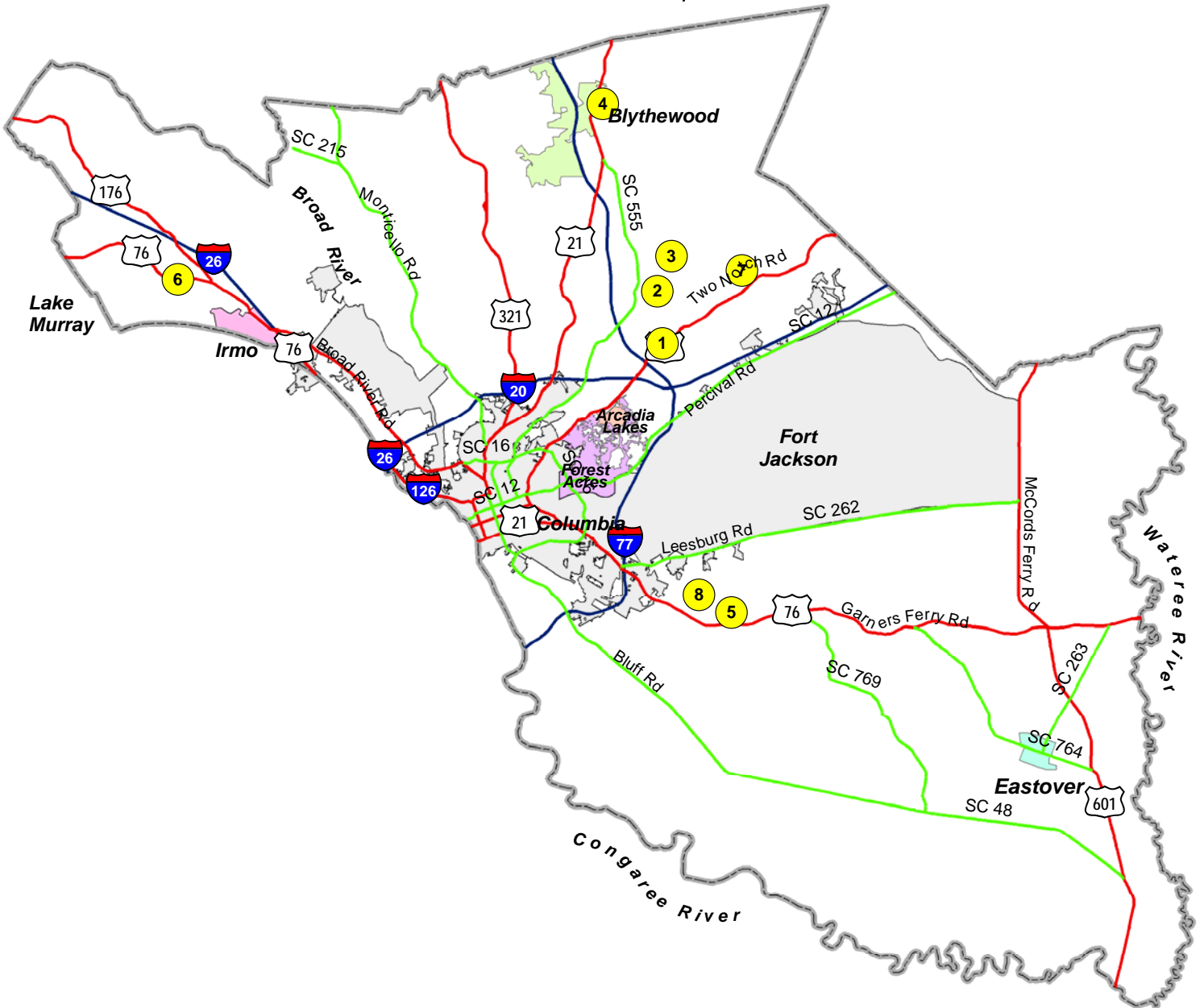


RICHLAND COUNTY
PLANNING COMMISSION



JANUARY 10, 2005

RICHLAND COUNTY PLANNING COMMISSION JANUARY 10, 2005



CASE NO.	APPLICANT	TMS NO.	ADDRESS	DISTRICT
1. 05-21 MA	Mary Ann Herrington c/o Charnell G. Peake	19903-06-14	139 Rabon Road	McEachern
2. 05-26 MA	Michael Sloan c/o Charnell G. Peake	17300-07-01	3408 Hardscrabble Road	Montgomery
3. 05-03 MA	Stedfast Unmovable Ministries, Inc. c/o Nancy E. Johnson	20200-01-31	Clemson Road west of Hardscrabble Road	Dickerson
4. 05-31 MA	AG, LLC c/o Keith Gilstrap	15200-04-13	212 McLean Road in Blythewood	Dickerson
5. 05-32 MA	Barnstormers c/o E. Clifton Kinder, Jr.	21800-01-04 & 21900-09-17	Rabbit Run Road	Mizzell
6. 05-33 MA	Robert Summers	02411-02-10	1540 Dutch Fork Road	Corley
7. 05-34 MA	Village at Sandhill, LLC c/o Gene Dinkins	22900-02-05 (p)	Village at Sandhill	Hutchinson
8. 05-35 MA	BDH Properties, LLC c/o George Delk	19100-04-03	Caughman Road west of Trotter Road	Mizzell

RICHLAND COUNTY PLANNING COMMISSION

Monday, January 10, 2005

Agenda

12:00 PM

2020 Hampton Street

2nd Floor, Council Chambers

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

COMMISSION WORKING LUNCH

Discussion regarding preparation of a work program to revise the County Comprehensive Plan

I. 1: 00 PM - PUBLIC MEETING CALL TO ORDER Gene Green, Chairperson

II. PUBLIC NOTICE ANNOUNCEMENT

III. ELECTION OF OFFICERS

III. PRESENTATION OF MINUTES FOR APPROVAL

Consideration of the December 2, 2004 minutes

IV. AGENDA AMENDMENTS

V. OLD BUSINESS

PROJECT #	NAME	LOCATION	UNITS	Page
SD-05-81	Sassafras Springs Ph. 2 (deferred 12/204)	Rice Creek Farms Road TMS # 20300-02-02	32	09

(MAP #) CASE #	(1) 05-21 MA	(deferred 12/2/04)	Page
APPLICANT	Mary Ann Harrington c/o Charnell Peake		19
REQUESTED AMENDMENT	D-1 to C-3	(1.25 acres)	
PURPOSE	Small Commercial Business		
TAX MAP SHEET NUMBER (S)	19903-06-14		
LOCATION	139 Rabon Road		

(MAP #) CASE #	(2) 05-26 MA	(deferred 12/2/04)	Page
APPLICANT	Michael Sloan c/o Charnell Peake		31
REQUESTED AMENDMENT	RS-1 to C-3	(4.2 acres)	
PURPOSE	Unspecified Commercial Development		
TAX MAP SHEET NUMBER (S)	17300-07-01		
LOCATION	3408 Hardscrabble Road		

VI. NEW BUSINESS – SUBDIVISION REVIEW

PROJECT #	NAME	LOCATION	UNITS	Page
SD-04-285	Foxport	Three Dog Road TMS # 01506-02-01/02	143	43
SD-05-135	Heather Green, Ph. 1	Longtown Rd S of Lee Rd TMS #17500-03-42 (p)	103	55
SD-05-133	Villages @ Lakeshore Phase 1C, 1D & 1E	Longtown Rd @ Farrow Rd TMS # 17300-05-01	232	65
SD-05-134	Stoney Pastures @ Jacobs Creek, Ph. 1	Bookman Rd TMS # 25900-03-14	39	75
SD-05-125	Campground Oaks Minor S/D	Campground Rd TMS # 09800-02-02	4	85
SD-05-128	Langford Pines Minor S/D	Langford Road TMS # 17800-04-10	3	95
SD-05-132	Legend Oaks Phase 4 & 5	Summit Ridge Pkwy TMS # 23100-01-16 (p)	99	103

VII. NEW BUSINESS – ZONING MAP AMENDMENTS

(MAP #) CASE #	(3) 05-03 MA	Page
APPLICANT	Stedfast Unmovable Ministries, Inc. c/o Nancy E. Johnson	113
REQUESTED AMENDMENT	RS-2 to C-3	(11 acres)
PURPOSE	Commercial Development	
TAX MAP SHEET NUMBER (S)	20200-01-31	
LOCATION	Clemson Road west of Hardscrabble Road	

(MAP #) CASE #	(4) 05-31 MA	Page
APPLICANT	AG, LLC c/o Keith Gilstrap	125
REQUESTED AMENDMENT	RU to M-1 (4.53 acres)	
PURPOSE	Light warehousing & small office	
TAX MAP SHEET NUMBER (S)	15200-04-13	
LOCATION	212 McLean Rd. in Blythewood	

(MAP #) CASE #	(5) 05-32 MA	Page
APPLICANT	Barnstormers c/o E. Clifton Kinder, Jr.	137
REQUESTED AMENDMENT	RS-2/D-1 to PUD-1R (36 acres)	
PURPOSE	Single Family Residential	
TAX MAP SHEET NUMBER (S)	21800-01-04 and 21900-09-17	
LOCATION	Rabbit Run Rd.	

(MAP #) CASE #	(6) 05-33 MA	Page
APPLICANT	Robert Summers	155
REQUESTED AMENDMENT	RU to C-3 (1 acre)	
PURPOSE	Construction Office	
TAX MAP SHEET NUMBER (S)	02411-02-10	
LOCATION	1540 Dutch Fork Rd.	

(MAP #) CASE #	(7) 05-34 MA	Page
APPLICANT	Village at Sandhill, LLC c/o Gene Dinkins	165
REQUESTED AMENDMENT	C-1/C-3 to C-3/C-1 (7.45 acres)	
PURPOSE	Commercial Development	
TAX MAP SHEET NUMBER (S)	22900-02-05 (portion)	
LOCATION	Village at Sandhill	

(MAP #) CASE #	(8) 05-35 MA	Page
APPLICANT	BDH Properties, LLC c/o George Delk	177
REQUESTED AMENDMENT	RS-1 to RS-3 (60 acres)	
PURPOSE	Single Family Residential Subdivision	
TAX MAP SHEET NUMBER (S)	19100-04-03	
LOCATION	Caughman Road west of Trotter Road	

VIII. ROAD NAME APPROVALS

- a. New Road Name Approvals 189

IX. OTHER BUSINESS

- a. Consideration of the Planning Commission "Rules and Procedures"

X. PLANNING DIRECTOR'S REPORT

XI. ADJOURNMENT

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

January 10, 2005
(deferred from December 2, 2004)

Applicant: Joe Clark		Preliminary Subdivision Plans For: Sassafras Springs, Phase 2	
RC Project # : SD-05-81			
General Location: Lee Road and Hardscrabble Road			
Tax Map Number: 20300-02-02			Current Zoning: PUD
Subject Area: 9.6 acres	Number of Units: 32	Gross Density: 3.3 DU/acres	
Sewer Service Provider: Palmetto Utilities		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..." It is the Department's position that 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 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Hardscrabble 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	304	
Current Volume At The Nearest Count Station # 437 Located @ Lee Road	10,800	
Estimated Traffic Count With the Proposed Project	11,104	
Volume-To-Capacity Ratio With The Proposed Project	1.29	

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 and used in the CMCOG long range transportation planning process.

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

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

As shown above, the proposed project will generate enough new traffic on Hardscrabble Road to cause the LOS C to be exceeded. **The Department estimates that upon buildout of the subdivisions already approved in the area, there will be in excess of 21,000 trips on this portion of Hardscrabble Road. The V/C ratio, without the subject project, will exceed 2.26, or far above the LOS F level.**

In addition, the County rezoned a 20-acre site across from Ridgeview High School to permit up to 200,000 sq. ft. of general commercial development in 2002. This commercial project alone will generate more than 12,000 additional trips on Hardscrabble Road between Summit Parkway and Lee Road upon buildout. **In summary, upon buildout of the subject subdivision, the commercial project across from Ridgeview High School and the subdivisions approved to date, the Department estimates at SCDOT count station # 437 there will be more than 32,000 daily vehicle trips on a road designed for 8600 trips.**

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	6
Middle School @ 0.13 students per single family DU	4
High School @ 0.12 Students per single family DU	3

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

Existing Site Conditions

The site slopes downward (north) toward the wetlands located between the subject project and the Rice Creek Elementary School. The hardwoods are concentrated in, and near, the wetlands.

Compatibility with the Surrounding Area

The subject project is a continuation of the Sassafras Springs S/D. The Persimmon Hill S/D is located across Rice Creek Farms Road. The proposed project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

It is the Department’s position that in order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate the proposed subdivision based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-

range vision..." [Plan, pg. 4-8]. The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The subject site is designated as Medium Density Residential within the Developing Urban Area on the I-77 Corridor Subarea Plan Proposed Land Use Map. **The proposed project is not consistent with this land use designation** because the proposed project's 3.3 DU/acre density is below the minimum allowable density of 5.0 to 9.0 DU/acre.

In addition to reviewing proposed project for consistency with the appropriate Subarea Proposed Land Use Map, it is the Department's position that the development policies found in the Subarea Plans, must be analyzed to determine if the proposed project furthers the Objectives and Recommendations of the Comprehensive Plan. The I-77 Corridor Subarea Plan, adopted in April 1994, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 31 and 39 respectively, are discussed below:

Objective –
None Applicable

Principle –Mixed residential densities are appropriate within the Developing Urban Area and should conform to the Proposed Land Use Map – Medium Density - 5.0 to 9.0 DU/acre
The proposed project will have a density below the minimum allowable density in the Medium Density Residential area. This project **does not implement** this Principle.

Other Pertinent Factors

- 1) The Public Works Department approved the revised stormwater management plans on December 22, 2004
- 2) As of December 17, 2004, approval of the flood elevation statement had not been received.
- 3) As of December 17, 2004, approval of the wetlands encroachment permit, if applicable, had not been received
- 4) As of December 17, 2004, the City of Columbia had not approved the water line construction plans.
- 5) As of December 17, 2004, DHEC had not issued a sewer line construction permit.
- 6) As of December 17, 2004, DHEC had not issued a water line construction permit.
- 7) The E-911 Coordinator commented that the lots must be renumbered to be consecutive from the phase one.

Specific Conditions

- a) The Planning Dept. must issue a Controlled Clearing Certificate letter **PRIOR to any land clearing activity being initiated; and**
- b) The front yard setback shall be a minimum of 10 feet from the street right-of-way; a corner yard setback of 5 feet; the side yard setbacks shall be a minimum of feet; the rear yard setback shall be a minimum of 10 feet and the maximum lot coverage shall be 50 percent; **and**
- c) **The lots must be renumbered to be consecutive from the phase one; and**
- d) The Floodplain Mgmt. Specialist must approve the flood elevation statement prior to building permits being issued; **and**

- e) The US Army Corps of Engineers wetlands encroachment statement must be received by the Department, if applicable; **and**
- f) The City of Columbia must approve the water line construction plans; **and**
- g) DHEC must issue the sewer line construction permits; **and**
- h) DHEC must issue the water line construction permits; **and**
- i) **No building permits shall be issued until all of the conditions cited above are met; and**
- j) Plats shall only be recorded by the complete phases identified in the preliminary plan; **and**
- k) Any further division of the phases identified in the lot layout plan shall require Planning Commission approval prior to recording; **and**
- l) Plats shall not be approved for recording until the Department receives the City of Columbia approval the water line easement documents; **and**
- m) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording; **and**
- n) A Certificate of Occupancy shall **not** be issued for any residence in this project until the Department receives a copy of the DHEC Permit To Operate the Water system and/or the DHEC Permit To Operate the Sewer system, if applicable, by phase; **and**
- o) A Final Plat can not be approved by the Department until **(1)** the City of Columbia approves the water line easement deeds **AND (2)** the County accepts the roads for maintenance.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends **conditional approval** of the preliminary subdivision plans for a 32 unit single family detached subdivision, known as Sassafra Springs, Phase 2 (Project # SD-05-81). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. Upon buildout of the subject subdivision, the commercial project across from Ridgeview High School and the subdivisions approved to date, the Department estimates at SCDOT count station # 437 there will be more than 32,000 daily vehicle trips on a road designed for 8600 trips.
2. The proposed subdivision is compatible with existing development in the area.
3. The proposed project **is not consistent** with the I-77 Corridor Subarea Plan Map land use designation.
4. The proposed project **does not implement** the relevant Objectives and Recommendations of the I-77 Corridor Subarea Plan.

SECTION III – COMMISSION RECONSIDERATION & APPEAL

Reconsideration

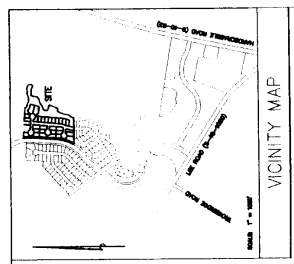
Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days 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-04-283



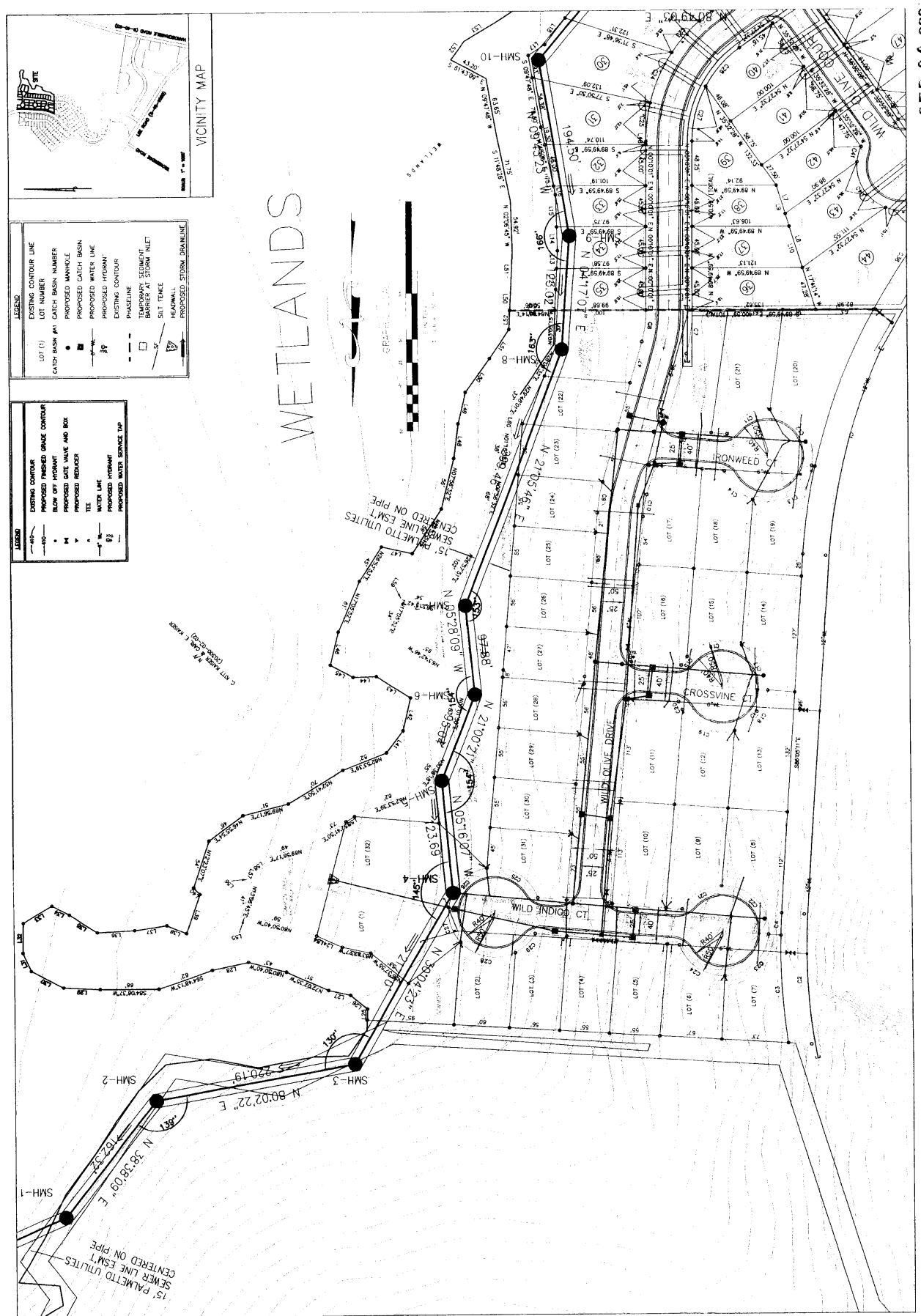
LEGEND

EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
LOT NUMBER	PROPOSED GRADE CONTROL
CATCH BASIN #	BLACK CUT UPHAM
PROPOSED MANHOLE	PROPOSED SATE VALVE AND BOX
PROPOSED CATCH BASIN	PROPOSED REDUCER
PROPOSED WATER LINE	WATER LINE
EXISTING CONTOUR	PROPOSED HYDRANT
SEWER MAIN	PROPOSED WATER SERVICE TAP
SEWER INLET	
SILT TRENCH	
MANHOLE	
PROPOSED STORM DRAINAGE	

LEGEND

EXISTING CONTOUR	PROPOSED GRADE CONTROL
BLACK CUT UPHAM	PROPOSED SATE VALVE AND BOX
PROPOSED REDUCER	WATER LINE
PROPOSED HYDRANT	PROPOSED WATER SERVICE TAP

WETLANDS



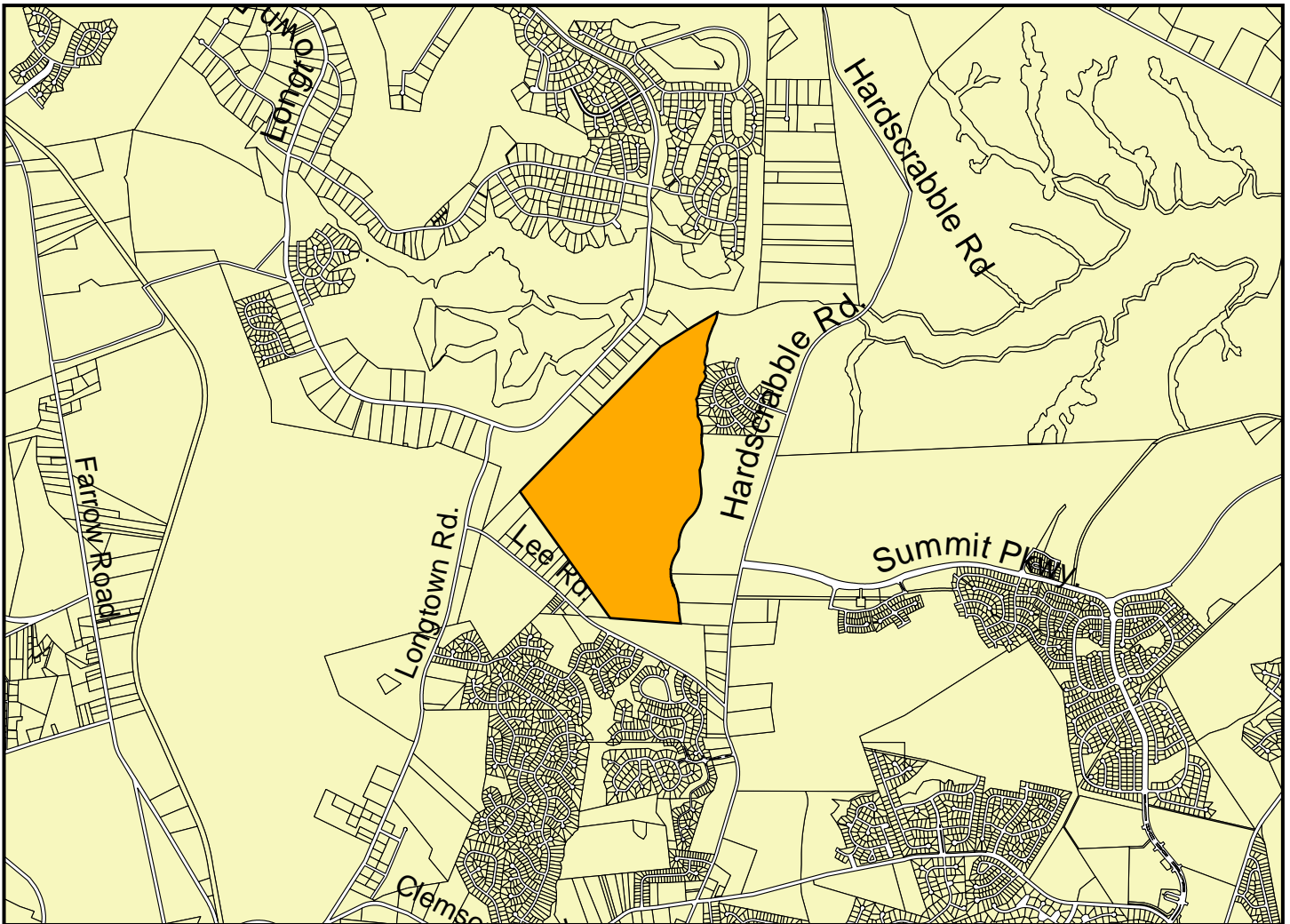
SD 05-81
SASSAFRAS SPRINGS
TMS 20300-02-02



Site



SD 05-81 SASSAFRAS SPRINGS, PHASE 2



Looking at entrance to SassafRAS Springs from Rice Creek Farms Rd.



