # : SD-03-311			
General Location: North side of Muddy Ford Road, 600 feet west of Wash Lever Road			
Tax Map Number: 01800-02-34		Number of Residences: 3	
Subject Area: 11.1 acres		Sewer Service Provider: Septic Tank	
Current Zoning: RU		Water Service Provider: Private Well	

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." Compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

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 was 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	Muddy Ford Road
Functional Classification Of This Roadway	Unclassified County Dirt Road
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	NAp
Estimated Traffic Generated By The Proposed Project	30
Current Volume At The Nearest Count Station # Located @	Not Counted
Estimated Traffic Count With the Proposed Project	NAp
Volume-To-Capacity Ratio With The Proposed Project	NAp

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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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

Muddy Ford Road does not have the required 50 feet of public right-of-way. The proposed parcel lines extend to the centerline of the 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 4 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	NAP
Middle School @ 0.13 students per single family DU	NAP
High School @ 0.12 Students per single family DU	NAP

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

Existing Site Conditions

The site is heavily wooded with mostly hardwood trees. The land slopes northward toward Wateree Creek which forms the northern boundary of the site. Muddy Ford Road is a narrow dirt road that slopes downward to the northwest across the front of the subject site.

Compatibility with the Surrounding Area

There are several large residences on very large lots along Muddy Ford Road. The proposed project is compatible with the adjacent development in the area.

Discussion of Applicable Comprehensive Plan Issues

In order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate 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 Northwest Subarea Plan Proposed Land Use Map was amended on May 3, 1999 as part of the Plan adoption process. The subject site is designated as Residential Rural in the Rural Undeveloped Area on this Map.

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 38 respectively, are discussed below:

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

The proposed lots each exceed 3 acres in area. The proposed project implements this Objective.

Principle –
None Applicable

Other Pertinent Factors

- 1) As of June 20, 2003, the Floodplain Manager had not approved the flood elevation statement.

Section 26-55 of the County Code states “...Every building hereafter erected or structurally altered shall be on a lot having frontage on a public road...which meets the relevant standards of the land development regulations of the County...” The term relevant standards means 50 feet of right-of-way on Muddy Ford Road. Therefore, it will be necessary for the landowner to dedicate 25 feet of right-of-way within the subject parcel on the north side of Muddy Ford Road.

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 subdivision plans for a 3 unit single family detached subdivision, known as Indian Creek (Project # SD-03-311), **subject to 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 Muddy Ford 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 Floodplain Manager must approve the flood elevation statement prior to building permits being issued; and
- b) The landowner must execute a deed of dedication with the County for 25 feet of right-of-way along the north side of the Road prior to, or coincident with, recording the plat; and
- c) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Building Permit until the Department receives a copy of the **recorded** Final Plat; and
- d) No site clearance activity shall commence until this Department issues a written certification of compliance with the tree protection requirements in the County Code; and**
- e) No building permits shall be issued until all of the conditions cited above are met.

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

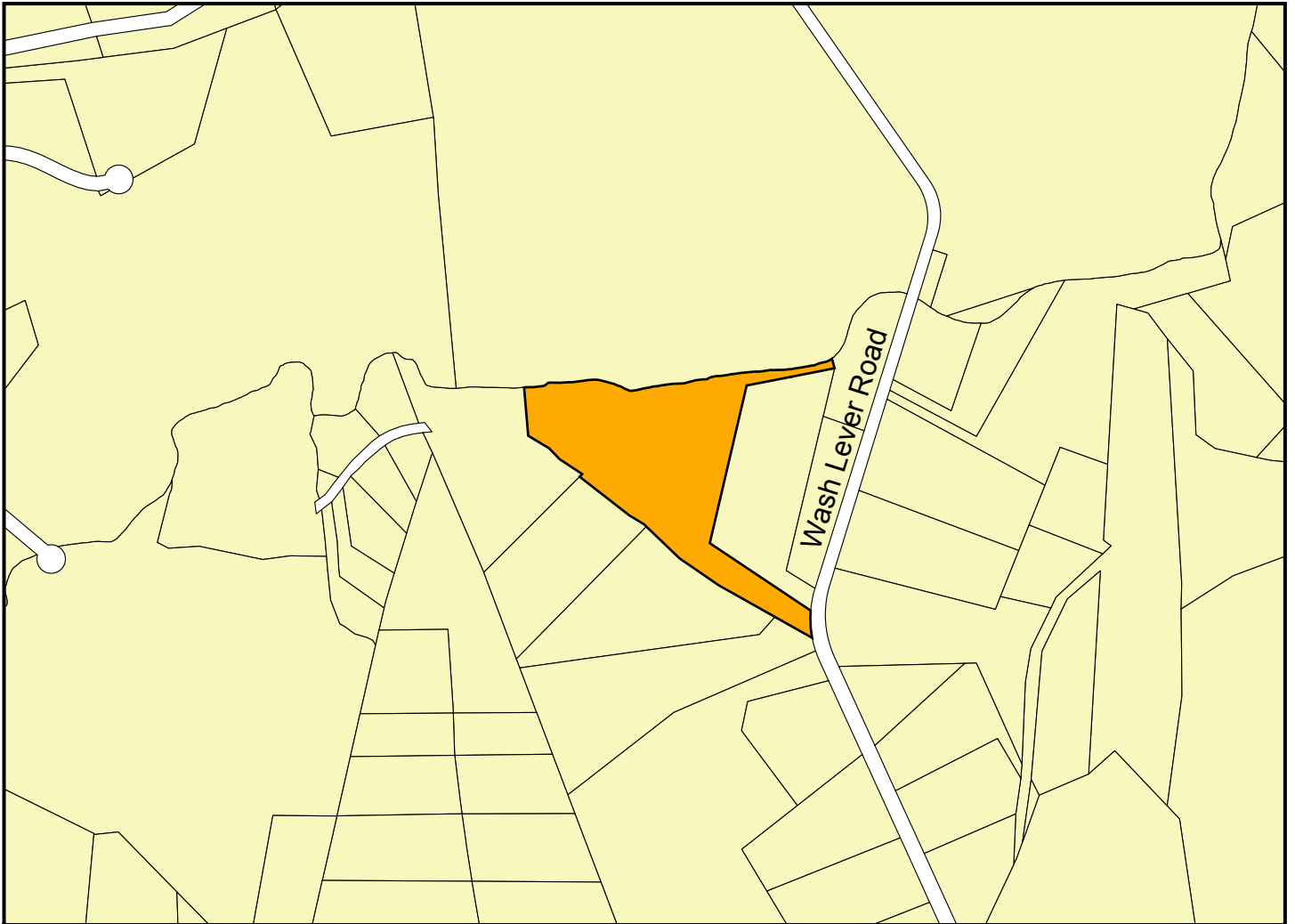
Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt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