Looking towards phase 2 from Rice Creek Farms Rd.

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

January 10, 2005
(Deferred from 12/02/04 PC Meeting)

RC Project # 05-21 MA	Applicant: Mary Ann Herrington c/o Charnell Peake
General Location: 139 Rabon Road 2/10 of a mile north of Two Notch Road	
Tax Map Number: 19903-06-14	Subject Area: 1.25 ac MOL
Current Parcel Zoning: D-1	Proposed Parcel Zoning: C-3
Proposed Use: Commercial Development	PC Sign Posting Date: November 4, 2004

SECTION I ANALYSIS

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

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

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

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

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

Applicant’s Factual Justification For Proposed Change

For the establishment of a commercial development

Compatibility With Existing Development in the Area

	Existing Zoning	Existing Land Use
Subject Parcel	D-1	Single family residence on an estate size lot
Adjacent North	C-3	Single family residence on an estate size lot
Adjacent East	RG-2 & C-3	Multi-family residences & shopping center
Adjacent South	RG-2	Undeveloped woodlands
Adjacent West	RG-2	Undeveloped woodlands

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

<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 semi-developed, 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 D-1 Zoning Permitted Uses</u> Agriculture Horticulture Single family detached dwellings Churches</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 26-62 and Chapter 26-67, respectively of the County Code. Some Special Exception uses are also possible.

The subject site is surrounded by RG-2 and C-3 zoned property consisting of various uses and undeveloped woodlands. The proposed Amendment site is compatible with the adjacent zoning designations.

Traffic Impact Discussion

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

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

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

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

Proposed Project Gets Its Principal Access From	Rabon 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	NP	
Current Volume At The Nearest Count Station #611 Located @ west of site on Rabon Road	8,800	
Estimated Traffic Count With the Proposed Project	NP	
Volume-To-Capacity Ratio With The Proposed Project	1.02	

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 25, 2004 and represent the Annual Average Daily Trips in 2003 i.e. **they are already more than one year old.**

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

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.

As noted in the traffic impact discussion chart, Rabon Road is currently operating at a LOS D near Farrow Road. The site is located approximately 2/10 of a mile from the Rabon Road/Two Notch intersection to the south of the site.

Fire Service Impacts

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

Relationship To Comprehensive Plan

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

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

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

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

The proposed Amendment site abuts an existing site zoned General Commercial. The site is located approximately two-tenths of a mile from intersection of Rabon and Two Notch Rd. There is a shopping center across Rabon Road from the subject site. The proposed Amendment **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. Sites of major traffic junctions and cluster locations as opposed to strip development.
The parcels to the north of the site are zoned C-3. This area of Rabon Road lends itself to commercial development due to the location and existing land uses. The proposed Amendment **implements** this Principle.

Other Relevant Issues

None

SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDS) recommends the Official Zoning Map designation for the parcels included in Project # 05-21 MA **be changed** from 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 compatible** with the adjacent existing land uses.
3. The traffic analysis shows that the LOS C traffic capacity of Rabon at this location is **currently being exceeded at a LOS D.**
4. The proposed Amendment **is consistent** with Proposed Land Use Map designation in the Northeast Subarea Plan.
5. The proposed Zoning Map Amendment **is consistent** with the Objectives and Recommendations of the Northeast 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.

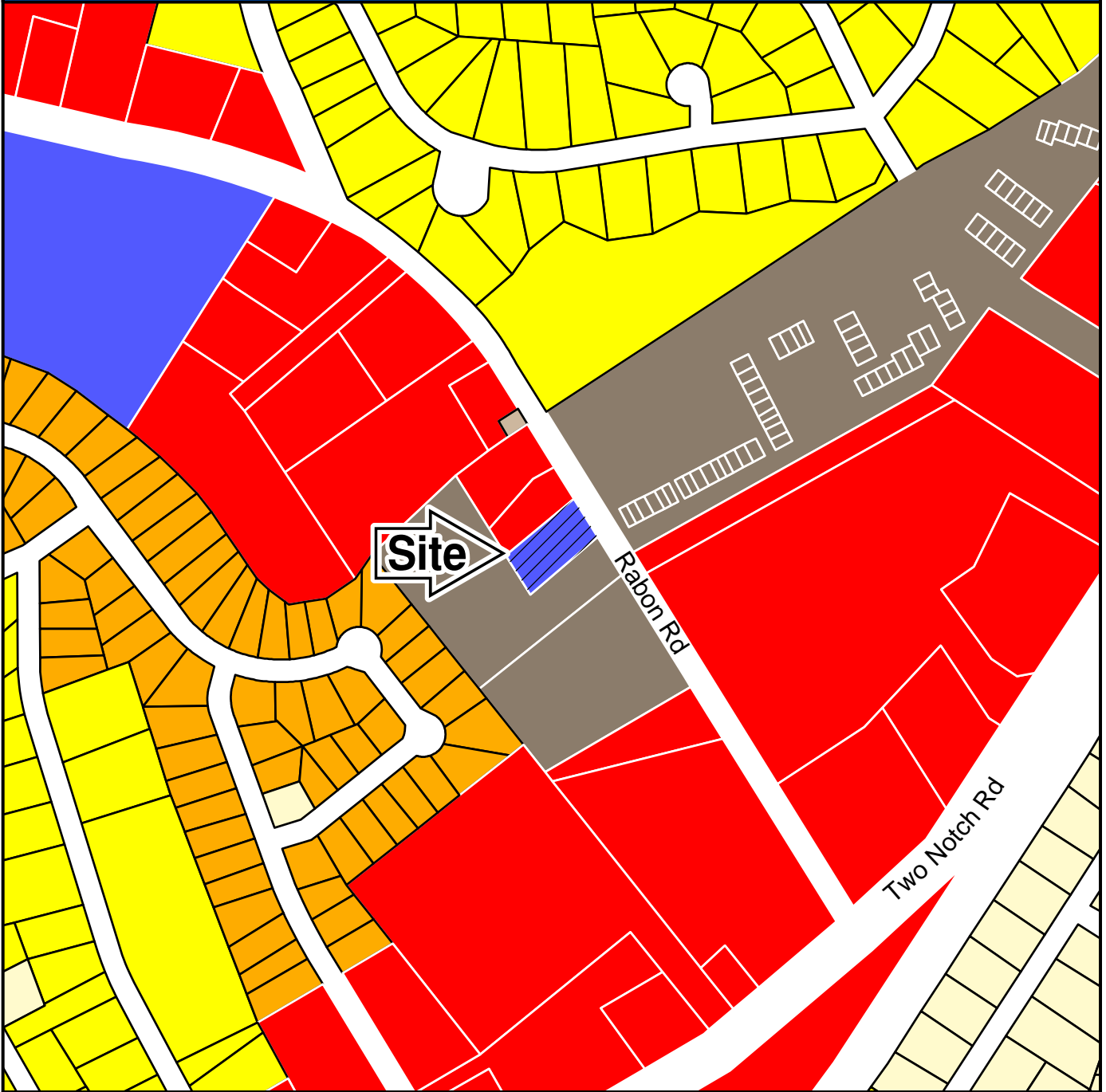
At their meeting of January 10, 2005, the Richland County Planning Commission agreed (did not agree) with the PSD recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-21 MA at the next available opportunity.

Commission Findings of Fact/Recommendations



















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

In consideration of the proposed Zoning Map Amendment # 05-21 MA, the Planning Commission made the findings of fact summarized below:

CASE 05-21 MA D-1 to C-3



ZONING CLASSIFICATIONS

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



CASE 05-21 MA
D-1 to C-3
TMS 19903-06-14



CASE 05-21 MA FROM D-1 to C-3

TMS# 19903-06-14

139 Rabon Road



Attachment A

Case 05-21 MA

All that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being on the Southwestern side of Rabon Road, near the City of Columbia, in the County of Richland, and State of South Carolina, being 1.25 acres, more or less, and being described as follows: commencing at a point on the Southwestern side of Rabon Road and running South 29.5° East for a distance of 100.0 feet to a point on the Southwestern side of Rabon Road; thence turning and running South 52.75° West for a distance of 275.0 feet to a point; thence turning and running North 29.5° West for a distance of 100.0 feet to a point; thence turning and running North 52.75° East for a distance of 275.0 feet to the point of beginning, all of which will more fully appear by reference to a certain plat of said property prepared for Boyd L. Jordan, dated May 10, 1968, by Keels Engineering Company, which plat is recorded in the Office of the Register of Deeds for Richland County in Plat Book 33 at page 113; and being the same tract of land conveyed to Mary Ann Herrington by Mary M. Hook's by deed dated June 29, 2001, and recorded in the Office of the Register of Deeds for Richland County in Deed Book 539 at page 789.

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

January 10, 2005
(Deferred from the 12/02/04 PC Meeting)

RC Project # 05-26 MA	Applicant: Michael Sloan c/o Charnell Peake
General Location: Northeast corner of Hardscrabble and Sloan Road	
Tax Map Number: 17300-07-01	Subject Area: 4.18 ac MOL
Current Parcel Zoning: RS-1	Proposed Parcel Zoning: C-3
Proposed Use: Commercial Development	PC Sign Posting Date: November 4, 2004

SECTION I ANALYSIS

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

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

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

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

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

Applicant’s Factual Justification For Proposed Change

For the establishment of a commercial development

Compatibility With Existing Development in the Area

	Existing Zoning	Existing Land Use
Subject Parcel	RU	Single family residence on estate size lot
Adjacent North	RU	Undeveloped woodlands
Adjacent East	RS-2	Single family residences on estate size lots (Clear Springs Subdivision)
Adjacent South	RS-2	Undeveloped woodlands (SC ETV)
Adjacent West	RS-1	Single family residence on estate size lot

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>RU Zoning Designation Intent</u> Intended to protect and encourage agricultural endeavors; promote wise use of prime agricultural and forest communities; protect and encourage the integrity of existing rural communities; protect valuable natural and cultural resources; and maintain open space and scenic areas contiguous to development areas</p>	<p><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 RU Zoning Permitted Uses</u> All farm type enterprises Public buildings and utilities Orphanages, nursing homes and the like Places of worship Educational facilities One & Two family dwellings</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 site is surrounded by single family residences on estate size lots and undeveloped woodlands. The proposed Amendment is not compatible with the existing land uses.

Traffic Impact Discussion

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

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

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

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

Proposed Project Gets Its Principal Access From	Hardscrabble Road	
Functional Classification Of This Roadway	Two lane undivided minor arterial	
Level-Of-Service C Design Capacity (V/C = 1.00)	10,800	
Estimated Traffic Generated By The Proposed Project	NP	
Current Volume At The Nearest Count Station # 438 Located @ SW of site on Hardscrabble Road (east of Farrow Road)	18,000	
Estimated Traffic Count With the Proposed Project	NP	
Volume-To-Capacity Ratio With The Proposed Project	1.67	

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 25, 2004 and represent the Annual Average Daily Trips in 2003 i.e. **they are already more than one year old.**

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

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.

As noted in the traffic impact discussion, Hardscrabble Road is currently operating at a **LOS F** in this vicinity. Any additional commercial traffic would exacerbate the existing traffic congestion on Hardscrabble 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.

Relationship To Comprehensive Plan

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

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

The Map designates the subject area as Low Density Residential in the Established Urban area. **Therefore, the proposed General Commercial zoning is NOT consistent with the Map** designation as required by state statutes.

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

The relevant Objectives and Principles/Recommendations, found on pages 30 and 35 respectively, are discussed below:

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

Sloan Drive and Hardscrabble Road is not a major intersection. The site is surrounded by undeveloped woodlands or single-family residences on estate size lots. There is a large area of commercially zoned property approximately 1 mile south in Hardscrabble/Farrow/I-77 area. There is another large area of commercial development approximately 2 miles to the north at Clemson Road and another commercial area approximately 2 miles to the east at Two Notch Road. The proposed Amendment **does not implement** this Objective.

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

1. Areas identified on the Proposed Land Use Map.

The site is designated as Low Density Residential on the Map. The proposed Amendment **does not implement** this Principle.

Other Relevant Issues

Transportation Recommendation - To the extent possible, rezoning decisions should be made with consideration of the Long Range Major Street Plan so that improvements are concurrent with new development

There are no road improvements scheduled to this portion of Hardscrabble Road for at least the next five fiscal years. Since Hardscrabble Road already far exceeds the LOS "F" capacity, **the proposed Amendment is not consistent with this Recommendation.**

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, 2002 through June 30, 2007, **does not have any road capacity improvements programmed for Hardscrabble Road. Furthermore, there are currently no funding sources available for any road capacity improvements in Richland County in the rest of this decade**

State statutes charge local governments with the responsibility to make land development decisions that protect public health, safety and welfare. More specifically, Section 6-29-1120, SC Code of Laws states, in part "...the regulation of land development by municipalities, counties or consolidated political subdivisions is authorized for the following purposes, among others...to assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments..."

The Department interprets this provision to be an affirmative responsibility on the part of local government to ensure, as much as possible, that proposed developments do not exacerbate existing conditions. The principal tools available for local government to exercise this responsibility is careful review of proposed projects with regard to access management issues

and analysis of the safe traffic carrying capacity of the affected roadways. The Department believes that continuing to recommend approval of projects generating traffic in excess of the roadway's LOS "F" capacity does not conform to the statutory responsibility described in Section 6-29-1120, SC Code of Laws.

SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDSD) recommends the Official Zoning Map designation for the parcels included in Project # 05-26 MA **not be changed** from RU 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 Hardscrabble Road at this location is **currently being exceeded at a LOS F**.
4. The proposed Amendment **is not consistent** with the Proposed Land Use Map designation in the Northeast Subarea Plan.
5. The proposed Zoning Map Amendment **is not consistent** with the Objectives and Recommendations of the Northeast 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.

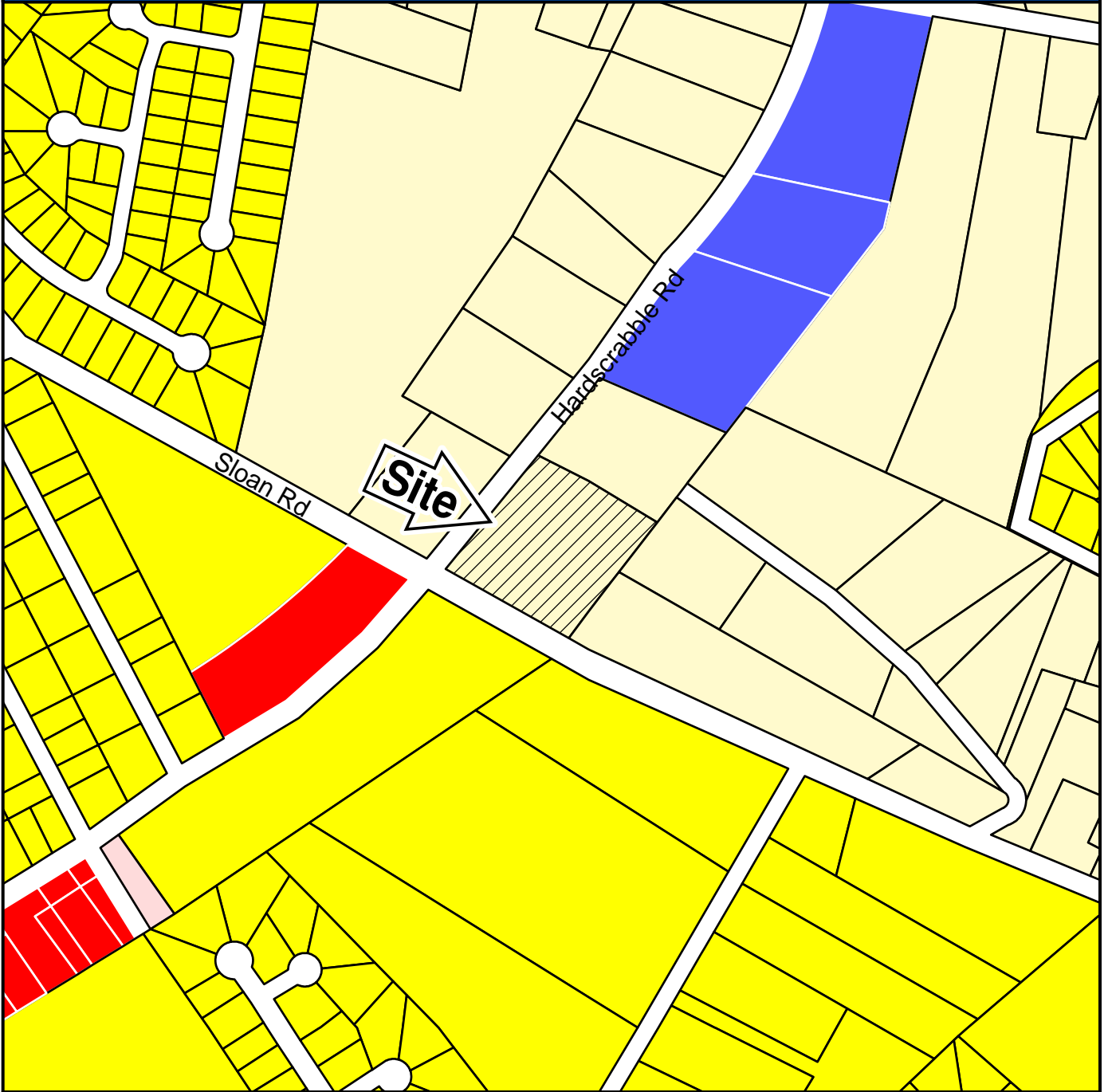
At their meeting of January 10, 2005, the Richland County Planning Commission agreed (did not agree) with the PDSD recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-26 MA at the next available opportunity.

Commission Findings of Fact/Recommendations


















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

In consideration of the proposed Zoning Map Amendment # 05-26 MA, the Planning Commission made the findings of fact summarized below:

CASE 05-26 MA RS-1 to C-3



ZONING CLASSIFICATIONS

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



CASE 05-26 MA
RS-1 to C-3
TMS 17300-07-01



CASE 05-26 MA FROM RS-1 to C-3

TMS# 17300-07-01

3408 Hardscrabble Road



Looking at site



Interior of site

Attachment A Case 05-26 MA

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being about 11 miles northeast of the City of Columbia, in the County of Richland, and State of South Carolina, the same containing Four and Eighteen Hundredths (4.18) acres, and being shown and designated as Tract "C" on a plat of property surveyed for Mamie Lee Sloan by B.P. Barber & Associates Engineers, dated April 7, 1959 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 15, page 278, and having the following boundaries and measurements as shown on said plat: commencing at a point on the western most corner at an iron rod turning and running Northeast along Hard Scrabble Road, (S.C. Road No. 83), and measuring thereon Four Hundred Twenty (420') feet to an iron stake; thence turning and running South Sixty-Two Degrees Thirty Minutes East for a distance of Four Hundred Forty Eight and 8/10 (448.8') feet to an iron stake; thence turning and running South Forty One Degrees No Minutes West for a distance of Ninety Six and 5/10 (96.5') feet to an iron stake then continuing on Three Hundred Thirty-Three (333') feet to an old iron stake; thence turning and running North Sixty One Degrees Five Minutes West for a distance of Four Hundred Forty Six and 6/10 (446.6') feet to an iron stake at the beginning point; all according to said plat reference which will more fully show.

The above described property is the same property conveyed to Michael F. Sloan, Jeffrey E. Sloan and Teresa Charlene Sloan by deed of Peggy G. Sloan, dated June 2, 1988 and recorded in the Office of the Register of Deed for Richland County in Deed Book 890 at page 941.

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

January 10, 2005

Applicant: Mungo Co.		Preliminary Subdivision Plans For: Foxport	
RC Project # : SD-04-285			
General Location: Three Dog Road adjacent Lake Murray Elementary School			
Tax Map Number: 01056-02-01/02			Current Zoning: PUD
Subject Area: 52.8 acres	Number of Units: 143	Gross Density: 2.7 DU/acres	
Sewer Service Provider: Richland Co. Utilities		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..." It is the Department's position that 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	Dutch Fork Road via Three Dog Road	
Functional Classification Of This Roadway	Four 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	1511	
Current Volume At The Nearest Count Station # 145 Located @ 3 + miles east in Ballentine	16,100	
Estimated Traffic Count With the Proposed Project	17,611	
Volume-To-Capacity Ratio With The Proposed Project	0.82	

Notes:

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

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

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

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

The proposed project will not result in the LOS C being exceeded on Three Dog Road or Dutch Fork Road.

Fire Service Impacts

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

School Impacts

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

Elementary School @ 0.20 students per single family DU	32
Middle School @ 0.13 students per single family DU	21
High School @ 0.12 Students per single family DU	20

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

Existing Site Conditions

The site has a wetland through the center of the site. A professional forester has conducted a selective clearing operation in compliance with a County issued Controlled Clearing Certificate.

Compatibility with the Surrounding Area

The Cedar Cove subdivision is across Three Dog Road from the site. The project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

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

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

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

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

The gross density of the subject project will approximate that of the Cedar Cove S/D across the Road. The proposed project implements this Objective.

Principle – In environmentally sensitive areas, the Plan encourages the use of large land tract design and planning in conjunction with PDD or PUD zoning.

The applicant obtained PUD zoning for the site in order to take advantage of the natural resources in the site design. This project implements this Principle.