SD 03-311
INDIAN CREEK (MINOR S/D)
TMS 01800-02-34

Site 



SD 03-311 INDIAN CREEK (MINOR S/D)



Looking at site from Muddy Ford Rd

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

July 7, 2003

Applicant: Carolyn Cotton		Minor Subdivision Plans For: Holden Farms	
RC Project # : SD-03-314			
General Location: Southeast corner of Garners Ferry Road and Congaree Road			
Tax Map Number: 24700-11-07/08		Number of Residences: 3	
Subject Area: 7.7 acres	Sewer Service Provider: Septic Tank		
Current Zoning: RU	Water Service Provider: City of Columbia		

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." Compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

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 was 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	Garners Ferry Road	
Functional Classification Of This Roadway	Four lane divided major arterial	
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	33,600	
Estimated Traffic Generated By The Proposed Project	30	
Current Volume At The Nearest Count Station # 171 Located @ west of the subject site	31,100	
Estimated Traffic Count With the Proposed Project	31,130	
Volume-To-Capacity Ratio With The Proposed Project	0.93	

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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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 generate an insignificant amount of traffic on Garners Ferry Road. The LOS C on Garners Ferry Road will not be exceeded in this location.

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	NAP
Middle School @ 0.13 students per single family DU	NAP
High School @ 0.12 Students per single family DU	NAP

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

Existing Site Conditions

The site has a residence on the corner of Congaree Road and Garners Ferry Road. The site slopes downward to the southeast. Water service is available from the City of Columbia.

Compatibility with the Surrounding Area

There are some residences along Congaree Road to the south of the site. The project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

In order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate 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 Lower Richland Subarea Plan Proposed Land Use Map was amended on May 3, 1999 as part of the Plan adoption process. The subject site is designated as Commercial on this Map. The proposed project is consistent with the Map designation.

The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 33 and 43 respectively, are discussed below:

Objective –
None Applicable

Principle –
None Applicable

Other Pertinent Factors

- 1) As of June 18, 2003, the Floodplain Manager had not approved the flood elevation statement.

The speed limit on Garners Ferry Road is 45 mph between the site and Horrell Hill Road and 55 mph just to the east of the site. The proposed lots are large enough to have driveways that comply with the SCDOT separation standards.

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 3 unit single family detached subdivision, known as Hogan Farms (Project # SD-03-314), **subject to 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 Garners Ferry 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 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 Floodplain Manager must approve the flood elevation statement prior to building permits being issued; and
- b) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Building Permit until the Department receives a copy of the **recorded** Final Plat; and
- c) **No site clearance activity shall commence until this Department issues a written certification of compliance with the tree protection requirements in the County Code; and**
- d) No building permits shall be issued until all of the conditions cited above are met.

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.

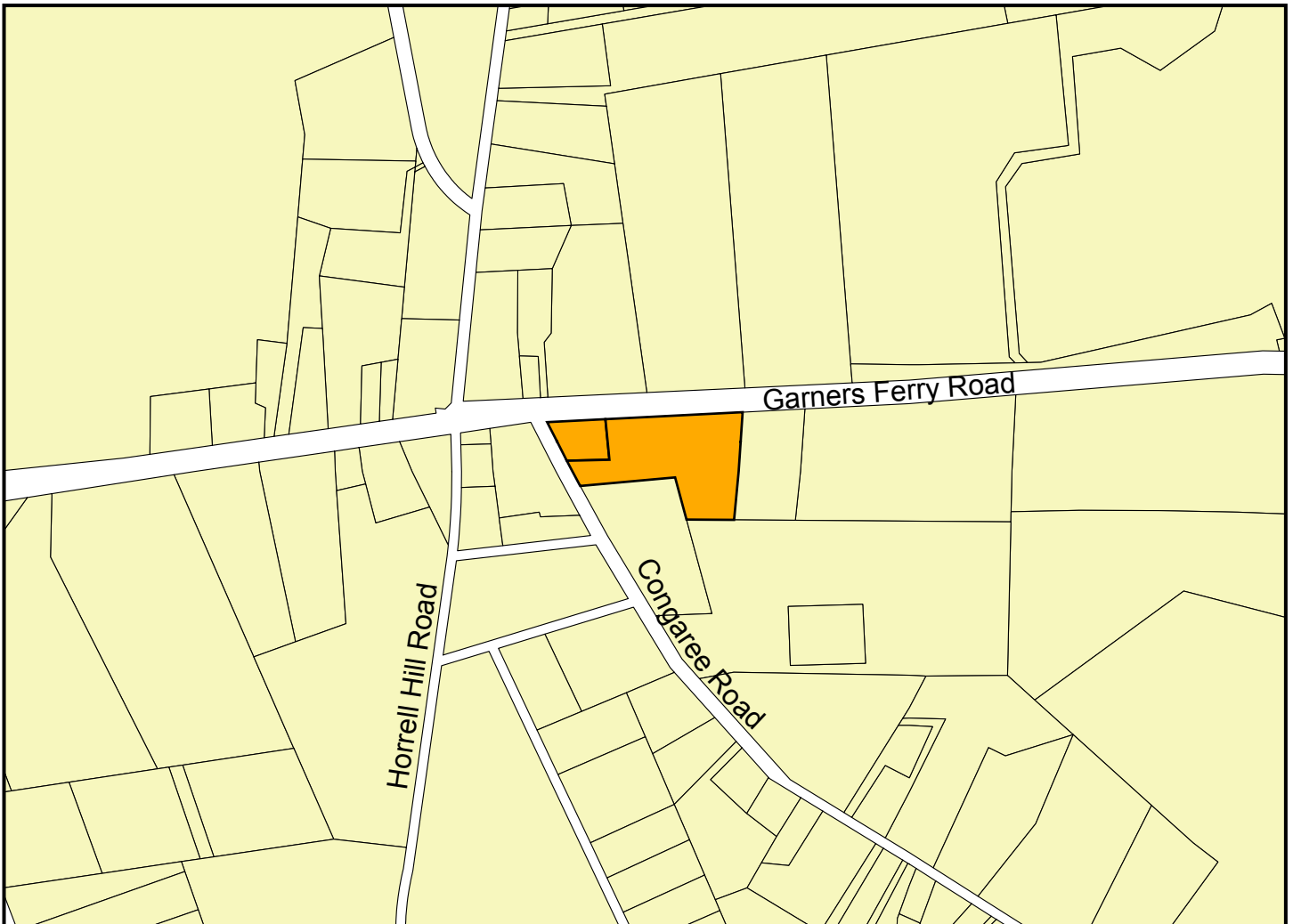
Appeal

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 03-314
HOGAN FARMS (MINOR S/D)
TMS 24700-11-07/08



SD 03-314 HOGAN FARMS (MINOR S/D)



Looking at site from across Garners Ferry Rd

Looking towards Horrell Hill Rd. from site

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

July 7, 2003

RC Project # 03-58 MA	Applicant: Al Meronek
General Location: Corner of Monticello Road & Sara Matthews Road	
Tax Map Number: 09404-02-02	Subject Area: 8 Acres
Current Parcel Zoning: C-1/D-1	Proposed Parcel Zoning: C-3
Proposed Use: Tree growing, hobby shop, and storage	PC Sign Posting Date: June 9, 2003

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. Specifically, 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/Policies 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

No facts offered

Compatibility With Existing Development in the Area

	Existing Zoning	Existing Land Use
Subject Parcel	C-1/D-1	Undeveloped woodlands, church, storage, mobile home
Adjacent North	D-1	Large lot residences
Adjacent East	D-1	Large lot residences and undeveloped woodlands
Adjacent South	D-1	Undeveloped woodlands with 1 residence, and storage facilities
Adjacent West	D-1 and M-1	Scattered single family residences and scattered commercial structures.

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><u>C-1 Zoning Designation Intent</u> Intended to accommodate office, institutional, and certain types of residential uses.</p> <p><u>D-1 Zoning Designation Intent</u> Intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential, agricultural, or semideveloped, with scattered related uses.</p>	<p><u>Proposed C-3 Zoning Designation Intent</u> 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><u>Existing C-1 Zoning Permitted Uses</u> Offices, studios, nursing homes, theaters, schools, places of worship, high-rise structures, single, two-family, and multi-family dwellings.</p> <p><u>Existing D-1 Zoning Permitted Uses</u> Agriculture, horticulture, forestry, parks, single family detached dwellings, places of worship, schools, day nurseries, single family manufactured home on individual lots.</p>	<p><u>Proposed C-3 Zoning Permitted Uses</u> Retail, service, repair, & personal services Offices, studios, & financial institutions Eating and drinking establishments Wholesale/Distribution uses < 8000 sq. ft. Private clubs, lodges and the like Automobile service stations Places of worship Enclosed recycle collections & transfer uses</p>

The land uses above represent a summary of the permitted uses in Chapter 26-61 and Chapter 26-67, respectively of the County Code. Some Special Exception uses are also possible.

The adjacent developments to the north, east, and south are undeveloped woodlands or single-family residences. The area west across Monticello Road consists of a commercial building and residences on commercial property. The proposed amendment is not compatible with the adjacent development.

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 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 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	Monticello Road	
Functional Classification Of This Roadway	4 Lane Undivided Major Arterial	
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	29200	
Estimated Traffic Generated By The Proposed Project	NP	
Current Volume At The Nearest Count Station #249 Located @SE of site on Monticello Road	9400	
Estimated Traffic Count With the Proposed Project	NP	
Volume-To-Capacity Ratio With The Proposed Project	NP	

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 6th 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 23, 2003 and represent the Annual Average Daily Trips in 2002, i.e. **they are already more than one year old.**

NP = Not possible to determine the generation rate from the TGM (use not specific enough)

Without a more specific idea of the intended use, it is not possible to estimate the traffic that could be generated by the use of the site for general commercial uses. For example, the TGM has factors for retail commercial use ranging from 4.8 trips per 1000 sq. ft for unspecified general commercial to 688 trips 1000 sq. ft for a drive-in restaurant to 1855 trips per 1000 sq. ft. GLA for a convenience store with gas pumps.