Other Pertinent Factors

- 1) As of December 17, 2004, the Public Works Dept. had not approved the stormwater management plans.
- 2) As of December 17, 2004, approval of the flood elevation statement had not been received.
- 3) The US Army Corps of Engineers has approved a wetlands permit for the project.
- 4) As of December 17, 2004, the County Fire Marshal had not provided comments.
- 5) As of December 17, 2004, the City of Columbia had not approved the water line construction plans.
- 6) As of December 17, 2004, DHEC had not issued a sewer line construction permit.
- 7) As of December 17, 2004, DHEC had not issued a water line construction permit.
- 8) As of December 17, 2004, the E-911 Coordinator had not certified Planning Commission approval of the proposed street names.

The applicant must present a phasing plan for the whole project prior to issuing any building permits. The phasing plan is necessary to allow the Department to ensure there is adequate infrastructure present to serve the residences.

The Department believes that a potential safety hazard exists when subdivision lots have double frontage, i.e., access to both the interior residential streets and the adjacent roadways. The project design includes a common area along Three Dog Road, in part to eliminate direct access and in part as an aesthetic amenity.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the preliminary subdivision plans for a 143 unit single family detached subdivision, known as Foxport (Project # SD-04-285). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. The traffic generated by the proposed subdivision will not result in the adjacent portion of Three Dog 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 E-911 Coordinator must certify the street names have been approved by the Planning Commission prior to assigning street addresses for building permits; **and**
- b) The Department of Public Works must approve the stormwater management plans; **and**
- c) The Floodplain Mgmt. Specialist must approve the flood elevation statement prior to building permits being issued; **and**
- d) The City of Columbia must approve the water line construction plans; **and**
- e) DHEC must issue the sewer line construction permits; **and**
- f) DHEC must issue the water line construction permits; **and**
- g) Richland County Utilities (RCU) customers must present proof of payment of the sewer connection fees prior to getting a building permit; **and**
- h) **No building permits shall be issued until all of the conditions cited above are met; and**
- i) The applicant must present a phasing plan for the entire project prior to receiving any building permits; **and**
- j) Plats shall only be recorded by the complete phases identified in the lot layout diagram; **and**
- k) Any further division of the phases identified in the lot layout diagram shall require Planning Commission approval prior to recording; **and**
- l) Plats shall not be approved for recording until the Department receives the City of Columbia approval the water line easement documents; **and**
- m) Plats shall not be approved for recording until the Department receives the RCU approval of the 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) A Certificate of Occupancy shall **not** be issued for any residence in this project until the Department receives a copy of the DHEC Permit To Operate the Water system and/or the DHEC Permit To Operate the Sewer system, if applicable, by phase; **and**
- p) A Final Plat can not be approved by the Department until **(1)** the City of Columbia approves the water line easement deeds; **(2)** RCU approval of the sewer line easement deeds **AND (3)** the County accepts the roads for maintenance.

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

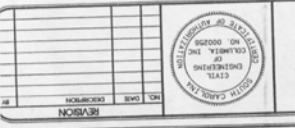
Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt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

Attachment A

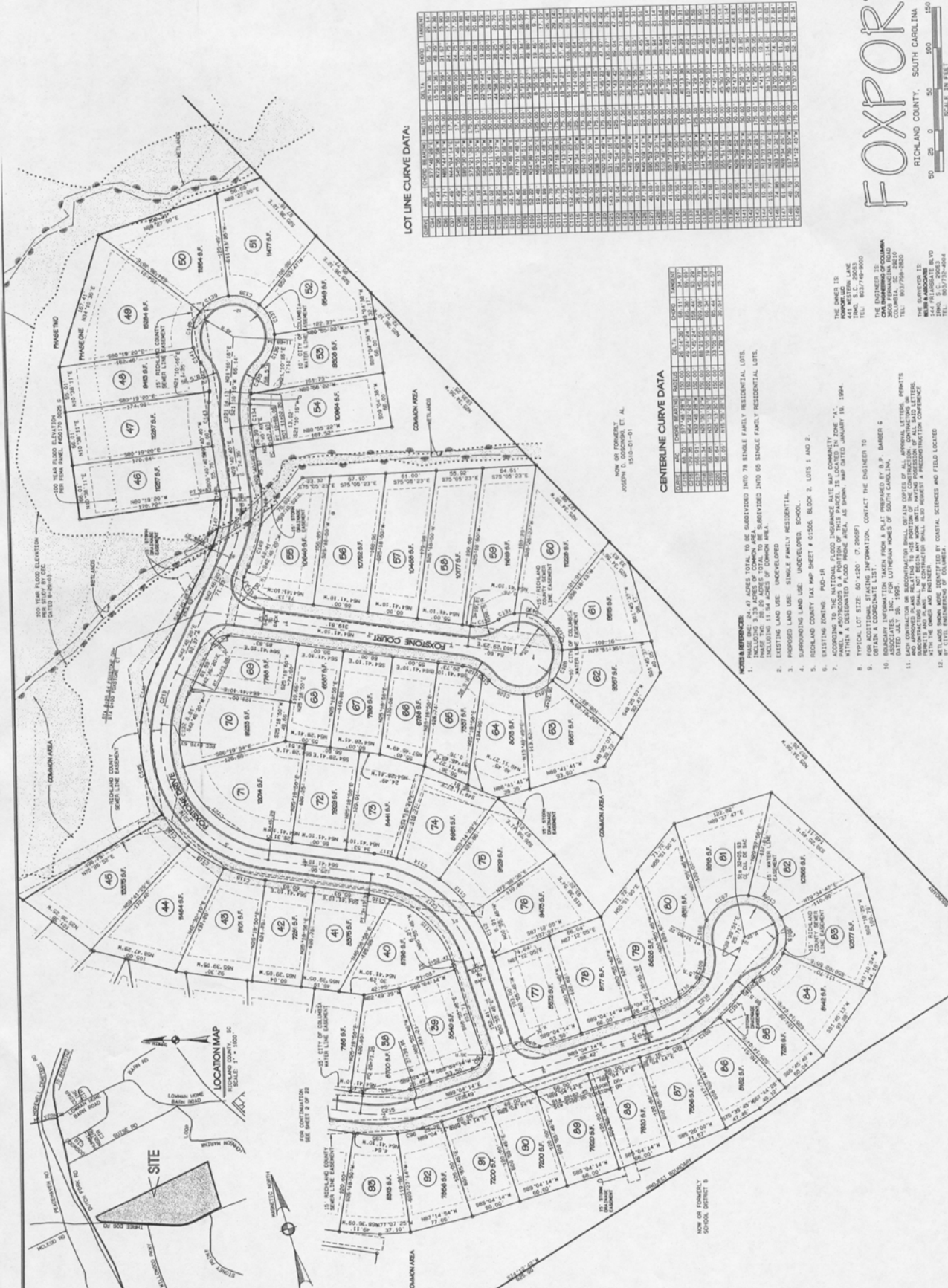
SD 04-285

1 of 3

DATE	OCT 20, 2004
DRAWN	C. MATHIS
DESIGNED	M. SH
DRAWING NUMBER	1 OF 22
CHECKED BY	[Signature]
JOB NUMBER	C4020
PROJECT	FOXPORT, SOUTH CAROLINA
SCALE	1" = 50'



ENGINEERING AND PLANNING
 200 FAIRVIEW DRIVE
 RICHLAND COUNTY, SOUTH CAROLINA 29110
 PHONE: (803) 798-2835



LOT LINE CURVE DATA:

LOT NO.	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	ANGLE
35	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
36	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
37	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
38	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
39	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
40	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
41	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
42	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
43	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
44	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
45	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
46	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
47	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
48	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
49	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
50	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
51	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
52	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
53	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
54	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
55	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
56	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
57	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
58	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
59	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
60	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
61	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
62	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
63	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
64	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
65	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
66	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
67	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
68	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
69	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
70	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
71	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
72	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
73	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
74	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
75	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
76	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
77	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
78	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
79	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
80	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
81	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"

CENTERLINE CURVE DATA:

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	ANGLE
1+00	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
1+50	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
2+00	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
2+50	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
3+00	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
3+50	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
4+00	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
4+50	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
5+00	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
5+50	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
6+00	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
6+50	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
7+00	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
7+50	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
8+00	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
8+50	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
9+00	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
9+50	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"
10+00	N 113° 15' 00" E	100.00	113° 15' 00"	100.00	113° 15' 00"

FOXPORT

RICHLAND COUNTY, SOUTH CAROLINA

SCALE IN FEET
 0 50 100 150

THE OWNER IS:
 FOXPORT LLC
 441 WESTVIEW LAKE
 COLUMBIA, SC 29912
 TEL: 803/749-9600

THE ENGINEER IS:
 CIVIL ENGINEERING OF COLUMBIA
 200 FAIRVIEW DRIVE
 RICHLAND COUNTY, SC 29110
 TEL: 803/798-2835

- NOTES:**
1. TOTAL AREA OF 47 ACRES TOTAL TO BE SUBDIVIDED INTO 78 SINGLE FAMILY RESIDENTIAL LOTS. INCLUDING 3.23 ACRES OF COMMON AREA SUBDIVIDED INTO 65 SINGLE FAMILY RESIDENTIAL LOTS. INCLUDING 11.54 ACRES OF COMMON AREA.
 2. EXISTING LAND USE: UNDEVELOPED.
 3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
 4. SURROUNDING LAND USE: UNDEVELOPED, SCHOOL.
 5. RICHLAND COUNTY TAX MAP SHEET # C108E, BLOCK 2, LOTS 1 AND 2.
 6. EXISTING ZONING: RUC-18.
 7. THIS PROJECT IS IN CONFORMANCE WITH THE RICHLAND COUNTY ZONING ORDINANCE AS AMENDED WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN, MAP DATED JANUARY 14, 1984.
 8. TYPICAL LOT SIZE: 60 x 120 (7,200 SQ. FT.) MINIMUM. CONTACT THE ENGINEER TO OBTAIN A CONCISE LIST OF LOTS BY LOTS.
 9. BOUNDARY INFORMATION TAKEN FROM A.P. # 10000 OF RICHLAND COUNTY, SOUTH CAROLINA, DATED JULY 18, 1995.
 10. EAD CONTRACTOR HAS BEING TO BE THE POSITION OF THE CONTRACTOR, CENTERLINE CURVE DATA HAS BEEN PROVIDED TO THE CONTRACTOR TO BE USED IN THE PRELIMINARY CONSTRUCTION CONFERENCE WITH THE OWNER AND ENGINEER.
 11. THE SURVEYOR IS: CIVIL ENGINEERING OF COLUMBIA, 200 FAIRVIEW DRIVE, RICHLAND COUNTY, SC 29110, TEL: 803/798-2835.
 12. SEE SHEET 1 OF 22 FOR LOCATION MAP.



SD-04-285

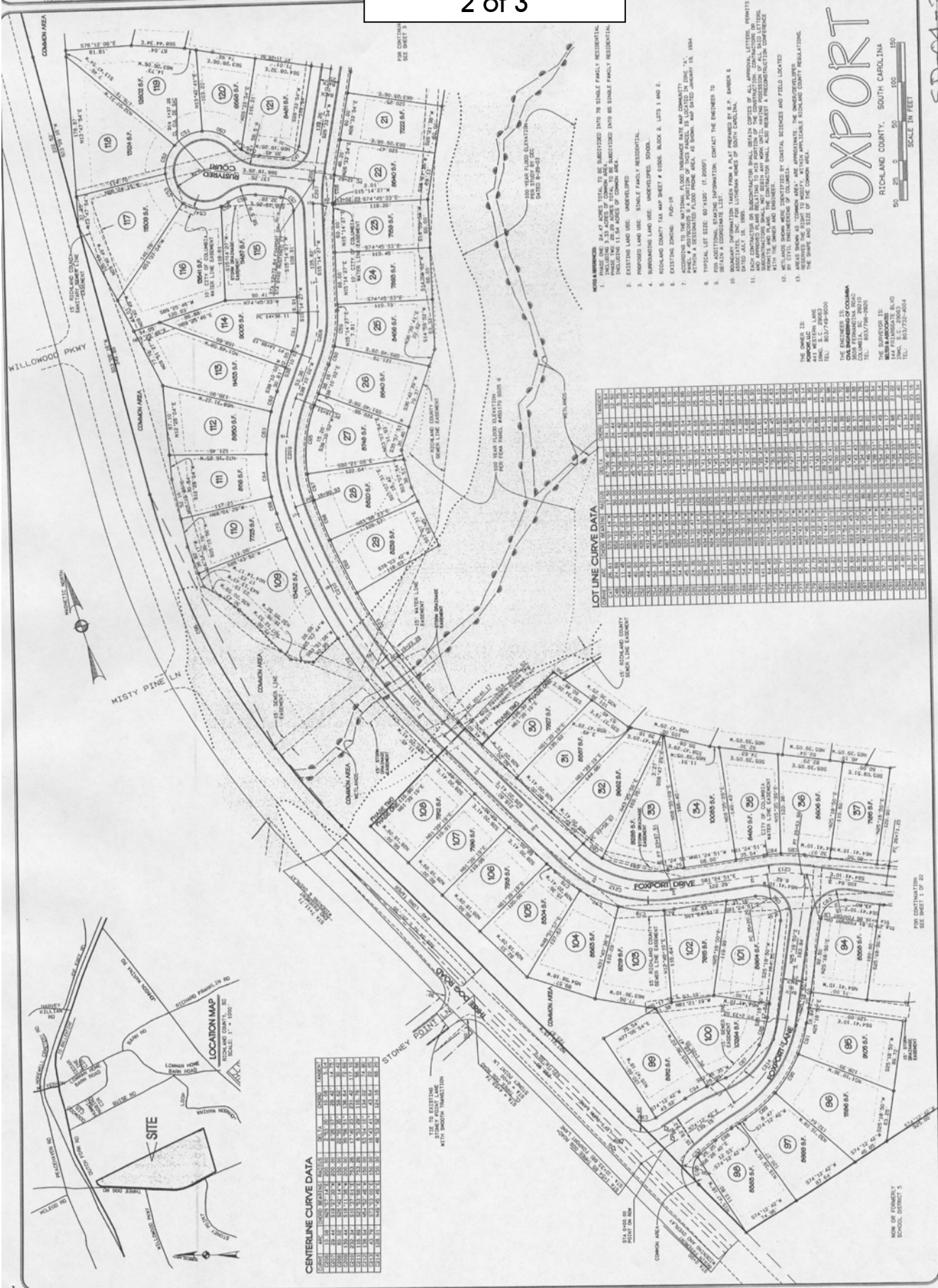
Attachment A

SD 04-285

2 of 3

SCALE 1" = 50'
 DATE OCT 20, 2004
 DRAWN C. M. SH.
 DESIGNED M. SH.
 DRAWMAN NUMBER
 PROJECT L.L.C.
 1180 SOUTH CAROLINA
 JOHNSONVILLE
 04020

OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR AND PLANNING ENGINEER
 CITY OF COLUMBIA
 REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 10000
 2820 FAX (803) 796-2635



- GENERAL NOTES:**
1. THESE LOTS ARE TO BE SUBDIVIDED INTO 70 SINGLE FAMILY RESIDENTIAL LOTS. THE TOTAL AREA TO BE SUBDIVIDED IS 1,100,000 S.F.
 2. EXISTING LAND USE: UNDEVELOPED SCHOOL.
 3. EXISTING ZONING: RAO-18.
 4. EXISTING ZONING: RAO-18.
 5. EXISTING ZONING: RAO-18.
 6. EXISTING ZONING: RAO-18.
 7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMUNITY FIRM 11, PANEL 4, A DESIGNATED FLOOD FROM JANUARY 15, 1984, IS SHOWN ON SHEET 10000.
 8. TYPICAL LOT SIZE: 60' x 120' (7,200 S.F.).
 9. FOR ADDITIONAL SURVEY INFORMATION, CONTACT THE ENGINEER TO OBTAIN A COORDINATE LIST.
 10. THIS PLAN WAS PREPARED BY R.P. JAMES & ASSOCIATES, INC., FOR LUTHERAN CHURCH OF SOUTH CAROLINA.
 11. THE LOTS ARE TO BE SUBDIVIDED INTO 70 SINGLE FAMILY RESIDENTIAL LOTS. THE TOTAL AREA TO BE SUBDIVIDED IS 1,100,000 S.F.
 12. METLANDS SHOWN WERE IDENTIFIED BY CERIAL SCIENCES AND FIELD LOCATED.
 13. METLANDS SHOWN IN COMMON AREA, USE APPROXIMATE, THE UNDERDEVELOPER RESERVES THE RIGHT TO MODIFY COMMON AREA, AT ANY APPLICABLE INCLUDING COUNTY REGULATIONS.
 14. THE SHOWN AREA IS THE COMMON AREA.

LOT LINE CURVE DATA

LOT NO.	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	ANGLE	AREA
98	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
99	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
100	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
101	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
102	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
103	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
104	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
105	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
106	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
107	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
108	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
109	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
110	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
111	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
112	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
113	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
114	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
115	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
116	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
117	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
118	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
119	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
120	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
121	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
122	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
21	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
22	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
23	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
24	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
25	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
26	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
27	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
28	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
29	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
30	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
31	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
32	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
33	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
34	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
35	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
36	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
37	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
38	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
39	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
40	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00

CENTERLINE CURVE DATA

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	ANGLE	AREA
100	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
101	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
102	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
103	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
104	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
105	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
106	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
107	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
108	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
109	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
110	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
111	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
112	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
113	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
114	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
115	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
116	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
117	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
118	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
119	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
120	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
121	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00
122	S 89° 58' 42" W	111.12	S 10° 01' 18" E	111.12	90°	10000.00



FOXPORT

RICHLAND COUNTY, SOUTH CAROLINA

THE ENGINEERS IS:
 448 WESTERN LANE
 COLUMBIA, SC 29911
 TEL: 803/739-9000

THE ENGINEERS IS:
 ONE BUSINESS OF COLUMBIA
 1100 MARKET ST., SUITE 100
 COLUMBIA, SC 29911
 TEL: 803/739-9000

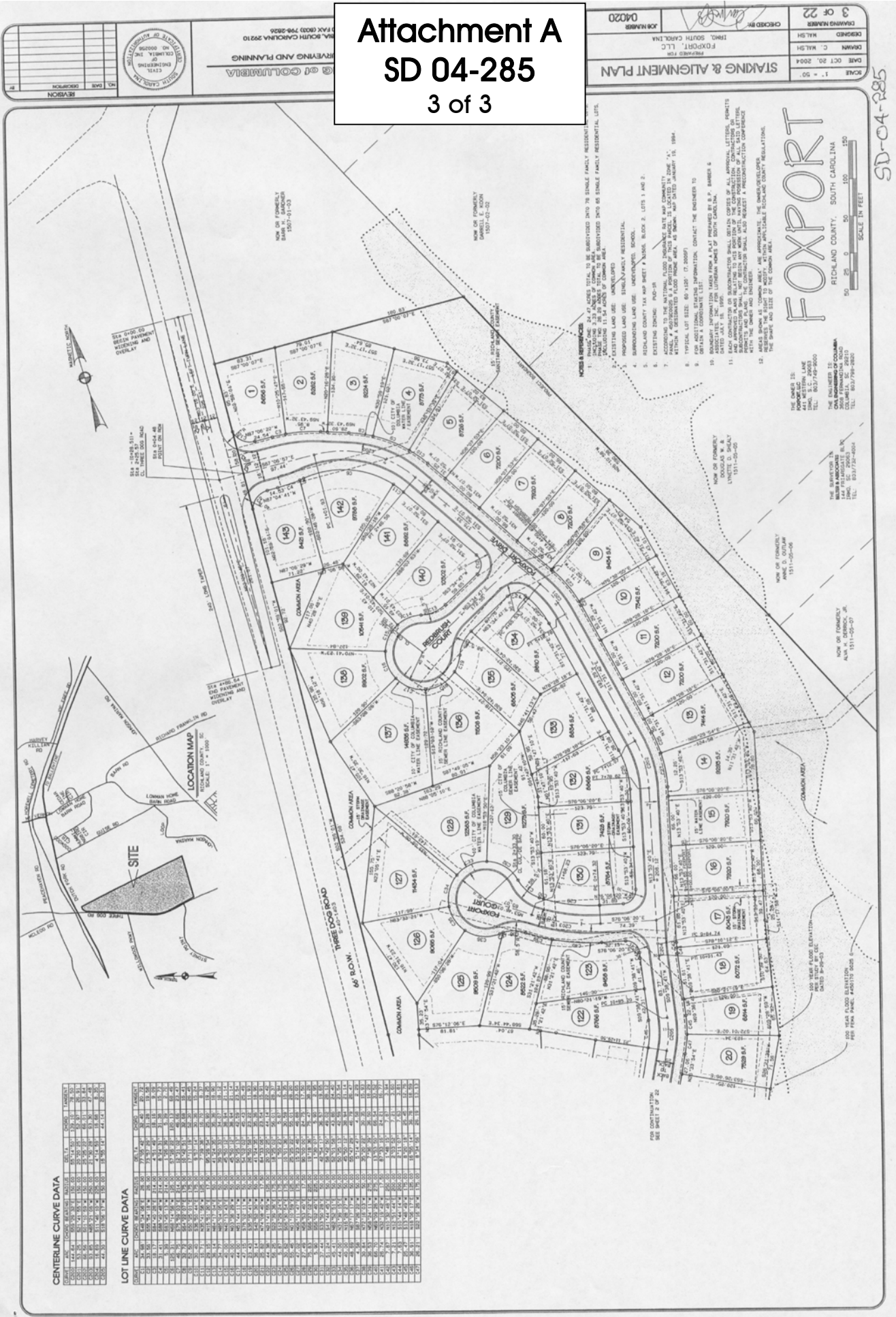
THE ENGINEERS IS:
 148 PELLISSIER BLVD
 COLUMBIA, SC 29911
 TEL: 803/732-6504

SD 04-285

Attachment A

SD 04-285

3 of 3



CENTERLINE CURVE DATA

STATION	CHORD BEARING	ANGLE	RADIUS	ARC LENGTH	CHORD
1+00.00	N 70° 00' 00" W	115° 00' 00"	100.00	17.45	100.00
1+17.45	N 60° 00' 00" W	120° 00' 00"	100.00	20.92	100.00
1+38.37	N 45° 00' 00" W	125° 00' 00"	100.00	26.88	100.00
1+65.25	N 22° 30' 00" W	130° 00' 00"	100.00	35.00	100.00
1+98.25	S 0° 00' 00" W	135° 00' 00"	100.00	45.92	100.00
1+44.33	S 15° 00' 00" W	140° 00' 00"	100.00	59.38	100.00
1+05.67	S 30° 00' 00" W	145° 00' 00"	100.00	76.61	100.00
1+19.67	S 45° 00' 00" W	150° 00' 00"	100.00	97.98	100.00
1+17.45	S 60° 00' 00" W	155° 00' 00"	100.00	123.99	100.00
1+00.00	S 70° 00' 00" W	160° 00' 00"	100.00	154.99	100.00
1-17.45	S 75° 00' 00" W	165° 00' 00"	100.00	191.51	100.00
1-38.37	S 78° 00' 00" W	170° 00' 00"	100.00	233.00	100.00
1-65.25	S 78° 00' 00" W	175° 00' 00"	100.00	279.99	100.00
1-98.25	S 75° 00' 00" W	180° 00' 00"	100.00	331.99	100.00
1-44.33	S 60° 00' 00" W	185° 00' 00"	100.00	389.99	100.00
1-05.67	S 45° 00' 00" W	190° 00' 00"	100.00	454.99	100.00
1-19.67	S 30° 00' 00" W	195° 00' 00"	100.00	527.99	100.00
1-17.45	S 15° 00' 00" W	200° 00' 00"	100.00	609.99	100.00
1-00.00	S 0° 00' 00" W	205° 00' 00"	100.00	701.99	100.00