The traffic analysis information could not be calculated due to the broad factors discussed above. Sara Matthews Road is an unpaved dirt road which runs around the site on the North and East portions of the subject parcel. This road is not intended for commercial use, which could be generated if the property is rezoned to a C-3 classification.

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

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 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 Proposed Land Use Element Map (Map) of the North Central Subarea Plan was amended on May 3, 1999 as part of the Plan adoption process. The Map designates the subject area as residential and commercial. The proposed Zoning Map Amendment **is consistent** in regard to the front portion of the parcel; however, it is **not consistent** with the remaining majority of the property with this land use designation.

The North Central Subarea Plan, adopted in November 1992, contains policy guidance for evaluating proposed development projects, such as the subject Zoning Map Amendment. The relevant Objectives and Principles, found on pages 26 and 30 respectively, are discussed below:

Objective – Preserve the character and integrity of rural areas. Buffer established communities from new, higher density uses through open areas and/or compatible land uses. Types and sites

of employment and services shall be located to complement residential areas; minimize adverse effects of noise, pollution, glare and traffic on residential areas.

“...The goal of this district is to maintain its current rural and open character, preserving the natural setting and sense of space...” (pg. 26 of Subarea Plan).

The vast majority of land surrounding the subject parcel consists of large lot residences and undeveloped woodlands. The proposed amendment would not be conducive to a residential area such as this. The proposed Amendment **does not implement** this Objective.

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

2. Sites that do not encroach or penetrate established residential neighborhoods.

2.) The subject area is surrounded by large lot residences and undeveloped woodlands on the north, east, and south sides.

Large areas southwest and north of the site have been designated general commercial as incentive for commercial growth in particular areas. The proposed amendment would not fulfill the criteria set forth by the North Central Subarea Plan by allowing general commercial zoning to encroach a residential area. The proposed Amendment **does not implement** this Principle.

Other Relevant Issues

A major factor involved in determining whether or not a proposed zoning map amendment is appropriate is the existing adjacent land use and the compatibility of the proposal. If the parcel were to be zoned C-3 the owner has numerous options regarding what is permissible on the property. For example, retail establishments, service and repair establishments, wholesaling and distribution establishments, night clubs, hotels, commercial parking lots, etc. are permissible uses in a C-3 zoned area. Based on the existing adjacent land use of mainly large lot residences and undeveloped woodlands, it is deemed that this proposed amendment to C-3 is not consistent with the existing adjacent land use.

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 # 03-58 MA **not be changed** from C-1/D-1 to C-3.

Findings of Fact:

1. The applicant has not provided sufficient factual information to justify a need to change the existing zoning map designation on the subject parcel.
2. The proposed Amendment is not compatible with the adjacent existing land uses.
3. The traffic analysis shows that the LOS C traffic capacity of 29,200 at this location will not be exceeded.
4. The proposed Amendment is not consistent with Proposed Land Use Map designation in the North Central Subarea Plan.
5. The proposed Zoning Map Amendment is not consistent with the Objectives and Principles of the North Central Subarea Plan discussed herein.

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.

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.

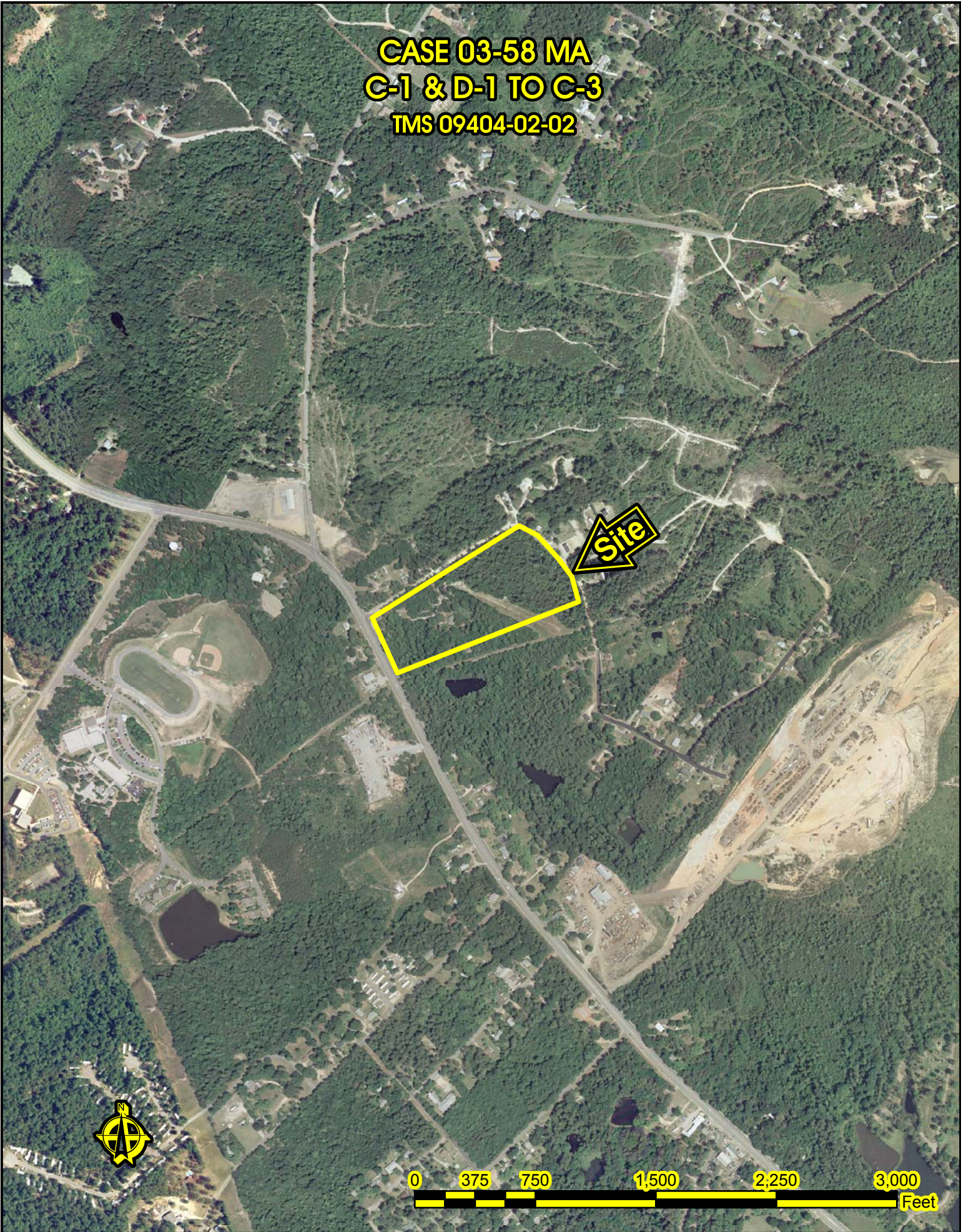
At their meeting of July 7, 2003, the Richland County Planning Commission agreed (did not agree) with the PDSO recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 03-58 MA at the next available opportunity.

Commission Findings of Fact/Recommendations

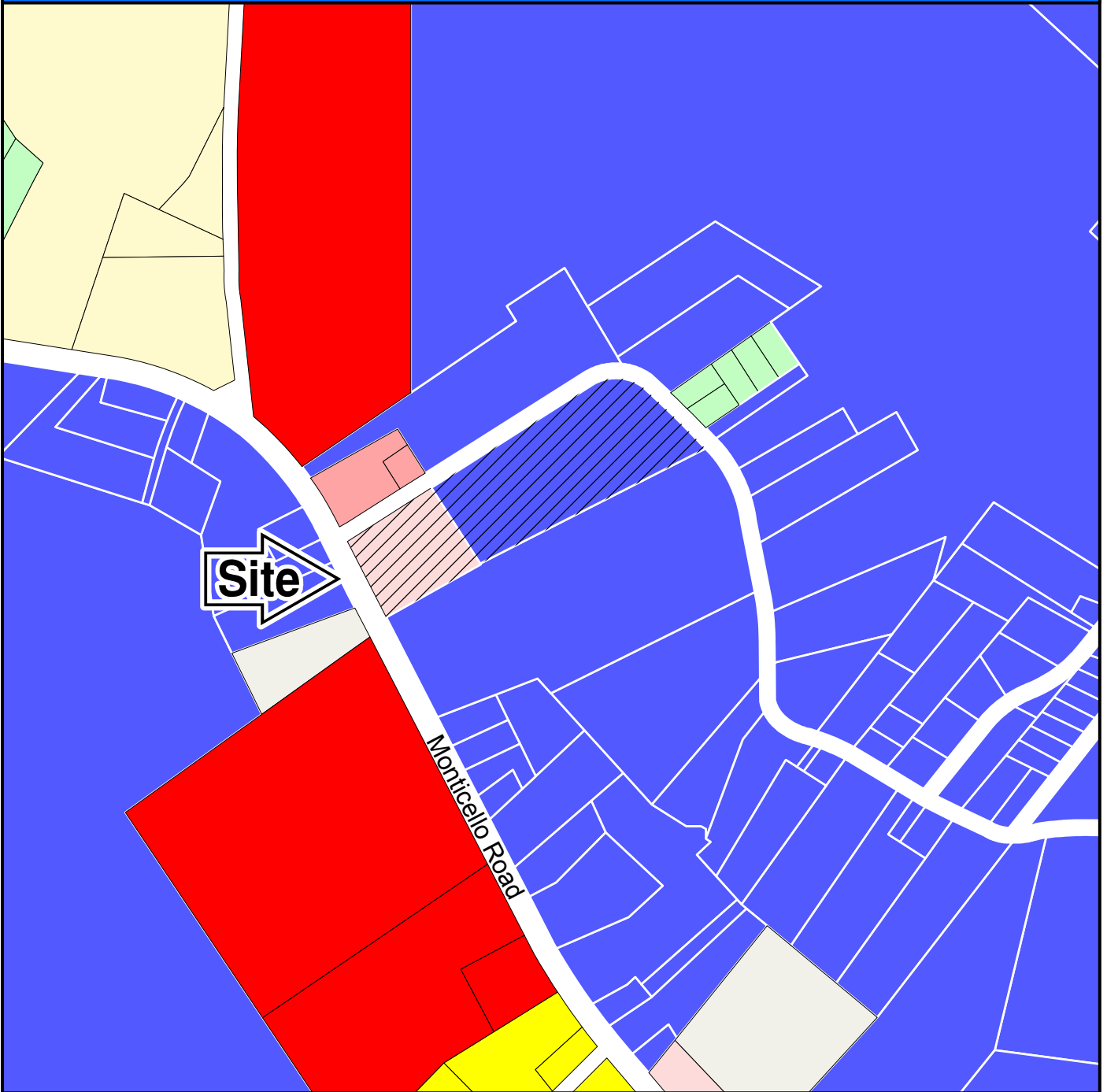
(If the Planning Commission does not agree with the Department's recommendation and/or findings of fact, the reasons for the decision must be clearly stated for the public record.)