LOT LINE CURVE DATA

STATION	CHORD BEARING	ANGLE	RADIUS	ARC LENGTH	CHORD
1+00.00	N 70° 00' 00" W	115° 00' 00"	100.00	17.45	100.00
1+17.45	N 60° 00' 00" W	120° 00' 00"	100.00	20.92	100.00
1+38.37	N 45° 00' 00" W	125° 00' 00"	100.00	26.88	100.00
1+65.25	N 22° 30' 00" W	130° 00' 00"	100.00	35.00	100.00
1+98.25	S 0° 00' 00" W	135° 00' 00"	100.00	45.92	100.00
1+44.33	S 15° 00' 00" W	140° 00' 00"	100.00	59.38	100.00
1-05.67	S 30° 00' 00" W	145° 00' 00"	100.00	76.61	100.00
1-19.67	S 45° 00' 00" W	150° 00' 00"	100.00	97.98	100.00
1-17.45	S 60° 00' 00" W	155° 00' 00"	100.00	123.99	100.00
1-00.00	S 70° 00' 00" W	160° 00' 00"	100.00	154.99	100.00
1-17.45	S 75° 00' 00" W	165° 00' 00"	100.00	191.51	100.00
1-38.37	S 78° 00' 00" W	170° 00' 00"	100.00	233.00	100.00
1-65.25	S 78° 00' 00" W	175° 00' 00"	100.00	279.99	100.00
1-98.25	S 75° 00' 00" W	180° 00' 00"	100.00	331.99	100.00
1-44.33	S 60° 00' 00" W	185° 00' 00"	100.00	389.99	100.00
1-05.67	S 45° 00' 00" W	190° 00' 00"	100.00	454.99	100.00
1-19.67	S 30° 00' 00" W	195° 00' 00"	100.00	527.99	100.00
1-17.45	S 15° 00' 00" W	200° 00' 00"	100.00	609.99	100.00
1-00.00	S 0° 00' 00" W	205° 00' 00"	100.00	701.99	100.00

FOXPORT

RICHLAND COUNTY, SOUTH CAROLINA

THE ENGINEER IS:
FORREST L. HANCOCK, INC.
 1900 SOUTH CAROLINA
 COLUMBIA, SOUTH CAROLINA
 TEL: 803/799-8822

THE SURVEYOR IS:
THE SURVEYORS OF COLUMBIA
 2300 BENTLEY ROAD
 COLUMBIA, SOUTH CAROLINA
 TEL: 803/732-4004

THE ARCHITECT IS:
DOUGLAS W. & ASSOCIATES
 1504 WILMINGTON BLVD.
 COLUMBIA, SOUTH CAROLINA
 TEL: 803/732-4004

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DOUGLAS W. & ASSOCIATES
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 COLUMBIA, SOUTH CAROLINA
 TEL: 803/732-4004

DATE: OCT 20, 2004
 DRAWN: C. WALSH
 CHECKED: M. WALSH
 DRAWING NUMBER: 3 OF 22
 JOB NUMBER: 04020

FOXPORT, LLC
 1900 SOUTH CAROLINA

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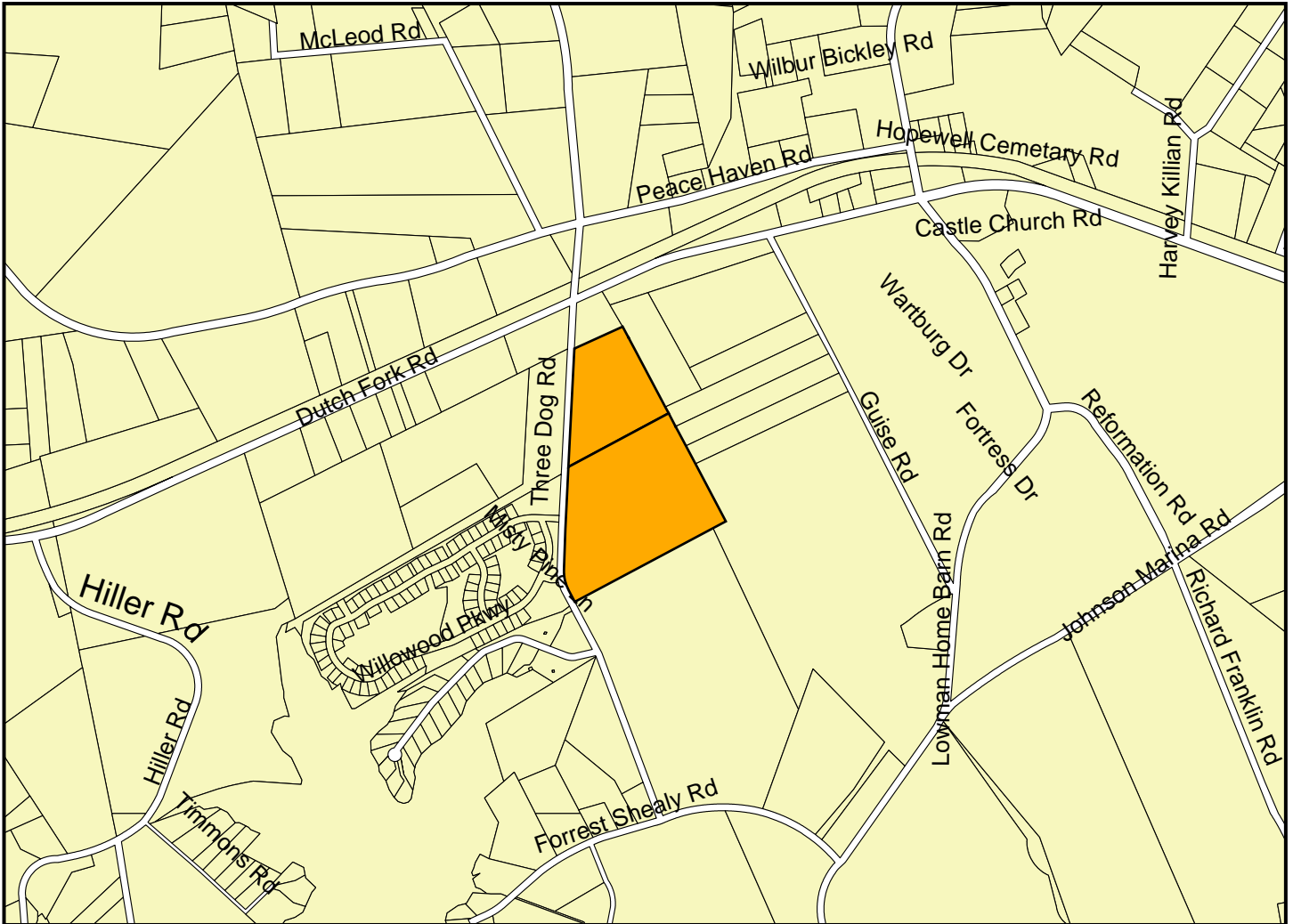
FOXPORT, LLC
 1900 SOUTH CAROLINA

FOXPORT, LLC
 1900 SOUTH CAROLINA

SD 04-285
FOXPORT
TMS 01506-02-01/02



SD 04-285 FOXPORT S/D



Looking at interior of the site



Looking south from entrance to Cedar Cove S/D

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

January 10, 2005

Applicant: Mungo Co.		Preliminary Subdivision Plans For: Heather Green, Phase 1	
RC Project # : SD-05-135			
General Location: Longtown Rd, approximately 1/2 mile south of Lee Road			
Tax Map Number: 17500-03-42 (p)		Current Zoning: PUD	
Subject Area: 37.3 acres	Number of Units: 103	Gross Density: 2.8 DU/acres	
Sewer Service Provider: City of Columbia		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..." It is the Department's position that 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 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Longtown 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	979	
Current Volume At The Nearest Count Station # 785 Located @ Lee Road	5000	
Estimated Traffic Count With the Proposed Project	5979	
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 and used in the CMCOG long range transportation planning process.

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

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

The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station 785. However, **the Department estimates that upon buildout of only the approved subdivisions in the area, i.e., not including traffic generated by non-residential sources, the traffic on Longtown Road will far exceed the minimum LOS F level.**

Fire Service Impacts

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

School Impacts

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

Elementary School @ 0.20 students per single family DU	21
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 has scrub pine and oak vegetation and slopes downward to the south. Heather Green drive lines up with the entrance to the Armstrong Equipment Co entrance across Longtown Rd.

Compatibility with the Surrounding Area

The proposed project is part of a 1000 acre PUD. The Heather Green S/D is consistent with the residential land use designation in the PUD and is compatible with the other residential development within the PUD.

Discussion of Applicable Comprehensive Plan Issues

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

The subject site is designated as Industrial-Commercial-Technological within the Developing Urban Area on the I-77 Corridor Subarea Plan Proposed Land Use Map. **The proposed project is not consistent** with this land use designation because the proposed project’s density is a 2.8 DU/acre residential project in an area designated for non-commercial development.

In addition to reviewing proposed project for consistency with the appropriate Subarea Proposed Land Use Map, it is the Department's position that the development policies found in the Subarea Plans, must be analyzed to determine if the proposed project furthers the Objectives and Recommendations of the Comprehensive Plan. The I-77 Corridor Subarea Plan, adopted in April 1994, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 31 and 39 respectively, are discussed below:

Objective – None Applicable

Principle – In environmentally sensitive areas, the Plan encourages the use of large land tract design and planning in conjunction with PDD or PUD zoning

The subject project is a portion of a 1000 acre PUD that contains 200 acres of open space and some commercial sites along Longtown Rd. This project implements this Principle.

Other Pertinent Factors

- 1) As of December 17, 2004, the Public Works Dept. had not approved the stormwater management plans.
- 2) As of December 17, 2004, approval of the flood elevation statement, if applicable, had not been received.
- 3) As of December 17, 2004, the City of Columbia had not approved the water and sewer line construction plans.
- 4) As of December 17, 2004, DHEC had not issued a sewer line construction permit.
- 5) As of December 17, 2004, DHEC had not issued a water line construction permit.
- 6) On December 13, 2004, the E-911 Coordinator commented that two of the proposed street names needed to be changed because they duplicated existing names.

The applicant must present a phasing plan for the entire Heather Green project prior to issuing any building permits. The phasing plan is necessary to allow the Department to ensure there is adequate infrastructure present to serve the residences

The Department believes that a potential safety hazard exists when subdivision lots have double frontage, i.e., access to both the interior residential streets and the adjacent roadways. Therefore in order to promote adequate pedestrian and vehicular safety in subdivisions as required by state law, it is necessary to ensure such lots have access only from the interior residential streets. To this end, the developer shall install a fence, wall, landscape berm, or combination thereof, to prohibit direct access to Longtown Road from lots 1 through 7.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the preliminary subdivision plans for a 103 unit single family detached subdivision, known as Heather Green, Phase 1 (Project # SD-05-132). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station 785. **The Department estimates that upon buildout of only the approved subdivisions in the area, i.e., not including traffic generated by non-residential sources, the traffic on Longtown Road will far exceed the minimum LOS F level.**
2. The proposed subdivision is compatible with existing development in the area.
3. The proposed project **is not consistent** with the I-77 Corridor Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the I-77 Corridor Subarea Plan.

Specific Conditions

- a) The Planning Dept. must issue a Controlled Clearing Certificate letter **PRIOR to any land clearing activity being initiated; and**
- b) The Department of Public Works must approve the stormwater management plans; **and**
- c) The Floodplain Mgmt. Specialist must approve the flood elevation statement, if applicable, prior to building permits being issued; **and**
- d) The US Army Corps of Engineers wetlands encroachment statement must be received by the Department, if applicable; **and**
- e) The City of Columbia must approve the water and sewer line construction plans; **and**
- f) DHEC must issue the sewer line construction permits; **and**
- g) DHEC must issue the water line construction permits; **and**
- h) The developer shall install a fence, wall, landscape berm, or combination thereof, to prohibit direct access to Longtown Road from lots 1 through 7; **and**
- i) The applicant must present a phasing plan for this portion of the overall PUD prior to issuing any building permits; **and**
- j) **No building permits shall be issued until all of the conditions cited above are met; and**
- k) Plats shall only be recorded by the complete phases identified in the lot layout diagram; **and**
- l) Any further division of the phases identified in the lot layout diagram shall require Planning Commission approval prior to recording; **and**
- m) Plats shall not be approved for recording until the Department receives the City of Columbia approval 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) A Certificate of Occupancy shall **not** be issued for any residence in this project until the Department receives a copy of the DHEC Permit To Operate the Water system and/or the DHEC Permit To Operate the Sewer system, if applicable, by phase; **and**
- p) A Final Plat can not be approved by the Department until **(1)** the City of Columbia approves the water and sewer line easement deeds **AND (2)** the County accepts the roads for maintenance.

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

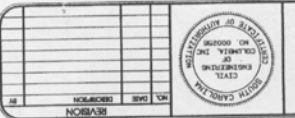
Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt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

Attachment A

SD 05-135

1 of 2

DATE NOV. 22, 2004	DRAWN M. DINKINS	CHECKED BY <i>[Signature]</i>	JOB NUMBER 04095
STAGING & ALIGNMENT PLAN			PREPARED FOR BRICKYARD-LONGTOWN, LLC 1301 SOUTH COLUMBIA RICHMOND, SOUTH CAROLINA



SD-05-135

NOV 30 2004

THE REGISTERED OPERATOR IS:
CITY OF COLUMBIA
1301 SOUTH COLUMBIA
RICHMOND, SOUTH CAROLINA 29204
TEL: 803.742.5400

THE OWNER IS:
THE BANKERS TRUST COMPANY
444 WESTON LANE
SUITE 1000
RICHMOND, SOUTH CAROLINA 29202
TEL: 803.742.5400

PHASE ONE
HEATHER GREEN
RICHMOND COUNTY, S.C.

SCALE IN FEET
0 50 100 150 200 250 300

SEE SHEET #2 FOR
NOTES, REFERENCES
AND ALL CURVE TABLES

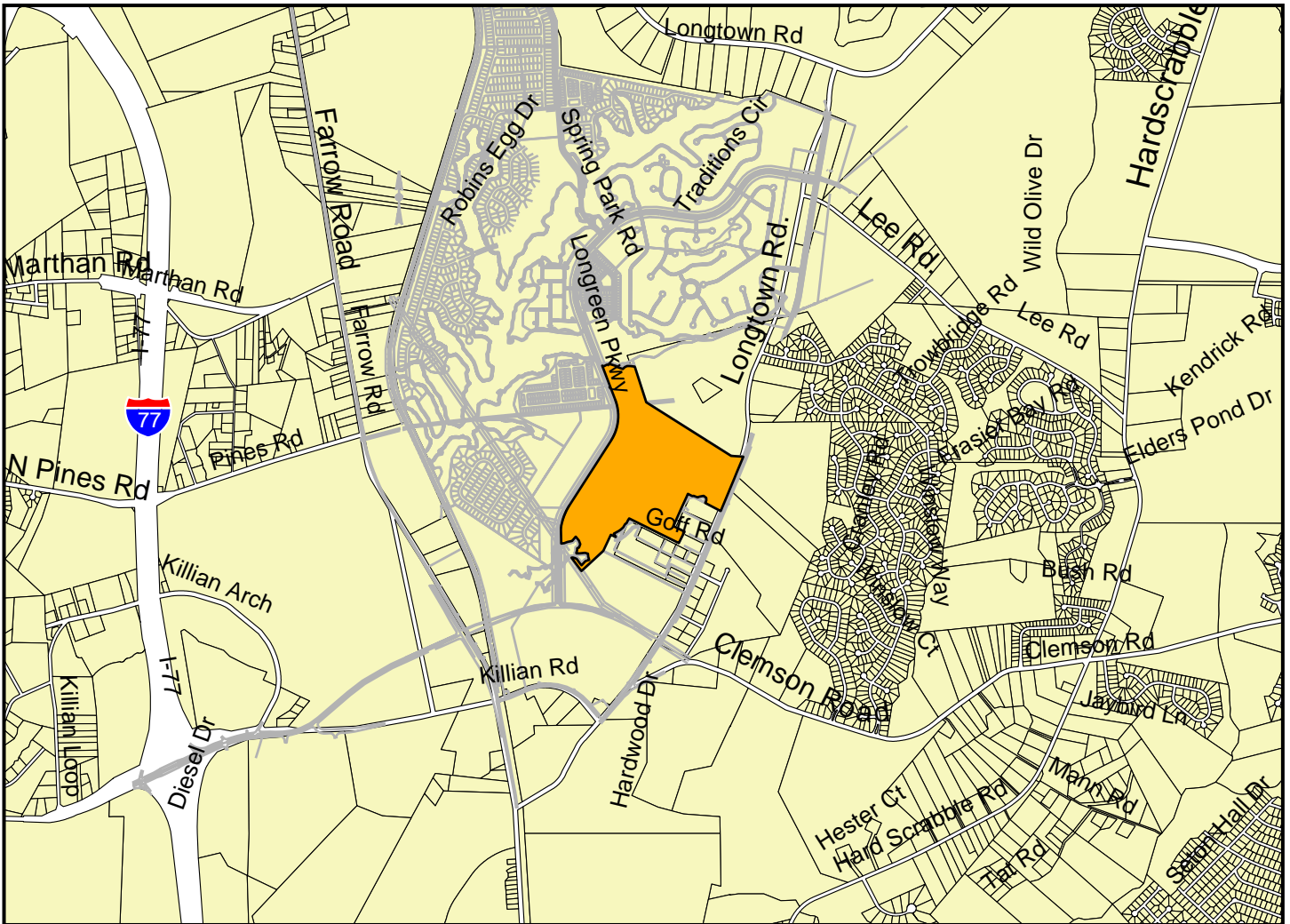
SEE SHEET #2 FOR
NOTES, REFERENCES
AND ALL CURVE TABLES

SEE INSET ON THIS
SHEET FOR CONTINUATION
(1" = 100')

SD 05-135
HEATHER GREEN, PH. 1
TMS 17500-03-42 (p)



SD 05-135 HEATHER GREEN, PH. 1



Looking at site from Heather Green Dr.



Looking at Longtown Rd. from Heather Green Dr.

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

January 10, 2005

Applicant: BP Barber & Associates		Preliminary Subdivision Plans For: Villages @ Lakeside, Phase 1C, 1D and 1E	
RC Project # : SD-05-133			
General Location: Longtown Road at Farrow Road			
Tax Map Number: 17300-05-01		Current Zoning:	
Subject Area: 122 acres	Number of Units: 232	Gross Density: 1.9 DU/acres	
Sewer Service Provider: City of Columbia		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..." It is the Department's position that 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 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Longtown 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	2204	
Current Volume At The Nearest Count Station # 785 Located @ almost at the project entrance	4800	
Estimated Traffic Count With the Proposed Project	7004	
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 and used in the CMCOG long range transportation planning process.

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

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

The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station 785. However, **the Department estimates that upon buildout of only the approved subdivisions in the area, i.e., not including traffic generated by non-residential sources, the traffic on Longtown Road will far exceed the minimum LOS F level.**

Fire Service Impacts

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

School Impacts

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

Elementary School @ 0.20 students per single family DU	46
Middle School @ 0.13 students per single family DU	30
High School @ 0.12 Students per single family DU	29

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

Existing Site Conditions

The site contains an extensive amount of pine forest that has been cleared pursuant to a Controlled Clearing Certificate issued by the County. The site slopes downward to the Lake in the center of the Planned Unit Development.

Compatibility with the Surrounding Area

The project is a residential PUD adopted by Ordinance # 37-03 HR on May 20, 2003. The portion of the project on the north side of the Lake is a single family detached residential subdivision as is the adjacent Killian Green S/D. The proposed project is compatible with the adjacent development in the area.

Discussion of Applicable Comprehensive Plan Issues

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

The subject site is designated Low Density Residential within the Developing Urban Area on the I-77 Corridor Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation.

In addition to reviewing proposed project for consistency with the appropriate Subarea Proposed Land Use Map, it is the Department's position that the development policies found in the Subarea Plans, must be analyzed to determine if the proposed project furthers the Objectives and Recommendations of the Comprehensive Plan. The I-77 Corridor Subarea Plan, adopted in Aril 1994, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 31 and 39 respectively, are discussed below:

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

The subject project is limited to single family detached residences surrounded by open space and the lake. The proposed project implements this Objective.

Principle – In environmentally sensitive areas, the Plan encourages the use of large land tract site design and planning in conjunction with PDD or PUD zoning.

The proposed subdivision is a portion of a Planned Unit Development that includes single family detached residences and multi-family residences with open space and a lake. This project implements this Principle.

Other Pertinent Factors

- 1) As of December 17, 2004, the Public Works Dept. had not approved the stormwater management plans.
- 2) As of December 17, 2004, the County Fire Marshal had not provided comments.
- 3) As of December 17, 2004, the City of Columbia had not approved the water and sewer line construction plans.
- 4) As of December 17, 2004, DHEC had not issued a sewer line construction permit.
- 5) As of December 17, 2004, DHEC had not issued a water line construction permit.
- 6) On December 17, 2004, the E-911 Coordinator has certified Planning Commission approval of the proposed street names with one minor change.

The applicant is in the process of dedicating 30 feet of right-of-way along Longtown Road. The dedication will be completed before the bonded plats for phase 1A and 1B will be approved by the Department for recording in the Register of Deeds office.

Each phase of the remainder of the single family detached residential portion of the PUD has numbered the lots separately. For example, phase 1 C has lots numbered from 1 to 107; phase 1D has lots numbered from 1 to 51; and phase 1E has lots numbered from 1 to 74.

The Department would prefer that lots in phase 1C, 1D and 1E be renumbered consecutively from 1 to 232. Our experience has been that a consecutive numbering system simplifies both the DHEC and building permit processes by making the tracking of the project's progress less confusing for the permitting agencies. Since most permit applicants do not know the phase number of the project, unnecessary delays often occur in the permitting process. In addition, DHEC issues its Permit To Operate the water and/or sewer system by lot numbers and often does not include the phase number.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the preliminary subdivision plans for a 232 unit single family detached subdivision, known as Villages @ Lakeside, Phase 1C, 1D and 1E (Project # SD-05-133). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station 785. **The Department estimates that upon buildout of only the approved subdivisions in the area, i.e., not including traffic generated by non-residential sources, the traffic on Longtown Road will far exceed the minimum LOS F level.**
2. The proposed subdivision is compatible with existing development in the area.
3. The proposed project is consistent with the I-77 Corridor Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the I-77 Corridor Subarea Plan.

Specific Conditions

- a) The Planning Dept. must issue a Controlled Clearing Certificate letter **PRIOR to any land clearing activity being initiated; and**
- b) The Department of Public Works must approve the stormwater management plans; **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) The lots in phases 1C, 1D and 1E should be renumbered consecutively from 1 to 232; **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 lot layout diagram; **and**
- i) Any further division of the phases identified in the lot layout diagram shall require Planning Commission approval prior to recording; **and**
- j) Plats shall not be approved for recording until the Department receives the City of Columbia approval the water and sewer 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) A Certificate of Occupancy shall **not** be issued for any residence in this project until the Department receives a copy of the DHEC Permit To Operate the Water system and/or the DHEC Permit To Operate the Sewer system, if applicable, by phase; **and**
- m) A Final Plat can not be approved by the Department until (1) the City of Columbia approves the water and sewer line easement deeds **AND (2)** the County accepts the roads for maintenance.