In consideration of the proposed Zoning Map Amendment # 03-58 MA, the Planning Commission made the findings of fact summarized below:

CASE 03-58 MA
C-1 & D-1 TO C-3
TMS 09404-02-02



CASE 03-58 MA FROM C-1 & D-1 TO C-3



ZONING CLASSIFICATIONS

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



CASE 03-58 MA FROM C-1 & D-1 to C-3

TMS# 09404-02-02

Monticello Road



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

July 7, 2003

RC Project # 03-59 MA	Applicant: E. Richland Public Service District
General Location: White Horse Road, approximately 1000 feet south of Bluff Road	
Tax Map Number: 13500-01-02/10	Subject Area: 13.7 ac MOL
Current Parcel Zoning: D-1 & PDD	Proposed Parcel Zoning: PDD
Proposed Use: Wastewater Treatment Plant	PC Sign Posting Date: 6/24/03

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. Specifically, 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/Policies 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

The existing wastewater treatment plant requires expansion to provide additional treatment capacity for its increasing customer service base.

Compatibility With Existing Development in the Area

	Existing Zoning	Existing Land Use
Subject Parcel	D-1	Wastewater Treatment Plant
Adjacent North	M-1	Undeveloped woodlands and wetlands
Adjacent East	M-1	Gills Creek and adjacent wetlands
Adjacent South	PDD	Undeveloped – formerly a sand mine
Adjacent West	RU	Vacant field

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><u>D-1 Zoning Designation Intent</u> Intended for large tracts of land on the urban fringe where the land use character has not been established</p> <p><u>PDD Zoning Designation Intent</u> Intended to better accommodate changing land use needs where incompatible land uses occur</p>	<p><u>Proposed PDD Zoning Designation Intent</u> Intended to better accommodate changing land use needs where incompatible land uses occur</p>
<p><u>Existing D-1 Zoning Permitted Uses</u> Agricultural activities Single family residences Community service structures Places of worship Day care facilities Cemeteries</p> <p><u>Existing PDD Zoning Permitted Uses</u> Sand Mine</p>	<p><u>Proposed PDD Zoning Permitted Uses</u> Expansion of the East Richland Wastewater Treatment Plant</p>

The land uses above represent a summary of the permitted uses in Chapter 26-62 and Chapter 26-72, respectively of the County Code. Some Special Exception uses are also possible.

The subject site is adjacent to vacant farmland and undeveloped woodlands or wetlands. The proposed project is compatible with the adjacent development.

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 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 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	White Horse Road	
Functional Classification Of This Roadway	Not Classified – County dirt road	
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	NAP	
Estimated Traffic Generated By The Proposed Project	NAP	
Current Volume At The Nearest Count Station #	NAP	
Estimated Traffic Count With the Proposed Project	NAP	
Volume-To-Capacity Ratio With The Proposed Project	NAP	

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 6th 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 23, 2003 and represent the Annual Average Daily Trips in 2002, 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 not generate any traffic after the construction activity is completed.

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

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 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 Proposed Land Use Element Map (Map) of the Lower Richland Subarea Plan was amended on May 3, 1999 as part of the Plan adoption process. The Map designates the subject area as Light Industrial within the Established Urban Area. The proposed Zoning Map Amendment is consistent with this land use designation.

The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance for evaluating proposed development projects, such as the subject Zoning Map Amendment. The relevant Objectives and Principles, found on pages 33 and 38 respectively, are discussed below:

Objective – None Applicable

Principle – Industrial uses which employ noxious chemicals, wastes or material residues should not be located within the floodway or floodplain to reduce contaminated runoff and ground water pollution

The existing plant, and the proposed plant, are located in the Congaree River floodplain. (see FIRM Map # 45079C0178H) Both the existing plant, and the expansion are, are located **outside** the Gills Creek floodway. The proposed Amendment does not implement this Principle.

Other Relevant Issues

The subject facility discharges the treated effluent into the Congaree River. The discharge is limited by the amount of phosphorus allowed per day. This discharge allocation is consistent with the regional wastewater treatment limits established by the CMCOG. The proposed wastewater treatment expansion has been approved by DHEC.

Wetland areas surround the plant site to the east and north, but are not on either the existing site nor the expanded site. The expansion area is located on the south side of White Horse Road in an abandoned sand mining area.

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 # 03-59 MA **be changed** from D-1 & PDD to PDD.

Findings of Fact:

1. The applicant has provided sufficient factual information to justify a need to change the existing zoning map designation on the subject parcel.
2. The proposed Amendment is compatible with the adjacent existing land uses.
3. The proposed project will not create any significant traffic after the construction is completed.
4. The proposed Amendment is consistent with Proposed Land Use Map designation in the Lower Richland Subarea Plan.
5. The proposed Zoning Map Amendment is not consistent with the Objectives and Principles of the Lower Richland Subarea Plan discussed herein.
6. The proposed treatment plant expansion and increasing effluent discharge are consistent with the regional wasteload allocations established by the CMCOG.