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

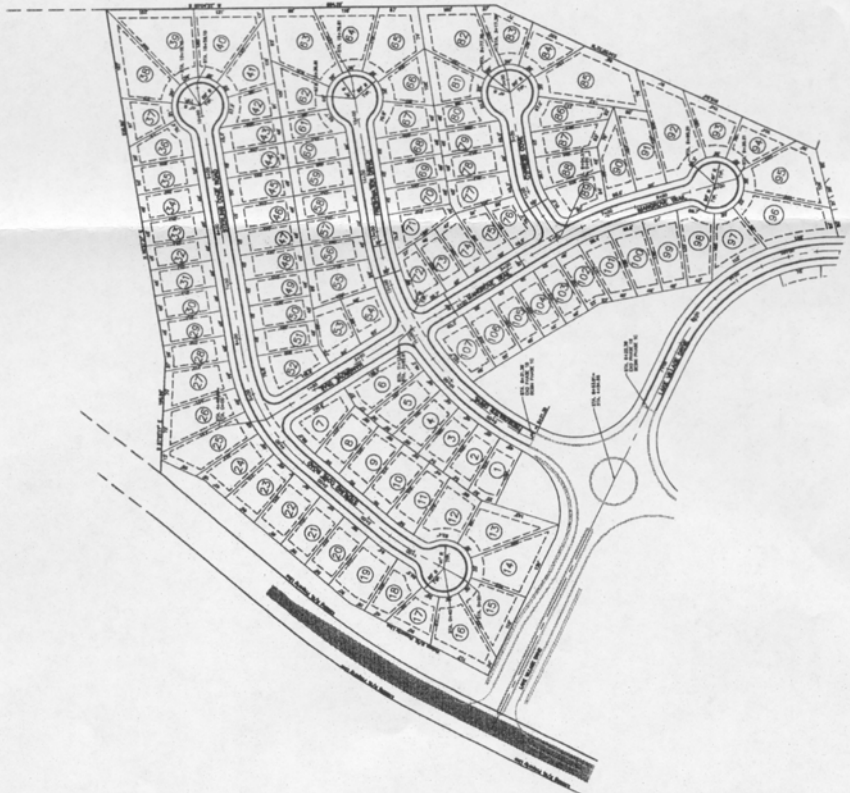
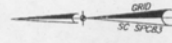
SD 05-133

1 of 2

NO.	DESCRIPTION	DATE	BY



PROJECT	VILLAGES AT LAKESHORE PREPARED FOR HERON LAKES, LLC	SHEET NO.	1 OF 2
DATE	NOV 30 2000	SCALE	AS SHOWN
SOUTH CAROLINA			



LEGEND

- EDGE OF PAVEMENT
- CENTERLINE OF ROADWAY
- PROPOSED LOT LINE
- BUILDING SETBACK LINE



SD-05-133
NOV 30 2000

Designer/Engineer
 Charles W. ...
 License No. 102
 1335 ...
 Mount Pleasant, SC 29464
 Phone: (843) ...
 Contact: Mr. ...

Attachment A

SD 05-133

2 of 2

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">NO.</th> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: left;">DATE BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE BY										<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">APPROVALS</th> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </table>	APPROVALS					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE: NOV 30 2004</td> <td>PROJECT: VILLAGES AT LAKE SHORE</td> </tr> <tr> <td>DATE: NOV 30 2004</td> <td>PROJECT: HERON LAKES, LLC</td> </tr> </table>	DATE: NOV 30 2004	PROJECT: VILLAGES AT LAKE SHORE	DATE: NOV 30 2004	PROJECT: HERON LAKES, LLC	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SHEET NO. 2</td> <td>TOTAL SHEETS 2</td> </tr> </table>	SHEET NO. 2	TOTAL SHEETS 2	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>PROJECT: VILLAGES AT LAKE SHORE</td> <td>DATE: NOV 30 2004</td> </tr> <tr> <td>PROJECT: HERON LAKES, LLC</td> <td>DATE: NOV 30 2004</td> </tr> </table>	PROJECT: VILLAGES AT LAKE SHORE	DATE: NOV 30 2004	PROJECT: HERON LAKES, LLC	DATE: NOV 30 2004
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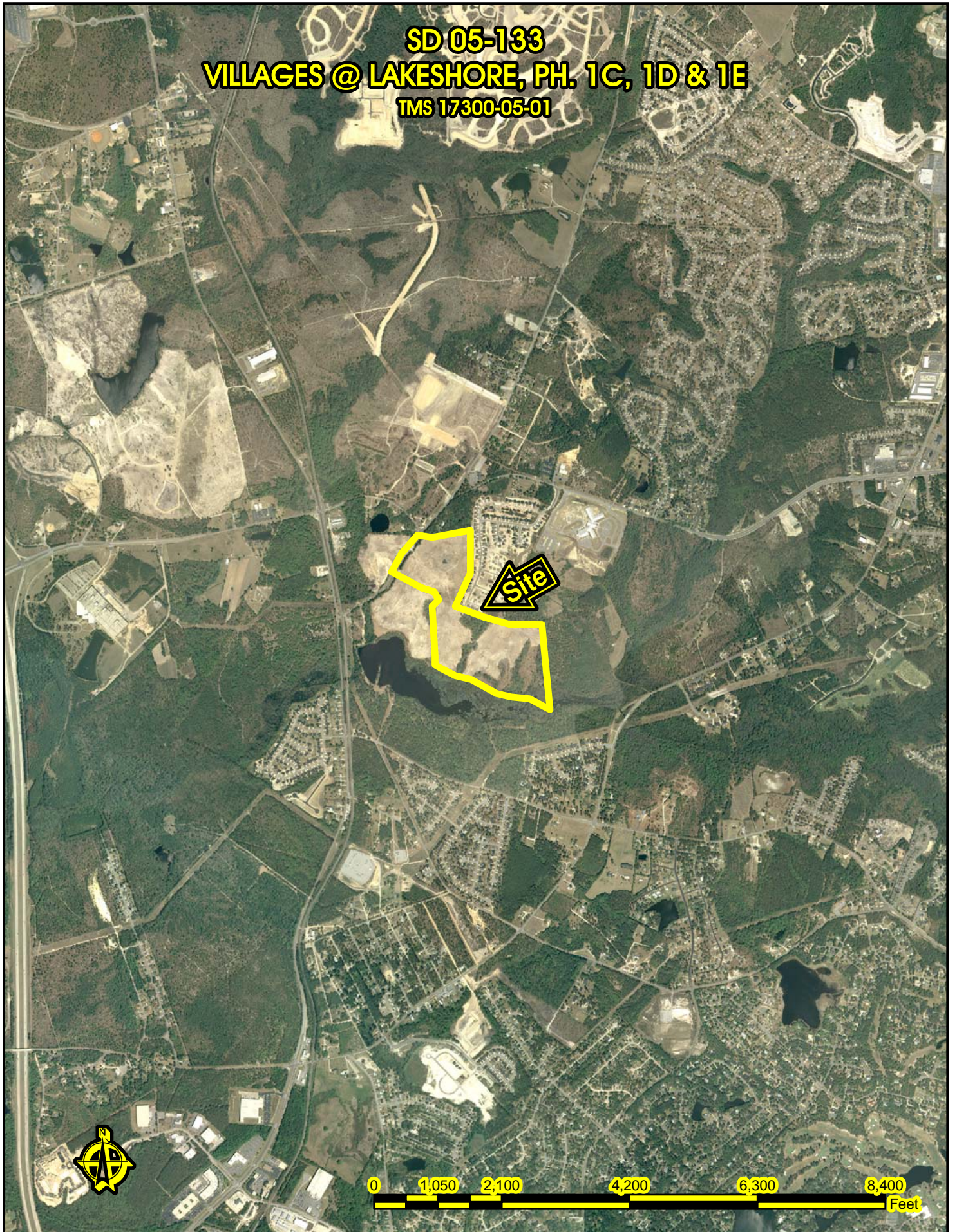
LEGEND

EDGE OF PARCELS
 CENTERLINE OF ROADWAY
 PROPOSED LOT LINE
 BUILDING SETBACK LINE

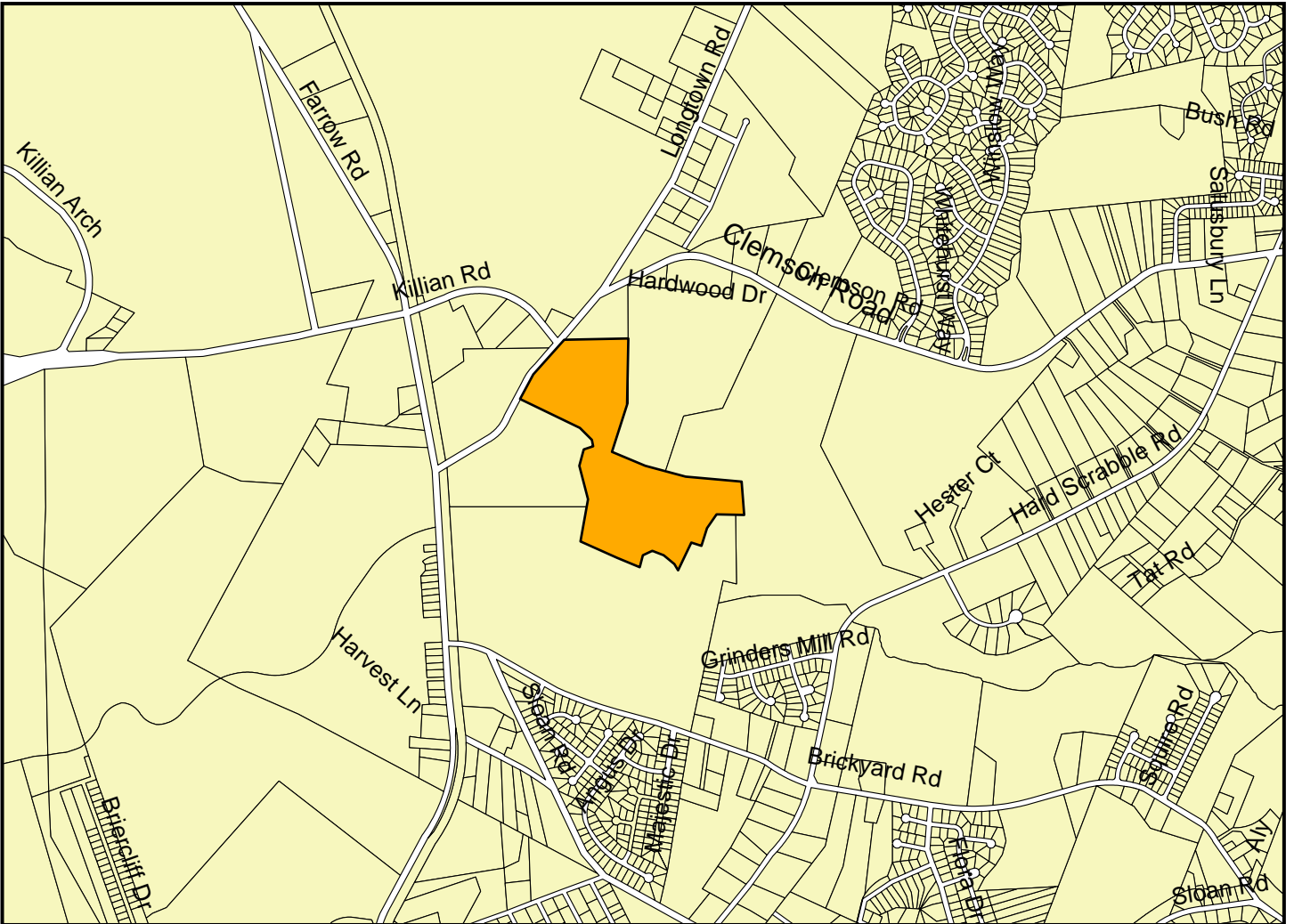
SD-05-133
 NOV 30 2004
 HERON LAKES, LLC
 1371 Chuck Downey Blvd., Ste. 100
 Charleston, SC 29405
 Phone: (843) 881-4000
 Fax: (843) 881-1800
 Contact: Mr. Billy Applegate



SD 05-133
VILLAGES @ LAKESHORE, PH. 1C, 1D & 1E
TMS 17300-05-01



SD 05-133 VILLAGES @ LAKESHORE, PH. 1C, 1D & 1E



Looking toward Ph. 1B from the site



Looking towards subject site from Ph. 1B

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

January 10, 2005

Applicant: Centex Homes Inc		Preliminary Subdivision Plans For: Stoney Pastures @ Jacobs Creek, Phase 1	
RC Project # : SD-05-134			
General Location: Bookman Road and Old Two Notch Road			
Tax Map Number: 25900-03-14		Current Zoning: PUD	
Subject Area: 13.0 acres	Number of Units: 39	Gross Density: 3.0 DU/acres	
Sewer Service Provider: Palmetto Utilities		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..." It is the Department's position that 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 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Bookman Road via Old Two Notch 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	370	
Current Volume At The Nearest Count Station # 449 Located @ between Old Two Notch Rd and Two Notch Rd	7200	
Estimated Traffic Count With the Proposed Project	7570	
Volume-To-Capacity Ratio With The Proposed Project	0.88	

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 and used in the CMCOG long range transportation planning process.

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

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

The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station 449. **The Department estimates that upon buildout of the approved project, the traffic on this portion of Bookman Road will far exceed the minimum LOS F level.** The applicant has committed to some traffic mitigation measures.

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

This portion of the project is sparsely vegetated with pine trees and small hardwoods. It is adjacent to, but does not encroach into, one of the major wetland areas in the PUD. The entrance to phase 1 lines up with Ringwood Lane in Briarcliff.

Compatibility with the Surrounding Area

Phase 1 of the project is located on Bookman Road across from the Briarcliff S/D. The project is compatible with the adjacent development. In addition, phase 1 of the project is consistent with the approved PUD General Development Plan (See Ordinance # 59-04HR enacted on October 18, 2004)

Discussion of Applicable Comprehensive Plan Issues

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

The subject site is designated as Low Density Residential within the Established Urban Area on the Northeast Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation because the proposed project’s density is within the allowable density limits of the Low Density Residential designation.

In addition to reviewing proposed project for consistency with the appropriate Subarea Proposed Land Use Map, it is the Department's position that the development policies found in the Subarea Plans, must be analyzed to determine if the proposed project furthers the Objectives and Recommendations of the Comprehensive Plan. 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

Phase 1 of Stoney Pastures @ Jacobs Creek has a density of 3.0 DU/acre. Although other portions of the project have somewhat higher densities, the net residential density of the whole project is 3.5 DU/acre. 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

The density of Phase 1 is 3.0 DU/acre. The gross density of the entire approved PUD, now known as Stoney Pastures at Jacobs Creek is 2.3 DU/acre. The proposed project implements this Principle.

Other Pertinent Factors

- 1) As of December 17, 2004, the Public Works Dept. had not approved the stormwater management plans.
- 2) As of December 17, 2004, approval of the flood elevation statement, if applicable, had not been received.
- 3) As of December 17, 2004, the County Fire Marshal had not provided comments.
- 4) As of December 17, 2004, the City of Columbia had not approved the water line construction plans.
- 5) As of December 17, 2004, DHEC had not issued a sewer line construction permit.
- 6) As of December 17, 2004, DHEC had not issued a water line construction permit.
- 7) As of December 17, 2004, the E-911 Coordinator had not certified Planning Commission approval of the proposed street names.

The applicant must present a phasing plan for the whole project prior to approval of any building permits. The phasing plan is necessary to allow the Department to ensure there is adequate infrastructure present to serve the residences.

Condition j) of Ordinance # 59-04 HR, enacted on October 19, 2004 and hereinafter referred to as the PUD ordinance, states "...The applicant shall dedicate 20 feet of right-of-way to the County along Bookman Road within the project boundaries PRIOR to recording ANY plats for the project..." The applicant should initiate the dedication process with the Public Works Department process as soon as possible.

Condition n) of the PUD ordinance states "...The developer shall be required to construct turn lanes for the project on both Bookman Road and Old Two Notch Road, subject to the approval of the SCDOT..." The applicant should initiate this process with the SCDOT in the near future.

Condition q) of the PUD Ordinance states "...The applicant shall submit a wetlands study, such study to include what impact, if any, the elimination of the isolated wetlands would have on the surrounding area..." The Department suggests this study be initiated as soon as possible and that the product of this study be submitted to the Department prior to any building permits being issued.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the preliminary subdivision plans for a 39 unit single-family detached subdivision, known as Stoney Pastures @ Jacobs Creek, Phase 1 (Project # SD-05-134). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station 449. **The Department estimates that upon buildout of the approved project, the traffic on this portion of Bookman Road will far exceed the minimum LOS F level.**
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 Planning Dept. must issue a Controlled Clearing Certificate letter **PRIOR to any land clearing activity being initiated; and**
- b) The applicant must present a phasing plan to the Department prior to building permits being issued; **and**
- c) 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**
- d) The Department of Public Works must approve the stormwater management plans; **and**
- e) The Floodplain Mgmt. Specialist must approve the flood elevation statement prior to building permits being issued; **and**
- f) A wetlands study regarding the off-site effects of eliminating isolated wetlands on the site must be submitted to the Department prior to any building permits being issued; **and**
- g) The City of Columbia must approve the water line construction plans; **and**
- h) DHEC must issue the sewer line construction permits; **and**
- i) DHEC must issue the water line construction permits; **and**
- j) **No building permits shall be issued until all of the conditions cited above are met; and**
- k) Plats shall only be recorded by the complete phases identified in the lot layout diagram; **and**

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

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 05-134

PREPARED BY
ENGINEERING COMPANY, INC.
MEMBERS - PLANNERS - SURVEYORS
COLUMBIA, SC DRAUGHTING, NC

CENTEX HO
STONEY PASTURES
AT JACOBS
STAKING PL
RICHLAND COUNTY NEAR PONTIAC

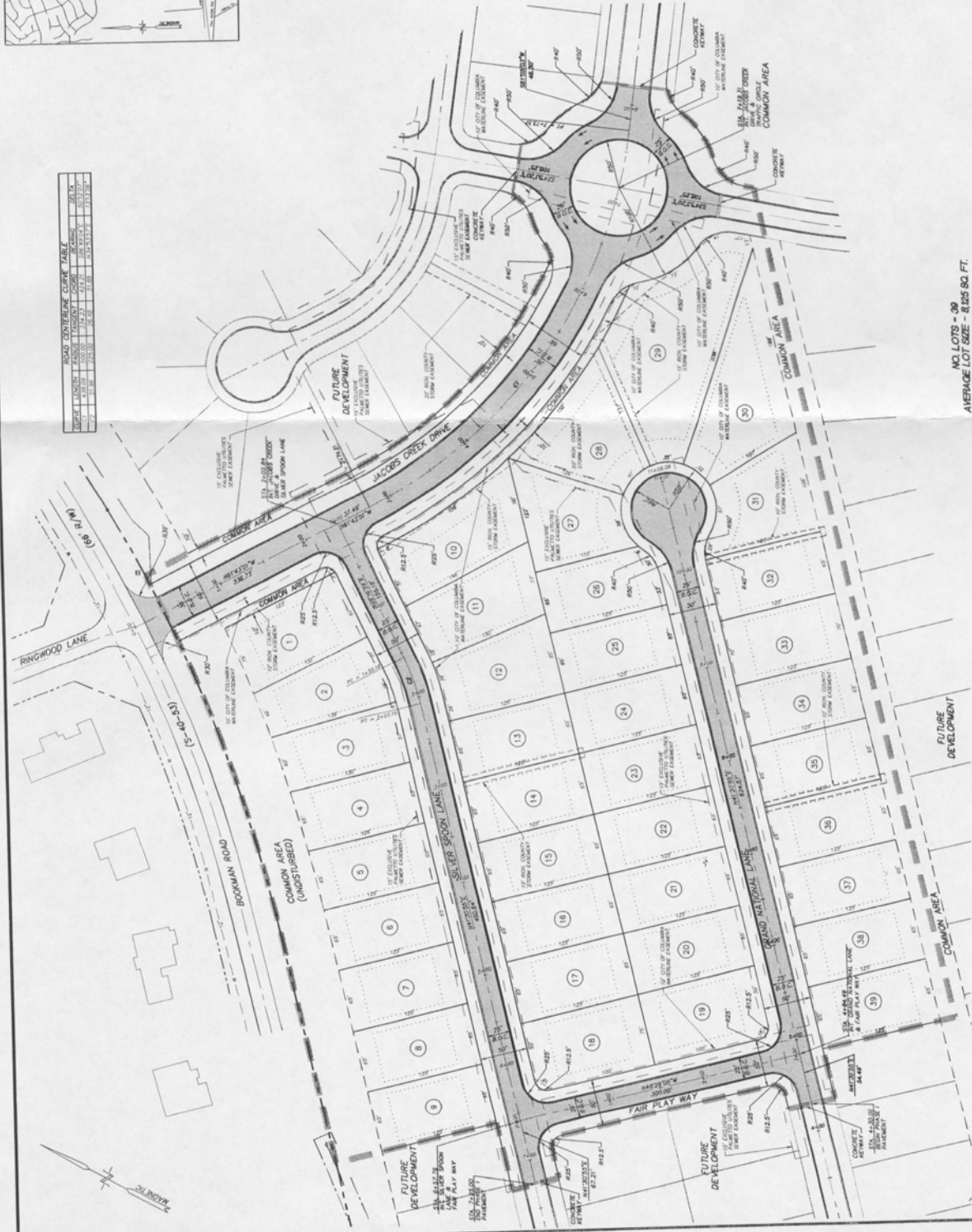
SD-05-

CHECKED	DATE
SCALE	NO. 270
JOB NO.	2708
SHEET	1
OF 19 SHEETS	

REVISIONS	BY



STATION	PC	PT	PI	PE	LC	EA	EA	EA
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	100.00	100.00	100.00	100.00
1+10.00	1+10.00	1+10.00	1+10.00	1+10.00	100.00	100.00	100.00	100.00
1+20.00	1+20.00	1+20.00	1+20.00	1+20.00	100.00	100.00	100.00	100.00
1+30.00	1+30.00	1+30.00	1+30.00	1+30.00	100.00	100.00	100.00	100.00
1+40.00	1+40.00	1+40.00	1+40.00	1+40.00	100.00	100.00	100.00	100.00
1+50.00	1+50.00	1+50.00	1+50.00	1+50.00	100.00	100.00	100.00	100.00
1+60.00	1+60.00	1+60.00	1+60.00	1+60.00	100.00	100.00	100.00	100.00
1+70.00	1+70.00	1+70.00	1+70.00	1+70.00	100.00	100.00	100.00	100.00
1+80.00	1+80.00	1+80.00	1+80.00	1+80.00	100.00	100.00	100.00	100.00
1+90.00	1+90.00	1+90.00	1+90.00	1+90.00	100.00	100.00	100.00	100.00
2+00.00	2+00.00	2+00.00	2+00.00	2+00.00	100.00	100.00	100.00	100.00



TAX MAP AND ZONING INFORMATION
TAX # 45900-03-04
ZONED R1D R1
SITE INFORMATION
83153 ACRES (TOTAL)
PHASE ONE - 1285 ACRES