PDD Conditions

- a) The site development shall be limited to the types and arrangements of land uses depicted in Attachments C and D; and
- b) All future development shall require building permits and shall conform to all relevant land development regulations in effect at the time permit application is received by the Department; and
- c) The Planning Commission is hereby authorized to make minor amendments to Attachments C and D, or other relevant portions of the provisions of Chapter 26-72.13, or its relevant successor regulations, of the County Code; and
- d) With the exception of the material provided herein, the remaining site development requirements of Chapter 26-72.10 shall be specifically waived; and
- e) The requirements of Chapter 26-72.4 – residential density limits; 26-72.5 – minimum lot size; 26-72.6 – minimum site development criteria; 26-72.7 – off-street parking; 26-72.8 - signs; and 26-72.9 – screening requirements shall be specifically waived; and
- f) The applicant shall dedicate the necessary right-of-way to the County along both sides of White Horse Road to ensure there is a minimum of 50 ft. (minimum rural county road width) **OR** 66 ft. (minimum width for commercial/industrial land uses) of right-of-way width.

SECTION III PLANNING COMMISSION ACTION
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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.

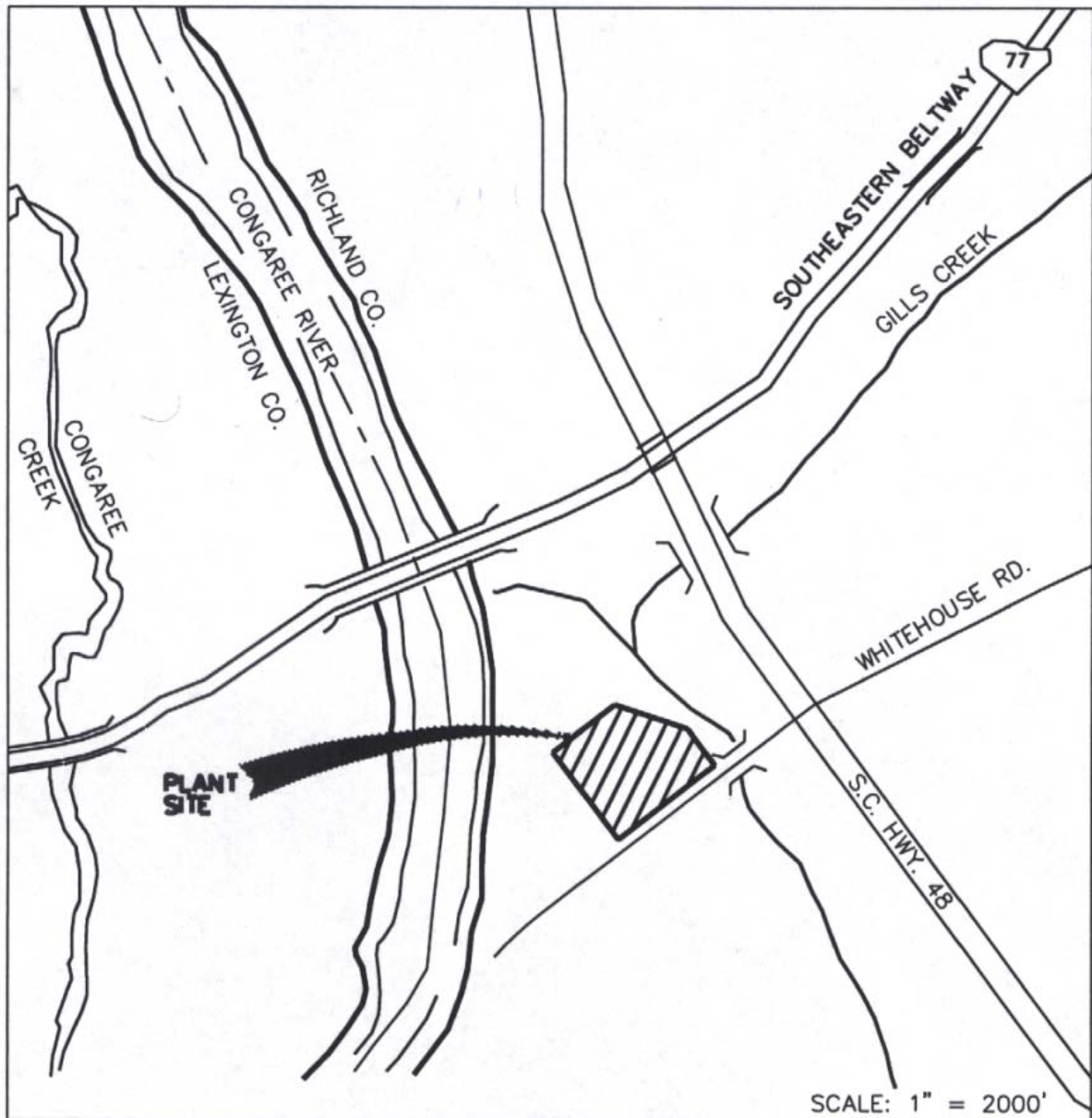
At their meeting of July 7, 2003, the Richland County Planning Commission agreed (did not agree) with the PDSO recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 03-59 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 # 03-59 MA, the Planning Commission made the findings of fact summarized below:

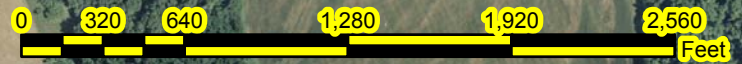
Attachment A
CASE 03-59



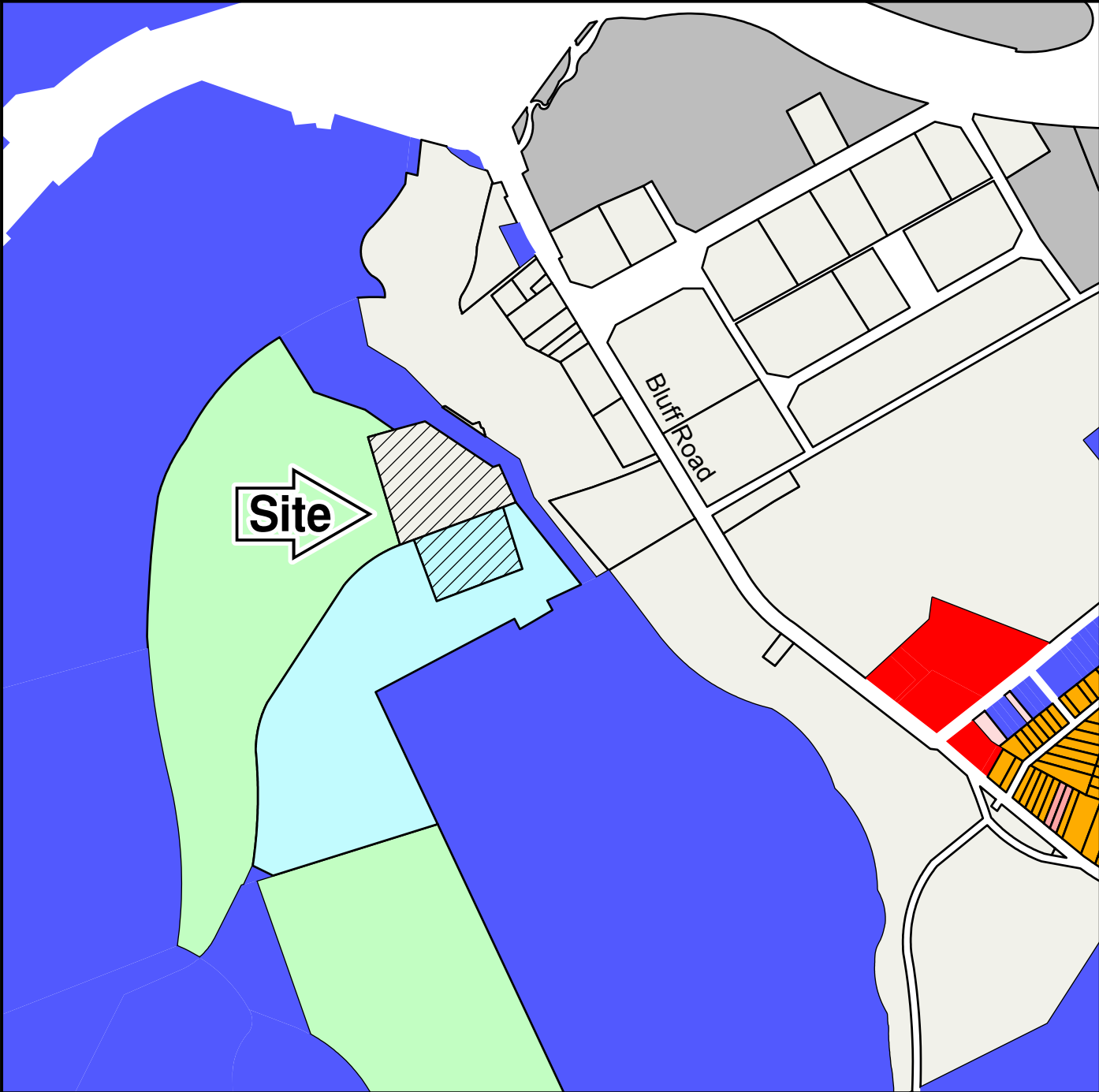
LOCATION MAP

CASE 03-59
EAST RICHLAND PUBLIC SERVICE DISTRICT
TMS 13500-01-02/10






















Site →



CASE 03-59 MA FROM D-1 & PDD TO PDD



ZONING CLASSIFICATIONS

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



CASE 03-59 MA FROM D-1 & PDD to PDD

TMS# 13500-01-02/10

White Horse Road




Looking towards Bluff Road along White Horse Road



Looking at existing facility

**RICHLAND COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
Development Services Division Memo**

TO: Planning Commission Members
FROM: Carl D. Gosline, AICP, Land Development Administrator 
DATE: June 25, 2003
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 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. No action is required for the proposed subdivision names.

**Planning Commission Meeting
July 7, 2003**

PROPOSED STREET NAMES	GENERAL LOCATION
Trenholm Park Court	Off Trenholm Road @ Oakway Drive
Whitepoint Road	Private dirt road off Congaree Road
Fletcher Lane	Off Fishing Creek Road west of Broad River Road

PROPOSED SUBDIVISION NAMES	GENERAL LOCATION
Arbor Oaks	None yet – reserved name
Ashers Gate (s)	None yet – reserved name
Ashtyn Gates	None yet – reserved name
Bluff Forest Estates	Old Bluff Road near M L King Blvd
Carolina Glen	None yet – reserved name
Chelsea Park	West Shady Grove Rd adjacent to Ashford
Hogan Farms	Garners Ferry Road at Congaree Road
Holden Farms	Kennerly Road at Page Derrick Road
Shades of Green	None yet – reserved name
Trenholm Medical Park	Trenholm Road at Oakway Drive
Wren Creek	None yet – reserved name