NOV 30 2004

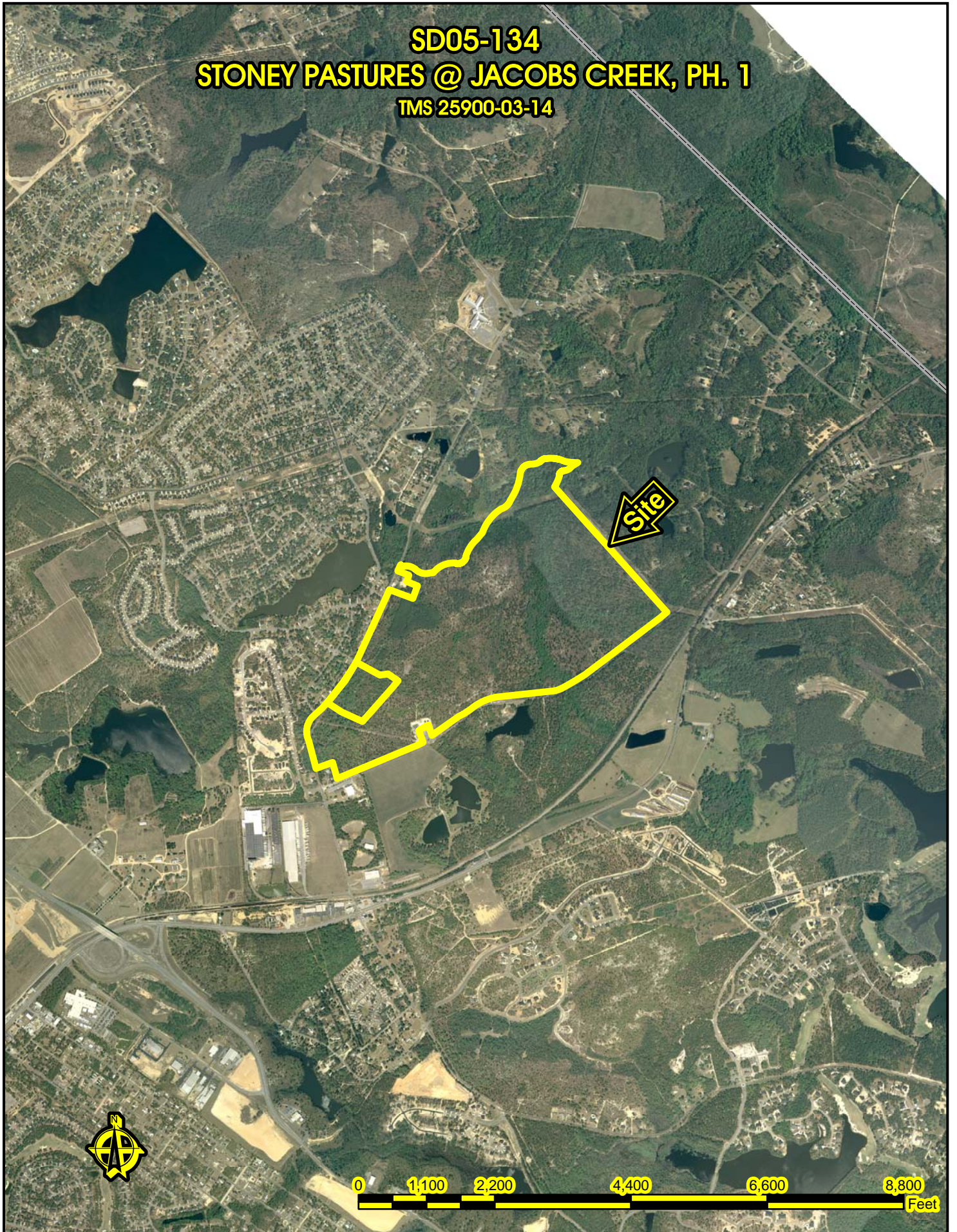


ENGINEER: PUMP ENGINEERING COMPANY, INC.
COLUMBIA, S.C. 29203
PHONE: (803) 736-8837
FAX: (803) 736-8837

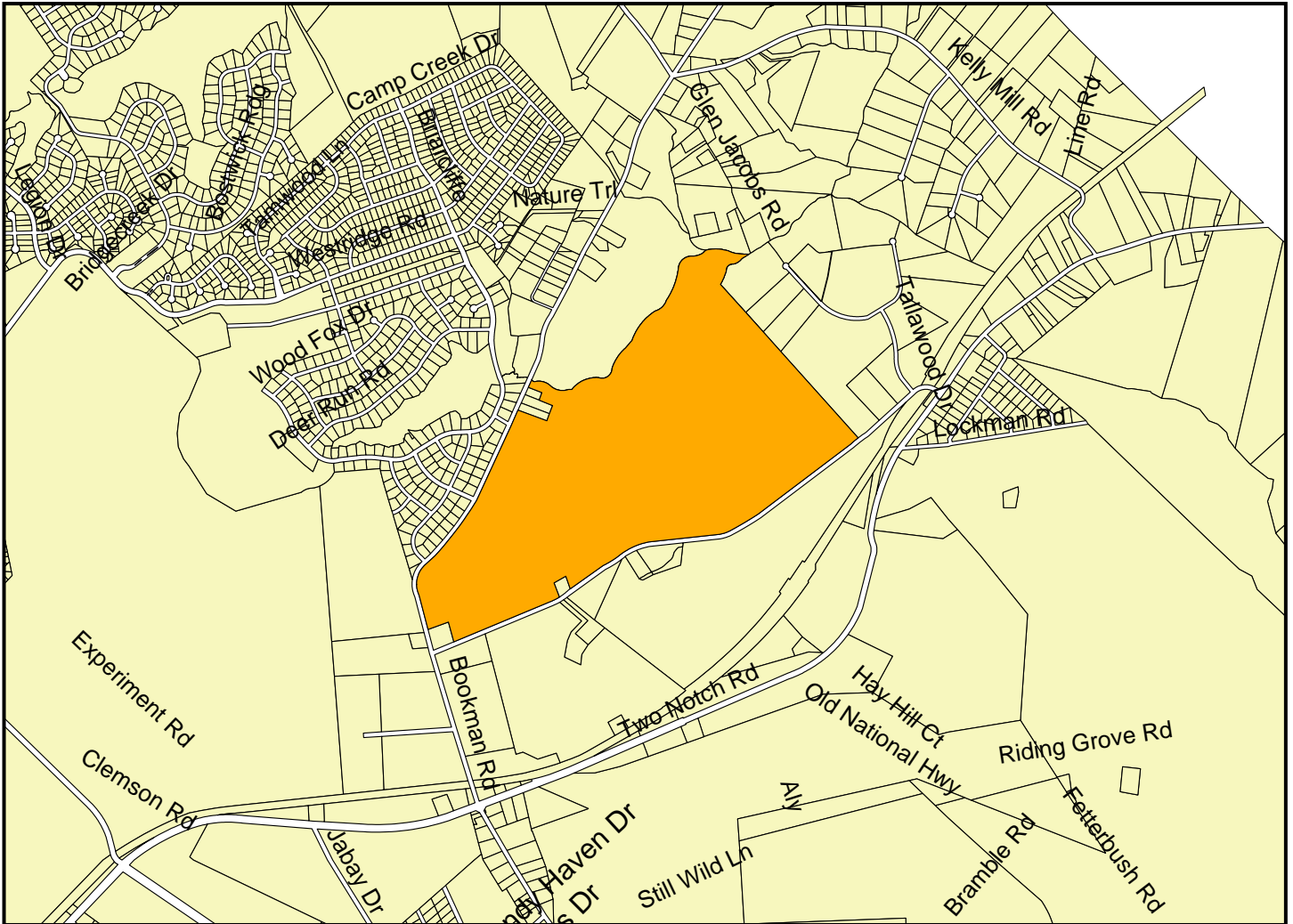
DEVELOPER:
SETBACK REQUIREMENTS
FRONT YARD - 25'
SIDE YARD 3' COMBINED
REAR YARD - 20'

NO. LOTS - 39
AVERAGE LOT SIZE - 8,123 SQ. FT.
JACOBS CREEK DRIVE - 800 LF
SILVER SPOON LANE - 725 LF
FAIR PLAY WAY - 500 LF
GRAND NATIONAL LANE - 879 LF
TOTAL LENGTH ROADS - 2,534 LF

SD05-134
STONEY PASTURES @ JACOBS CREEK, PH. 1
TMS 25900-03-14



SD 05-134 STONEY PASTURES @ JACOBS CREEK, PH. 1



Looking at site from Briarcliff S/D

Looking at Briarcliff from site

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

January 10, 2005

Applicant: Mark Jeffers		Minor Subdivision Plans For: Campground Oaks	
RC Project # : SD-05-125			
General Location: Campground Road, approx. 1 mile west of Fairfield Rd (US 321)			
Tax Map Number: 09800-02-02		Current Zoning: RU	
Subject Area: 5.4 acres	Number of Units: 4	Gross Density: 0.74 DU/acres	
Sewer Service Provider: Septic Tank		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..." It is the Department's position that 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 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Campground 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	38	
Current Volume At The Nearest Count Station # 483 Located @ 1/2 mile west of the site	700	
Estimated Traffic Count With the Proposed Project	738	
Volume-To-Capacity Ratio With The Proposed Project	0.08	

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 and used in the CMCOG long range transportation planning process.

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

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

The proposed project will not result in the LOS C being exceeded at SCDOT count station 483.

Fire Service Impacts

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

School Impacts

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

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

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

Existing Site Conditions

The site slopes downward to the north away from Campground Road. It is vegetated with scrub oak and pine trees. A City of Columbia water tower is located across the road from the site.

Compatibility with the Surrounding Area

There are several residences on one plus acre parcels throughout the area. The proposed project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

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

The subject site is designated as Rural/Open Space within the Rural and Open Space Area on the North Central Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation because the proposed project’s density is within the allowable density limits of this designation.

In addition to reviewing proposed project for consistency with the appropriate Subarea Proposed Land Use Map, it is the Department's position that the development policies found in the Subarea Plans, must be analyzed to determine if the proposed project furthers the Objectives and Recommendations of the Comprehensive Plan. The North Central Subarea Plan, adopted in November 1992, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 26 and 32 respectively, are discussed below:

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

The proposed subdivision will offer relatively low cost housing for the area residents. The proposed project implements this Objective.

Principle – Very low Density [maximum of 1.3 DU/acre] development is appropriate within the Rural and Open space District

The subject project is well below the maximum density for this area. This project implements this Principle.

Other Pertinent Factors

- 1) As of December 17, 2004, the Public Works Dept. had not approved the stormwater management plans.
- 2) As of December 17, 2004, approval of the flood elevation statement, if applicable, had not been received.
- 3) As of December 17, 2004, the County Fire Marshal had not provided comments.
- 4) As of December 17, 2004, the City of Columbia had not approved the water line construction plans, if applicable.
- 5) As of December 17, 2004, DHEC had not issued a water line construction permit, if applicable.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the minor subdivision plans for a 4 unit single family detached subdivision, known as Campground Oaks (Project # SD-05-125). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. The traffic generated by the proposed subdivision will not result in the adjacent portion of Campground 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 North Central Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the North Central Subarea Plan.

Specific Conditions

- a) The Planning Dept. must issue a Controlled Clearing Certificate letter **PRIOR to any land clearing activity being initiated; and**
- b) The plat must establish the setbacks, either graphically or by notation, for each lot; **and**
- c) The Department of Public Works must approve the stormwater management plans; **and**
- d) The Floodplain Mgmt. Specialist must approve the flood elevation statement, if applicable, prior to building permits being issued; **and**
- e) The City of Columbia must approve the water line construction plans if applicable; **and**
- f) DHEC must issue the water line construction permits, if applicable; **and**
- g) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Building Permit for the subject structures until the Department receives a copy of the **recorded** Final Plat.

SECTION III – COMMISSION RECONSIDERATION & APPEAL

Reconsideration

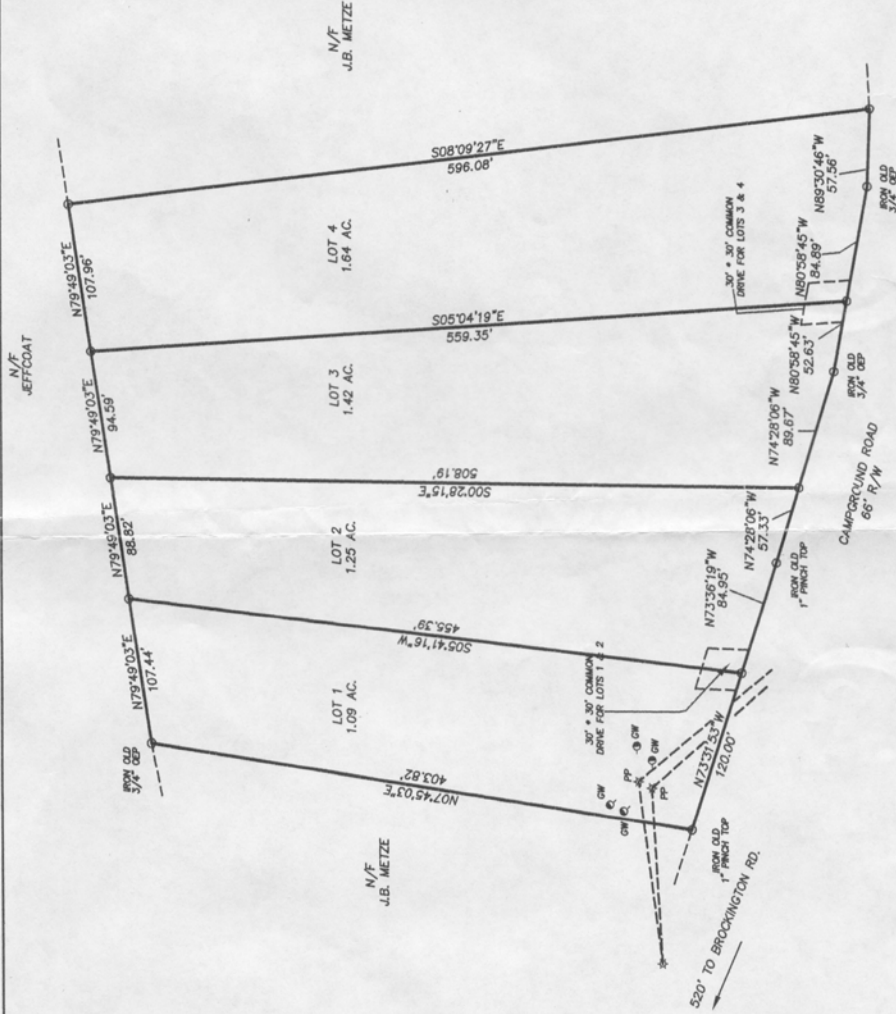
Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days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

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

Appeal

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

Attachment A SD 05-125



PLAT PREPARED FOR
S.C. LOW COUNTRY HOLDING CO.

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

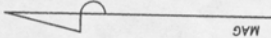
SCALE: 1" = 60' 0 60 120
GRAPHIC SCALE IN FEET

DATE: OCTOBER 21, 2003
REVISED OCTOBER 21, 2004 TO ADD LOT LINES
REVISED NOVEMBER 11, 2004 TO CHANGE LOT LINES
REFERENCES:
1. RICHLAND COUNTY TAX MAP SHEET 08000 BLOCK 02 LOT 02
2. PLAT PREPARED FOR CAMPGROUND ESTATES BY COX & DINWIDDIE DATED AUGUST 20, 2001
3. HERBERT STANLEY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR PROFESSIONAL SURVEYORS OF THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

LARRY W. SMITH, P.L.S., No. 3724
ASSOCIATED E & S, INC.
800 WOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE PLAT AND THE ORIGINAL RECORDS OF THE SURVEY AND THAT THE PLAT ACCURATELY REPRESENTS THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF SOUTH CAROLINA.

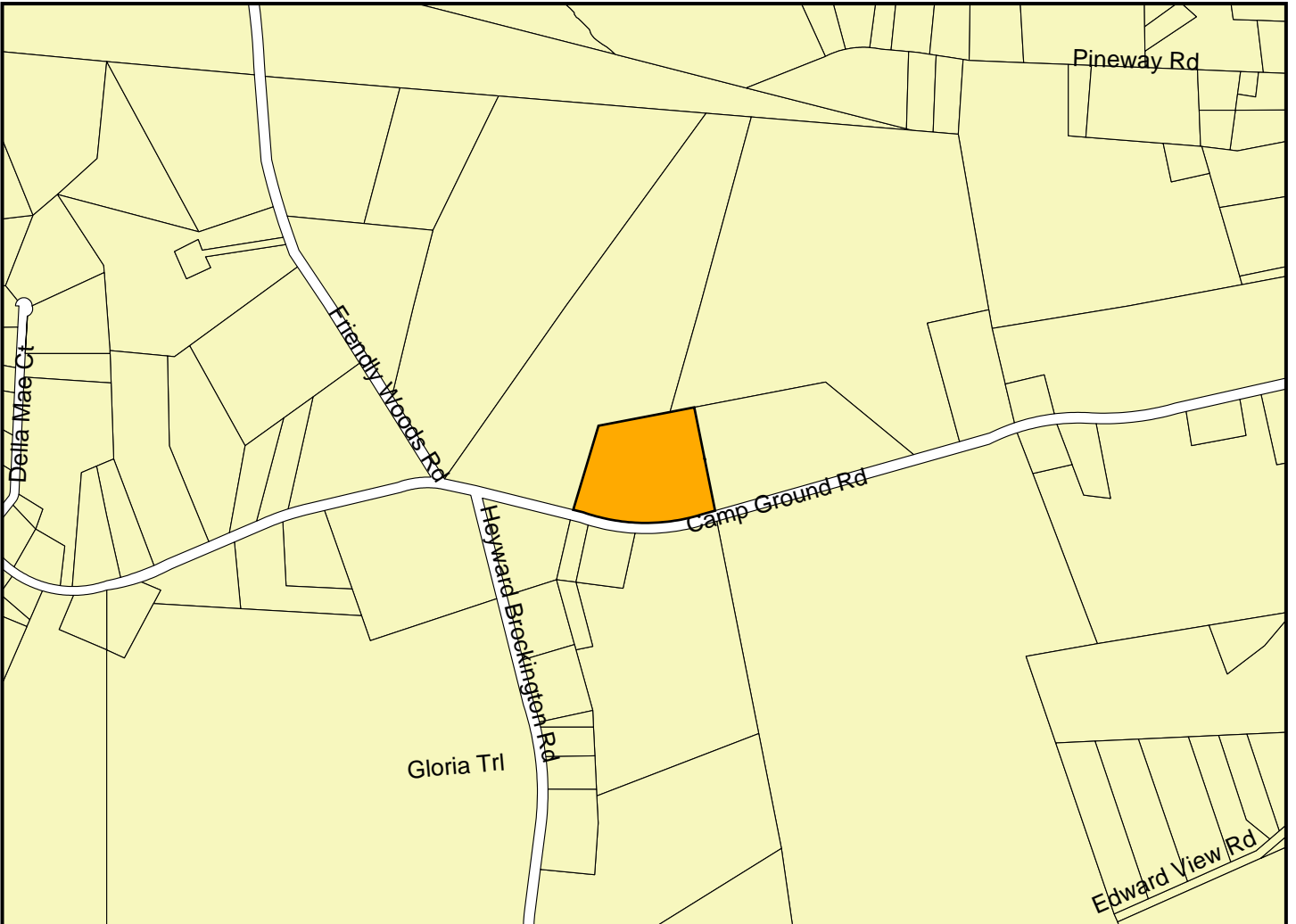
ALL IRONS ARE NEW 1/2" REBAR
UNLESS NOTED



SD 05-125
CAMPGROUND OAKS MINOR S/D
TMS 09800-02-02



SD 05-125 CAMPGROUND OAKS, MINOR S/D



Looking east on Campground Rd.



Looking at site from across Campground Rd.

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

January 10, 2005

Applicant: Mark Jeffers		Minor Subdivision Plans For: Langford Pines	
RC Project # : SD-05-128			
General Location: South side of Langford Rd, approx. 1 mile east of Blythewood			
Tax Map Number: 17800-04-10		Current Zoning: RU	
Subject Area: 2.3 acres	Number of Units: 3	Gross Density: 1.3 DU/acres	
Sewer Service Provider: Septic Tank		Water Service Provider: Town of Blythewood	

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..." It is the Department's position that 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 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Langford Rd	
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	29	
Current Volume At The Nearest Count Station # 305 Located @ near the subject site	3900	
Estimated Traffic Count With the Proposed Project	3929	
Volume-To-Capacity Ratio With The Proposed Project	0.46	

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 and used in the CMCOG long range transportation planning process.

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

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

The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station ???. However, **the Department estimates that upon buildout of only the approved subdivisions in the area, i.e., not including traffic generated by non-residential sources, the traffic on ??? Road will far exceed the minimum LOS F level.**

Fire Service Impacts

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a ? 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	0
Middle School @ 0.13 students per single family DU	0
High School @ 0.12 Students per single family DU	0

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

Existing Site Conditions

The site is mostly undeveloped woodlands and includes a vacant barn and several pieces of inoperable equipment. Ray’s Blackberry Farm is adjacent to the site on the west.

Compatibility with the Surrounding Area

The parcels immediately adjacent to the subject site are either undeveloped woodlands or various types of agricultural businesses. There are residences scattered throughout the area. The proposed project is compatible with the rural character of the area.

Discussion of Applicable Comprehensive Plan Issues

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

The subject site is designated as Medium Density Residential within the Rural Area on the I-77 Corridor Subarea Plan Proposed Land Use Map. **The proposed project is not consistent with this land use designation** because the proposed project is 1.3 DU/acre in an area designated for a minimum density of 5.0 DU/acre.

In addition to reviewing proposed project for consistency with the appropriate Subarea Proposed Land Use Map, it is the Department's position that the development policies found in the Subarea Plans, must be analyzed to determine if the proposed project furthers the Objectives and Recommendations of the Comprehensive Plan. The I-77 Corridor Subarea Plan, adopted in April 1994, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 31 and 42 respectively, are discussed below:

Objective – None Applicable

Principle –The purpose of the natural area designation is to maintain the open character and natural setting of the landscape. Residential development density is recommended to be 4 DU/acre, or less

Since the density of the proposed project is 1.3 DU/acre, this project technically implements this Principle. However, the proposed 3/4 acre lots subdivision is not truly rural in character. A 4 DU/acre subdivision [approx. 10,000 sq. ft lots] would be higher density than The Summit.

Other Pertinent Factors

- 1) As of December 17, 2004, approval of the flood elevation statement, if applicable, had not been received.
- 2) As of December 17, 2004, the County Fire Marshal had not provided comments.
- 3) As of December 17, 2004, the Town of Blythewood had not approved the water line construction plans, if applicable.
- 4) As of December 17, 2004, DHEC had not issued a water line construction permit.

All applicants must be aware that the current Code County has strict requirements about not selling lots, or negotiating the sale of lots within subdivisions before the plat is recorded. Specifically, Section 22-71 (a) of the Code states “...Whoever, being the owner or agent of the owner of any land located within a subdivision, **transfers or sells, agrees to sell or negotiates to sell any land by reference to, or exhibition of, or by other use of a plat of a subdivision, before that plat has been approved by the planning commission and recorded in the office of mesne conveyance (*Register of Deeds*), shall be guilty of a misdemeanor.** The description of any such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring that lot or parcel shall not exempt the transaction from those penalties or remedies herein provided. The county may enjoin such transfer, sale, or agreement by appropriate action...”

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 Langford Pines (Project # SD-05-128). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. The traffic generated by the proposed subdivision will not result in the adjacent portion of Langford Road operating below a LOS C capacity.
2. The proposed subdivision is compatible with existing development in the area.
3. The proposed project is not consistent with the I-77 Corridor Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the I-77 Corridor Subarea Plan.

Specific Conditions

- a) The Planning Dept. must issue a Controlled Clearing Certificate letter **PRIOR to any land clearing activity being initiated; and**
- b) The Floodplain Mgmt. Specialist must approve the flood elevation statement, if applicable, prior to building permits being issued; **and**
- c) The Town of Columbia must approve the water line construction plans, if applicable; **and**
- d) DHEC must issue the water line construction permits; **and**
- e) Chapter 22-70 (c) of the County Code prohibits the County from issuing a Building Permit for the subject structures until the Department receives a copy of the **recorded** Final Plat.

SECTION III – COMMISSION RECONSIDERATION & APPEAL

Reconsideration

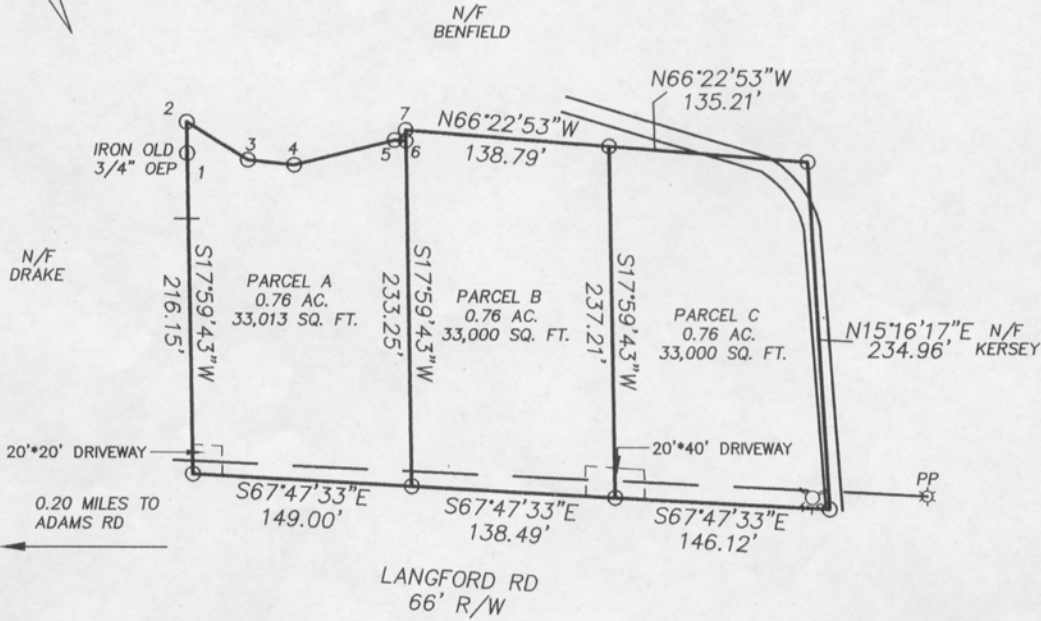
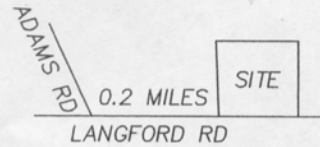
Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days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

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

Appeal

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

Attachment A SD 05-128



ALL IRONS ARE NEW 1/2" REBAR UNLESS NOTED

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON PANEL NO. 45079C 0065 G, DATED JANUARY 17, 1997

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

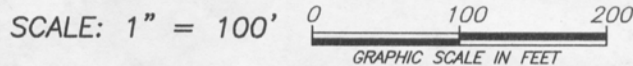
- 1-2 S 17°59'43" W 21.37'
- 2-3 N 39°08'44" W 48.84'
- 3-4 N 64°52'23" W 31.71'
- 4-5 N 85°03'03" W 70.38'
- 5-6 N 66°58'42" W 7.58'
- 6-7 S 17°59'43" W 7.39'

REVISED SEPTEMBER 20, 2004 TO SHOW CHANGES TO PROPERTY LINES
 REVISED NOVEMBER 18, 2004 TO TAKE OFF ORIGINAL PROPERTY LINE
 REVISED NOVEMBER 29, 2004 TO ADD SUBDIVISION NAME



FINAL PLAT OF
LANGFORD PINES SUBDIVISION
 PREPARED FOR
MARK JEFFERS

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA



DATE: FEBRUARY 09, 2004

REFERENCES:

RICHLAND COUNTY TAX MAP SHEET 17800 BLOCK 04 LOT 10
 PLAT PREPARED FOR HARRIET E. OWEN BY WILLIAM C. CANNON DATED SEPTEMBER 02, 2002
CERTIFICATION:

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

Larry W. Smith
 LARRY W. SMITH, S.C., F.L.S. NO. 3724

ASSOCIATED E & S, INC.

A-19-04

800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550

NOV 30 2004

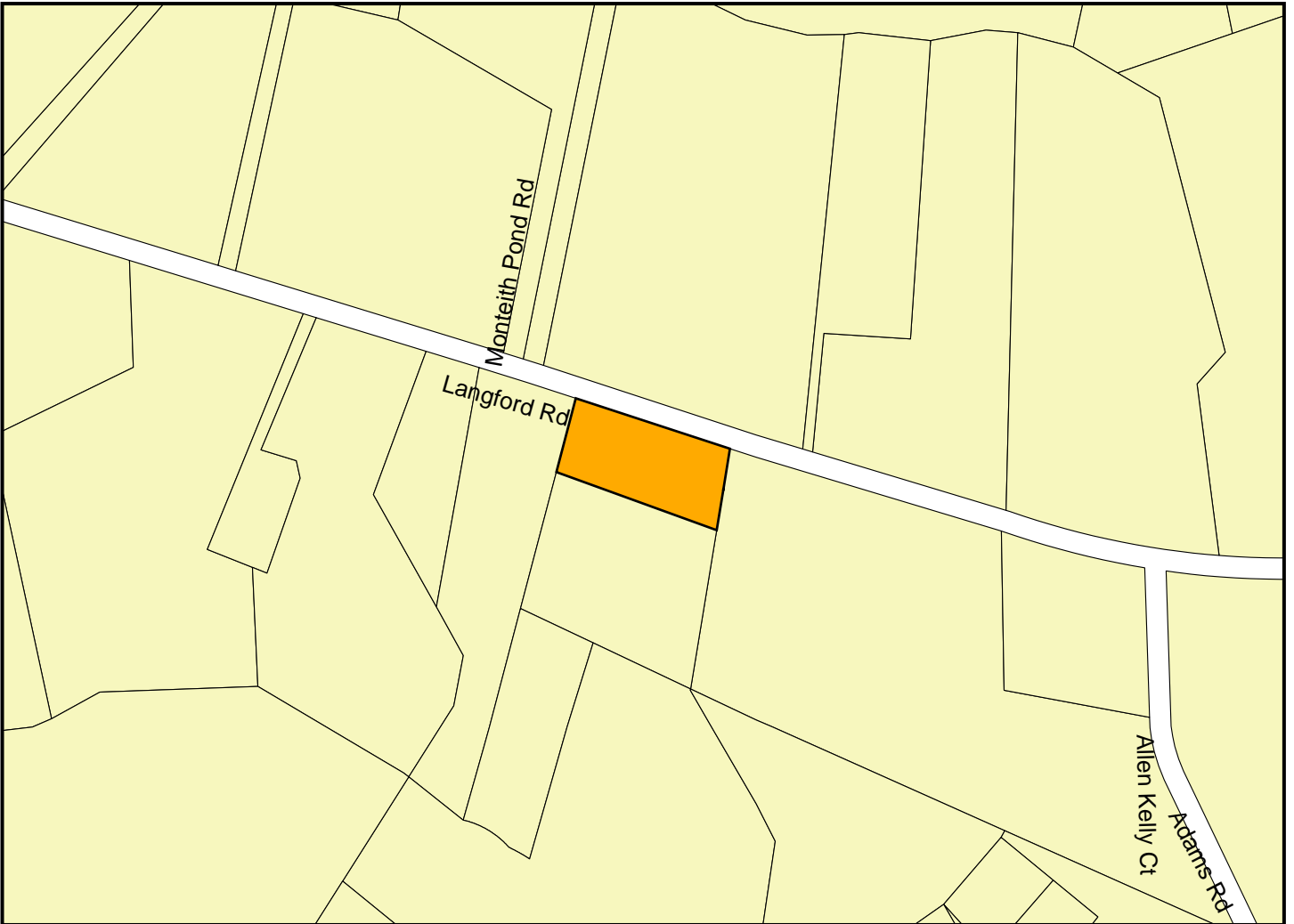
SD-05-128

SD 05-128
LANGFORD PINES MINOR S/D
TMS 17800-04-10

Site



SD 05-128 LANGFORD PINES MINOR S/D



Looking east on Langford Rd.



Looking west on Langford Rd.

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

January 10, 2005

Applicant: Wilbur Smith		Preliminary Subdivision Plans For: Legend Oaks, Phase 4 & 5	
RC Project # : SD-05-132			
General Location: Between Bombing Range Rd & a powerline easement			
Tax Map Number: 23100-01-16 (p)		Current Zoning: PUD	
Subject Area: 24.0 acres	Number of Units: 99	Gross Density: 4.1 DU/acres	
Sewer Service Provider: Palmetto Utilities		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..." It is the Department's position that 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 2009. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Clemson Rd via Summit Dr & Summit Pkwy	
Functional Classification Of This Roadway	Five lane undivided collector	
Level-Of-Service C Design Capacity (V/C = 1.00)	19,600	
Estimated Traffic Generated By The Proposed Project	941	
Current Volume At The Nearest Count Station # 441 Located @ just east of Rhame Rd	16,200	
Estimated Traffic Count With the Proposed Project	17,141	
Volume-To-Capacity Ratio With The Proposed Project	0.88	

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 and used in the CMCOG long range transportation planning process.

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

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

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

Fire Service Impacts

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

School Impacts

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

Elementary School @ 0.20 students per single family DU	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 existing site has scrub pine and oak vegetation on sandy soils. Public water and sewer service is available

Compatibility with the Surrounding Area

The proposed project is a continuation of an existing single-family detached residential subdivision. All of the adjacent development is also single-family detached residential development. The proposed project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

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

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

In addition to reviewing proposed project for consistency with the appropriate Subarea Proposed Land Use Map, it is the Department's position that the development policies found in the Subarea Plans, must be analyzed to determine if the proposed project furthers the Objectives and Recommendations of the Comprehensive Plan. 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 density of the subject project is consistent with the density of phases 1, 2 and 3. The proposed project implements this Objective.

Principle – The Established Urban Area should contain overall higher density levels...that conform to the Proposed Land Use Map

The Northeast Subarea Plan does not define what the term Development means nor does it establish any density range. The Summit Master Plan designates this portion of The Summit for Low/Medium Density Residential (4.0 to 5.0 DU/acre). Since the subject project has a density of 4.1 DU/acre, this project implements this Principle.

Other Pertinent Factors

- 1) As of December 17, 2004, the Public Works Dept. had not approved the stormwater management plans.
- 2) As of December 17, 2004, the County Fire Marshal had not provided comments.
- 3) As of December 17, 2004, the City of Columbia had not approved the water line construction plans.
- 4) As of December 17, 2004, DHEC had not issued a sewer line construction permit.
- 5) As of December 17, 2004, DHEC had not issued a water line construction permit.
- 6) As of December 17, 2004, the E-911 Coordinator had not certified Planning Commission approval of the proposed street names.

The plats submitted for review identified the subject project as phase 4 & 5. However, the title block stated the project was phase 3 & 4. This discrepancy should be corrected prior to issuing any building permits.

The submitted plat depicts a front yard setback of 22.5 feet. The approved preliminary plat depicted a front yard setback of 25 feet. The recorded plats for phase 1 and 2 depict a front yard setback of 25 feet. It is the Department's position that the front yard setback can not change from that established in the preliminary plat without Planning Commission approval. Furthermore, the recorded plats for phase 1 and phase 2 depict a 25 foot front yard setback. The plat for phase 4 & 5 should be revised to show a front yard setback of 25 feet.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the preliminary subdivision plans for a 99 unit single-family detached subdivision, known as Legend Oaks, Phase 4 & 5 (Project # SD-05-132). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station 441. **The Department estimates that upon buildout of the approved subdivisions in the area, the traffic on Clemson Road will far exceed the minimum LOS F level.**
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 Planning Dept. must issue a Controlled Clearing Certificate letter **PRIOR to any land clearing activity being initiated; and**
- b) The plat must be revised to depict a front yard setback of 25 feet; **and**
- c) 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**
- d) The Department of Public Works must approve the stormwater management plans; **and**
- e) The City of Columbia must approve the water line construction plans; **and**
- f) DHEC must issue the sewer line construction permits; **and**
- g) DHEC must issue the water line construction permits; **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 Department receives the City of Columbia approval 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) A Certificate of Occupancy shall **not** be issued for any residence in this project until the Department receives a copy of the DHEC Permit To Operate the Water system and/or the DHEC Permit To Operate the Sewer system, if applicable, by phase; **and**
- l) A Final Plat can not be approved by the Department until **(1)** the City of Columbia approves the water and sewer line easement deeds **AND (2)** the County accepts the roads for maintenance.

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 05-132

2 of 2

LAYOUT PLAN NOTES:
1. EXISTING BOUNDARY AND DIMENSIONS TO BE OBTAINED FROM A PLAT PREPARED FOR BY WALTON PARK & ASSOCIATES.
2. SEE THE COL-05-04-C DETAIL ON THE DETAIL SHEET TO LAYOUT THE COL-05-04-C.
3. THE RADIUS OF THE EDGE OF PAVEMENT AT THE INTERSECTIONS EQUALS 30'.

- GENERAL UTILITY EASEMENTS**
- 10' - WATER METER
 - 5' - POWER POLE
 - 5' - SANITARY SEWER LINE
 - 5' - OVERHEAD ELECTRIC LINE
 - 5' - UNDERGROUND ELECTRIC LINE
 - 5' - FIRE PROTECTION
 - 5' - DRAIN LINE FROST
- LEGEND**
- (S) - SET
 - (E) - SET
 - (N) - SET
 - (W) - SET
 - (SE) - SET
 - (NE) - SET
 - (SW) - SET
 - (NW) - SET
 - (S) - SET
 - (E) - SET
 - (N) - SET
 - (W) - SET
 - (SE) - SET
 - (NE) - SET
 - (SW) - SET
 - (NW) - SET
- PROPOSED PAVING**

NOTE:
SEE DATA SHEET FOR PROPERTY DATA AND LINE AND CURVE TABLES.
UTILITIES SHALL HAVE THE FOLLOWING EASEMENTS:
WATER LINES: EXCLUSIVE CITY OF COLUMBIA EASEMENT 7.5' ON EACH SIDE OF THE WATERLINE.
SEWER LINES: EXCLUSIVE CITY OF COLUMBIA EASEMENT 7.5' ON EACH SIDE OF THE SEWER LINE.
STORM DRAINAGE: EXCLUSIVE COUNTY EASEMENT 7.5' ON EACH SIDE OF THE DRAINAGE LINE.



DATE	DISP
DRAWN	GLM
CHECKED	MPK
APPROVED	DISP
DATE	10/20/04
SHEET	10/20/04
PROJECT NO. 041P-24	

PARCEL F, LLC
COLUMBIA-SOUTH CAROLINA

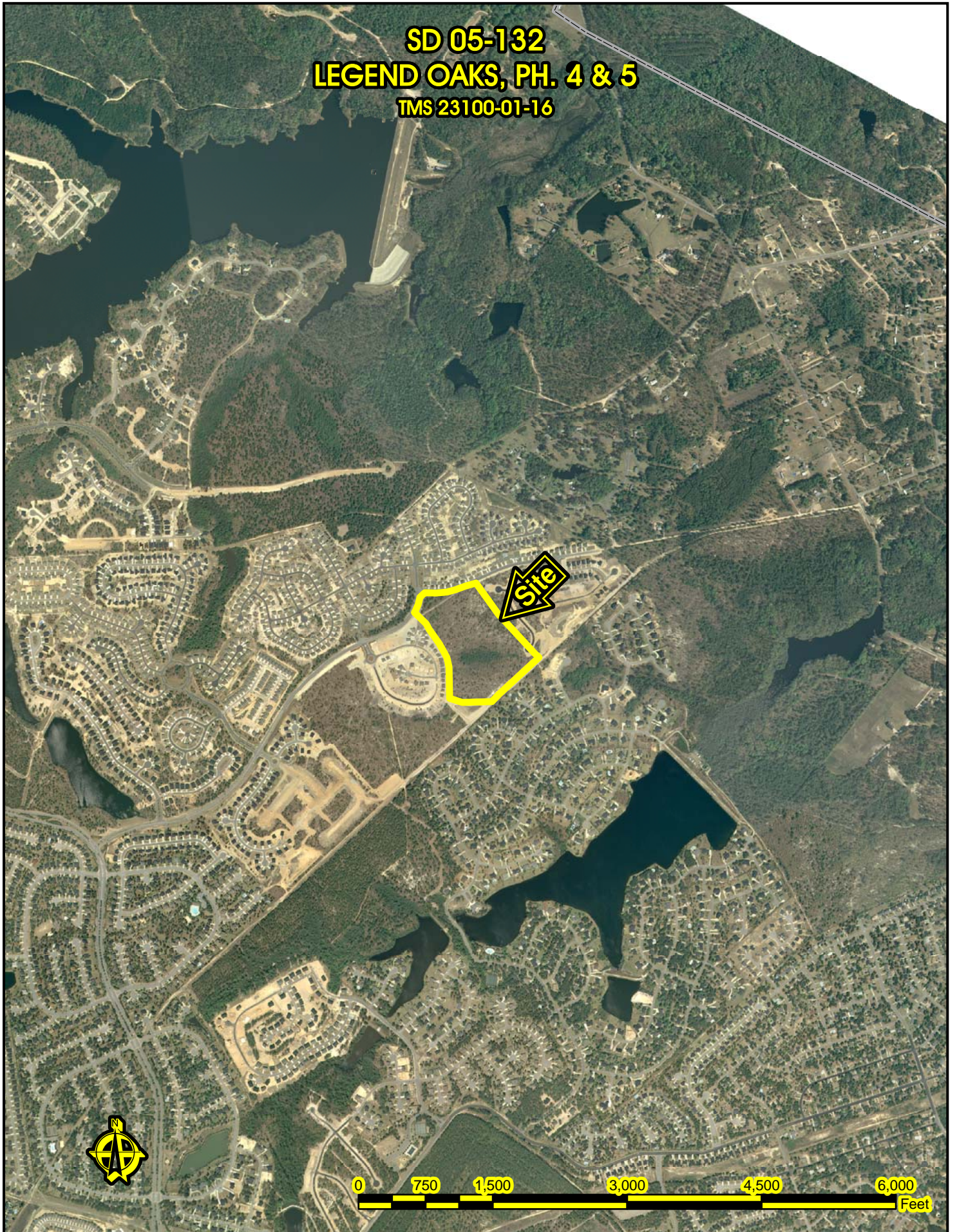
LEGEND OAKS AT SUMMIT RIDGE
PHASES 3 & 4
LAYOUT PLAN

ENGINEERS
Wilbur Smith Associates
1300 Columbia Drive
Columbia, South Carolina 29201
(803) 739-4500 www.wilbur-smith.com

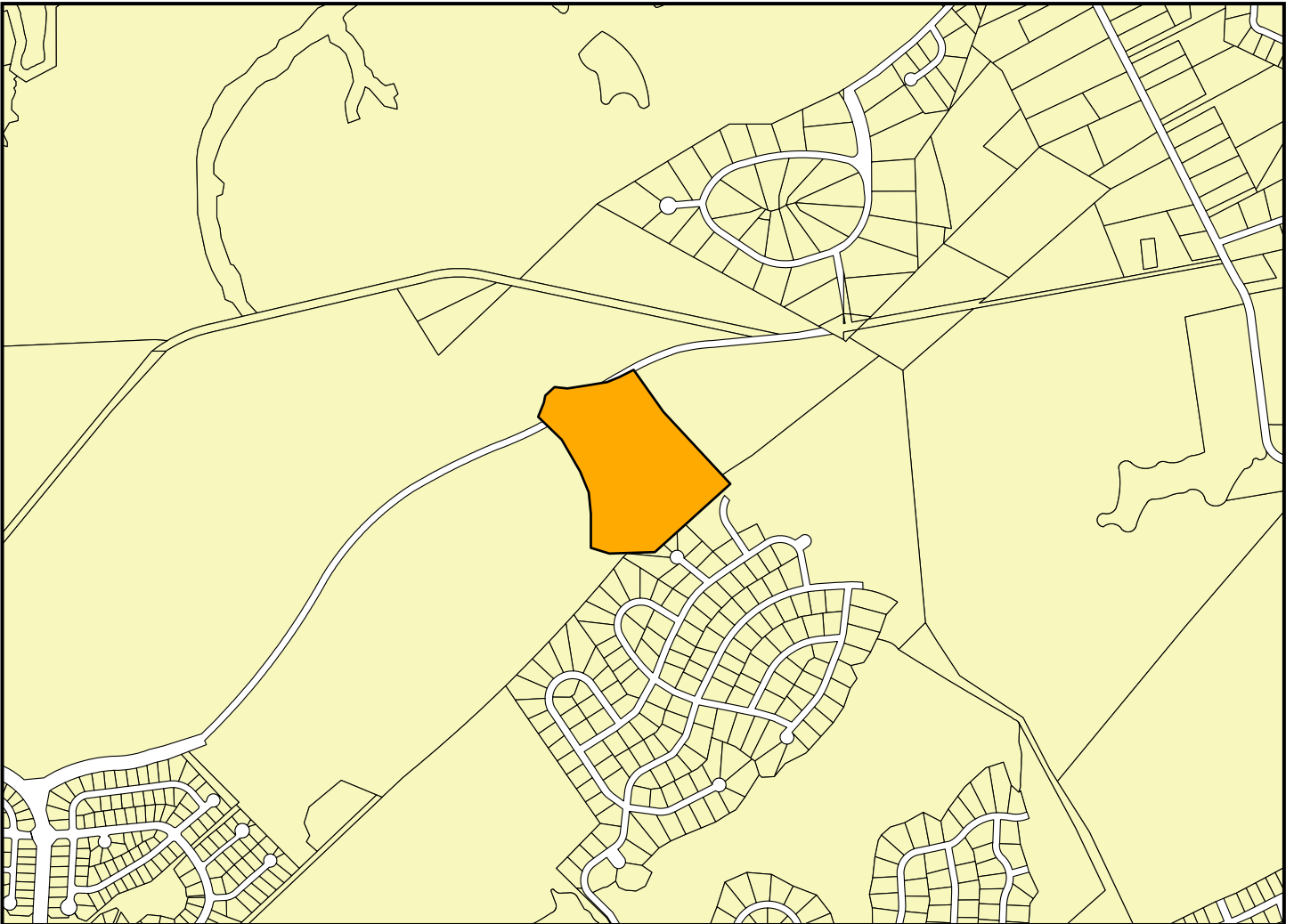
REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH CAROLINA
NO. 17979
EXPIRES 12/31/05

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF SOUTH CAROLINA
NO. 1284
EXPIRES 12/31/05

SD 05-132
LEGEND OAKS, PH. 4 & 5
TMS 23100-01-16



SD 05-132 LEGEND OAKS, PHASE 4 & 5



Looking at the site from phase 2



Looking at phase 2 from the site

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

January 10, 2005

RC Project # 05-03 MA	Applicant: Stedfast Unmovable Ministries, Inc. c/o Nancy Johnson
General Location: Clemson Road west of Hardscrabble Road	
Tax Map Number: 20200-01-31	Subject Area: 11 ac MOL
Current Parcel Zoning: RS-2	Proposed Parcel Zoning: C-3
Proposed Use: Commercial Development	PC Sign Posting Date: December 13, 2004

SECTION I ANALYSIS

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

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

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

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

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

Applicant’s Factual Justification For Proposed Change

For the establishment of a commercial development

Compatibility With Existing Development in the Area

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

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

<p><u>RS-2 Zoning Designation Intent</u> Intended as single family residential areas with low to medium population densities.</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 RS-2 Zoning Permitted Uses</u> Single family detached dwellings or modular building units located 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 collection & transfer uses</p>

The land uses above represent a summary of the permitted uses in Chapter 26-63 and Chapter 26-67, respectively of the County Code. Some Special Exception uses are also possible.

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

Traffic Impact Discussion

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

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

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

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

Proposed Project Gets Its Principal Access From	Clemson Road	
Functional Classification Of This Roadway	Five lane undivided minor arterial	
Level-Of-Service C Design Capacity (V/C = 1.00)	19,600	
Estimated Traffic Generated By The Proposed Project	NP	
Current Volume At The Nearest Count Station #442 Located @Clemson Road west of the site	8900	
Estimated Traffic Count With the Proposed Project	NP	
Volume-To-Capacity Ratio With The Proposed Project	0.45	

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 25, 2004 and represent the Annual Average Daily Trips in 2003 i.e. **they are already more than one year old.**

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

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.

Fire Service Impacts

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

Relationship To Comprehensive Plan

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

Section 6-29-710, SC Code of Laws states "...The regulations (*i.e., zoning and other land development regulations*) must be made in accordance with the comprehensive plan for the jurisdiction and be made with a view to promoting the purposes set forth in this chapter..." The Department interprets this provision to mean that if either the existing, or proposed zoning, is not consistent with the land use designation on the I-77 Corridor Subarea Proposed Land Use Map, the Map should be amended through the statutory comprehensive plan amendment process. **The Map designates the subject area as Medium Density Residential in the Developing Urban area.**

The proposed C-3 zoning is NOT consistent with the Map designation as required by state statutes because the site is designated for Medium Density Residential. The zoning should be RS-2, RS-3, RG-1, PDD, or PUD to be consistent with the Medium Density land use designation.

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

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

The proposed Amendment site is located in single-family residential zoned districts and land uses. There is ample commercial space available at the corner of Hardscrabble Road and Clemson Rd, approximately ½ mile east of the subject site. The County has a policy to limit commercial development on Clemson Rd to the existing areas.

A commercial development named Killian Station is under construction directly across Clemson Road as part of a mixed use PUD. The proposed Amendment **does not implement** this Objective.

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

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

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

Other Relevant Issues

The applicant could develop the site for single-family residences without rezoning the property. The Department estimates that 20 or 25 residences might be constructed above the 100-year flood elevation. A 25 lot single-family residential subdivision would generate approximately 240 average daily trips, far less than any general commercial development would generate.

SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDS) recommends the Official Zoning Map designation for the parcels included in Project # 05-03 MA **not be changed** from RS-2 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 Clemson Road at this location is not currently being exceeded.
4. The proposed Amendment **is not consistent** with Proposed Land Use Map designation in the I-Corridor Subarea Plan.
5. The proposed Zoning Map Amendment **is not consistent** with the Objectives and Recommendations of the I-77 Corridor 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
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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.

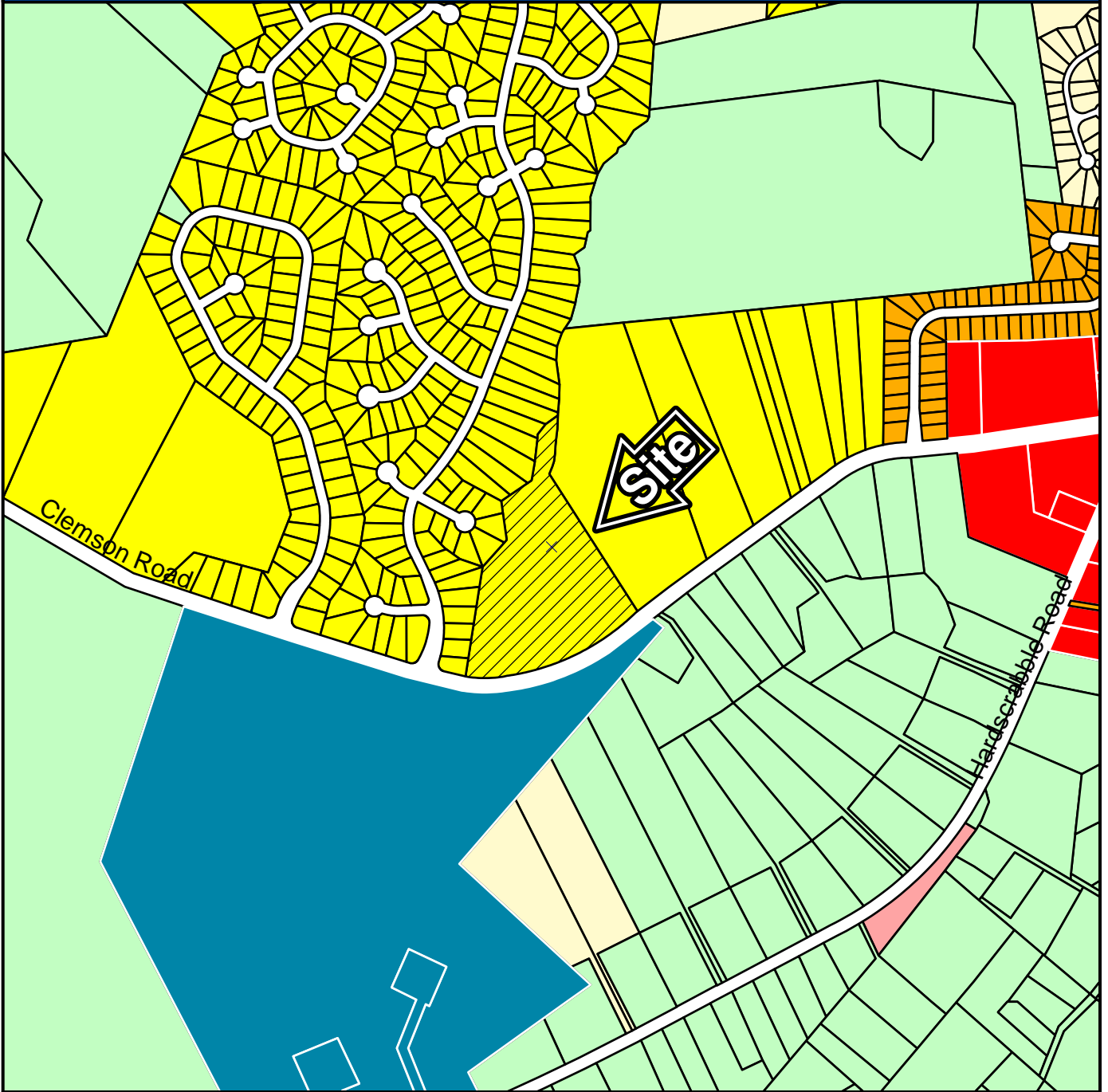
At their meeting of January 10, 2005, the Richland County Planning Commission agreed (did not agree) with the PSDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-03 MA at the next available opportunity.

Commission Findings of Fact/Recommendations




















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

In consideration of the proposed Zoning Map Amendment # 05-03 MA, the Planning Commission made the findings of fact summarized below:

CASE 05-03 MA RS-2 to C-3



ZONING CLASSIFICATIONS

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



CASE 05-03 MA
RS-2 to C-3
TMS 20200-01-31

Site



CASE 05-03 MA FROM RS-2 to C-3

TMS# 20200-01-31 Clemson Road west of Hardscrabble Road



Looking at site



Looking across Clemson Rd. at proposed Killian Station

Attachment A Case 05-03 MA

All that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the county of Richland and state of South Carolina, containing 11.66 acres and being shown on a plat prepared for Stedfast and Unmoveable Ministries, Inc. By Belter & Associates, Inc dated: 02-16-89 and recorded in the office of R/D for Richland County in plat book 53 at page 5169. And described as follows: Commencing at an iron on the southeastern right-of-way of Clemson Road (S-40-52) being 950+/-' southeast of the intersection with Winslow Way, and continuing along the right-of-way of Clemson Road S69 17'38"W for a distance of 304.59' to an (O) iron on the right-of-way of said road, thence continuing along a curve to the right along the right-of-way of Clemson Road said curve having a radius of 896.30' a delta angle of 14 46'16" and a arc distance of 231.07' and a chord bearing of S76 40'46"W for a chord distance of 230.43' to an (O) iron on the right-of-way of said road, thence continuing along a curve to the right along the right-of-way of Clemson Road said curve having a radius of 896.30' a delta angle of 13 01'01" and a arc distance of 273.63' and a chord bearing of N89 25'35"W for a chord distance of 203.19' to an (O) iron on the right-of-way of said road, thence continuing along a curve to the right along the right-of-way of Clemson Road said curve having a radius of 896.30' a delta angle of 21 41'54" and a arc distance of 339.48' and a chord bearing of N72 00'40"W for a chord distance of 337.41' to an (O) iron on the right-of-way of said road, thence turning and running along lots 1 thru 7 block "A" of Winslow Subdivision phase one N23 58'17"E for a distance of 522.51' to an (O) 1/2" rebar, thence turning and running along lot 14 block "A" N55 51'15"E for a distance of 172.00' to an (O) 1/2" rebar, thence turning and running along lots 15 & 16 block "A" N08 43'49"E for a distance of 188.00' to an (O) 1/2" rebar, thence turning and running along lot 2 thru 4 block "B" N71 56'00"E for a distance of 168.00" to a point in the centerline of Crane creek, thence turning and running along said creek S21 33'47"W for a distance of 58.14' to a point in the centerline of said creek, thence turning and running along the centerline of said creek S05 44'40"W for a distance of 21.84' to a point in the centerline of said creek, thence turning a running S26 38'13"W for a distance of 38.88' to an (O) 1/2" rebar, thence turning and running along the property N/F of Berry & Randy Taylor S37 33'15"E for a distance of 816.47' to an (O) iron, said iron being the point beginning. This tract is known as Richland County Tax map #20200 block 01 lot 031.

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

January 10, 2005

RC Project # 05-31 MA	Applicant: AG, LLC c/o Keith Gilstrap
General Location: 212 McLean Road in Blythewood	
Tax Map Number: 15200-04-13	Subject Area: 4.53 ac MOL
Current Parcel Zoning: RU	Proposed Parcel Zoning: M-1
Proposed Use: Light warehousing/office	PC Sign Posting Date: December 13, 2004

SECTION I ANALYSIS

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

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

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

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

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

Applicant’s Factual Justification For Proposed Change

For the continuance and possible expansion of the existing business on site

Compatibility With Existing Development in the Area

	Existing Zoning	Existing Land Use
Subject Parcel	RU	Metal siding office/warehouse & three residential manufactured homes (U.S. Lawns)
Adjacent North	RU	Single family residence on estate size lot
Adjacent East	RS-1	Single family residence on estate size lot
Adjacent South	R-12 (Blythewood)	Single family residences
Adjacent West	LI (Blythewood – Light Industrial)	Lanier Construction Company (Concrete Plant)

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>RU Zoning Designation Intent</u> Intended to protect and encourage agricultural endeavors; promote wise use of prime agricultural and forest communities; protect and encourage the integrity of existing rural communities; protect valuable natural and cultural resources; and maintain open space and scenic areas contiguous to development areas</p>	<p><u>Proposed M-1 Zoning Designation Intent</u> Intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial or agricultural uses</p>
<p><u>Existing RU Zoning Permitted Uses</u> All farm type enterprises Public buildings and utilities Orphanages, nursing homes and the like Places of worship Educational facilities One & Two family dwellings</p>	<p><u>Proposed M-1 Zoning Permitted Uses</u> Wholesaling, distribution & warehousing Freight & passenger terminals Light manufacturing Outdoor storage Retail, offices and studios Service and repair businesses Eating and drinking establishments Places of worship Communication towers & cemeteries</p>

The land uses above represent a summary of the permitted uses in Chapter 26-61 and Chapter 26-68, respectively of the County Code. Some Special Exception uses are also possible.

The site is surrounded by single family residences to the north, south and east. The site is contiguous to the existing concrete plant to the west zoned Light Industrial. The proposed Amendment is compatible with the existing land use and zoning designation to the west.

Traffic Impact Discussion

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

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

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

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

Proposed Project Gets Its Principal Access From	Wilson Boulevard via McLean 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	278	
Current Volume At The Nearest Count Station # 137 Located @ south of site on Wilson Blvd. (south of Rimer Pond Road)	8200	
Estimated Traffic Count With the Proposed Project	8478	
Volume-To-Capacity Ratio With The Proposed Project	0.99	

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. In this case, the estimated traffic is calculated by multiplying the generation rate for a General Light Industrial use found on page 99 of the TGM times the proposed square footage of the use. The calculation is as follows; a generation rate of 6.97 trips per 1,000 sq. ft. x the proposed

use (average of 10,000 sq. ft. per acre). A General Light Industrial use was the most consistent use in the TGM in relation to the proposed use and proposed zoning designation. The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003 i.e. **they are already more than one year old**. The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

Fire Service Impacts

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

Relationship To Comprehensive Plan

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

Section 6-29-710, SC Code of Laws states "...The regulations (*i.e., zoning and other land development regulations*) must be made in accordance with the comprehensive plan for the jurisdiction and be made with a view to promoting the purposes set forth in this chapter..." The Department interprets this provision to mean that if either the existing, or proposed zoning, is not consistent with the land use designation on the I-77 Corridor Subarea Proposed Land Use Map, the Map should be amended through the statutory comprehensive plan amendment process. **The Map designates the subject area as Low Density Residential in the Developing Urban area.**

The proposed M-1 zoning is NOT consistent with the Map designation as required by state statutes because the proposed zoning is for an industrial use and not residential. The zoning should be RS-1, RS-1A, RS-2, PUD-1R, or PDD to be consistent with the Low Density Residential land use designation.

In addition to reviewing the consistency with the Proposed Land Use Map, it is necessary to review the Comprehensive Plan's development policies, as found in the Subarea Plans, to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The I-77 Corridor Subarea Plan, adopted in April 1994, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 31 and 40 respectively, are discussed below:

Objective – Encourage the development and location of industrial uses in those areas identified by the Plan, and where possible, protect such areas with industrial zoning.

The Map designates the site as Low Density Residential. The proposed Amendment **does not implement** this Objective.

Principle – Proposed industrial areas should consider the following criteria where they apply:

1. Land not having more than five percent (5%) slope;
The site has an overall approximate slope of five percent (5%).
2. Access to major transportation facilities (highway, water, air or rail) with a highway access of at least a collector road or higher;
The site is accessible to I-77 via Wilson Boulevard which is a two lane undivided collector road.
3. Large tract sites suitable for facility expansions;
The site is comprised of 4.54 acres which allows for expansion;
4. Provision of adequate infrastructure to the site;
The site is served by Winnsboro Water Service and does not have sewer availability.
5. Compatibility with surrounding land uses.
The site abuts an existing concrete plant to the west and is surrounded by single family residences.

The proposed Amendment site meets some of the aforementioned criteria, however, it **does not** meet provisions such as infrastructure (sewer) and compatibility with all surrounding land uses.

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

Other Relevant Issues

The Department contacted the Town of Blythewood upon receipt of the Zoning Map Amendment application on November 18, 2004. Mayor M.A. “Pete” Amoth replied in a letter dated November 19, 2004 that “The Town of Blythewood has no objection to the County’s zoning of this property to M-1”.

As stated in the letter from the Town of Blythewood, one of the issues involved in this rezoning is that the site consists of a non-conforming commercial use and the parcel is adjacent to an existing concrete plant. The Department is not opposed to the proposed use and/or existing use on the site, however, the designation of M-1 zoning may be premature at this time due to the lack of infrastructure and the existence of single family residences surrounding the site.

It should also be noted that if M-1 zoning is granted the three manufactured homes on the site will become non-conforming uses. The homes can remain, however, they cannot be expanded nor can new homes replace these once moved. Suitable buffers will also be required along the south and east property lines to protect the existing residences from commercial or industrial intrusion as set forth by Chapter 27 Landscape Requirements of the Richland County Zoning Ordinance.

SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDS) recommends the Official Zoning Map designation for the parcels included in Project # 05-31 MA **not be changed** from RU to M-1.

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 not compatible with the adjacent single family residences but is compatible with the existing land use to the west.
3. The traffic analysis shows that the LOS C traffic capacity of Wilson Boulevard south of this location will not be exceeded.
4. The proposed Amendment **is not consistent** with Proposed Land Use Map designation in the I-77 Subarea Plan.
5. The proposed Zoning Map Amendment **is not consistent** with the Objectives and Recommendations of the I-77 Corridor 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.

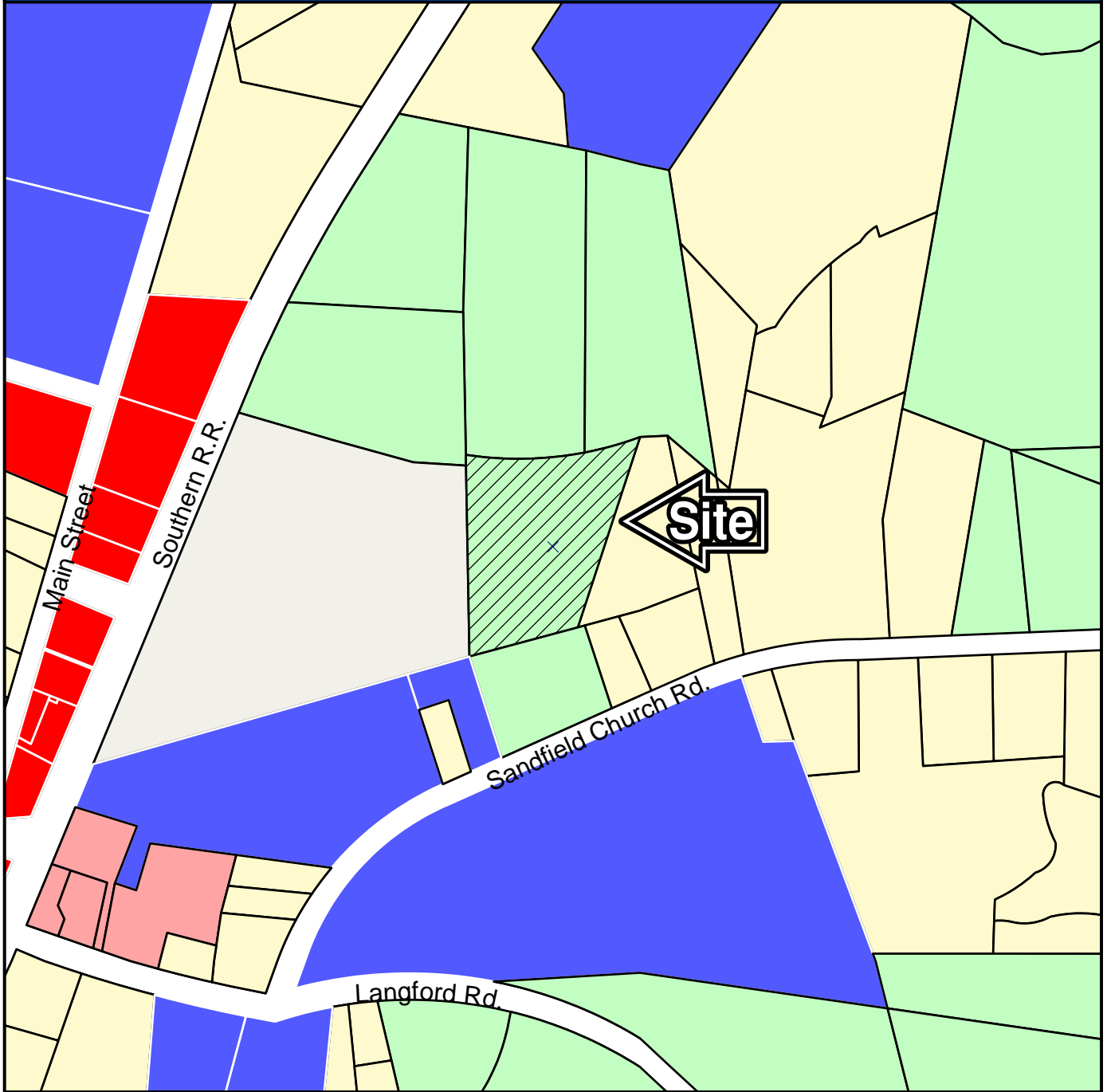
At their meeting of January 10, 2005, the Richland County Planning Commission agreed (did not agree) with the PDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-31 MA at the next available opportunity.

Commission Findings of Fact/Recommendations




















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

In consideration of the proposed Zoning Map Amendment # 05-31 MA, the Planning Commission made the findings of fact summarized below:

CASE 05-31 MA RU to M-1



ZONING CLASSIFICATIONS

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



CASE 05-31 MA
RU to M-1
TMS 15200-04-13



Site



CASE 05-31 MA FROM RU to M-1

TMS# 15200-04-13

212 McLean Rd. in Blythewood



Attachment A Case 05-31 MA

Richland County TMS 15200-04-13, 4.54 Acres On McLean Road, Near Blythewood

Beginning at a 1-1/4" pipe (o), located on the southern r/w of McLean Road, 0.2 miles East of the intersection of Main Street (U.S. Hwy. No. 21) & McLean Road, near the town of Blythewood; thence continuing along the southern right of way of McLean Road S78°10'50"E for a distance of 67.15' to a calculated point in an asphalt apron, thence continuing along the southern right of way of McLean Road along the arc of a curve having a radius of 501.26', a length of 93.52' a delta angle of 10°41'22", a chord of 93.38' and a chord bearing of S83°31'31"E to a calculated point in an asphalt apron, thence continuing along the southern right of way of McLean Road S88°52'12"E for a distance of 48.62' to a 1/2" rebar (n), thence continuing along the southern right of way of McLean Road along the arc of a curve having a radius of 815.39', a length of 144.62', a delta angle of 10°09'43", a chord of 144.43' and a chord bearing of N86°02'57"E to a 1/2" rebar (o), thence continuing along the southern right of way of McLean Road N80°58'05"E for a distance of 72.53' to a 1/2" rebar (n) thence continuing along the southern right of way of McLean Road along the arc of a curve having a radius of 284.97', a length of 89.80', a delta angle of 18°03'16", a chord of 89.43' and a chord bearing of N89°59'43"E to a 1/2" rebar (n), thence turning and running along property of now or formerly Jeffrey S. Fallon & Carole T. Fallen S28°58'54"W for a distance of 524.94' to a 1-1/2" pipe (o), thence turning and running along property of now or formerly Edward T. Cooper & Jacqueline R. Cooper S78°04'16"W for a distance of 172.57' to a 1/2" pipe (o), thence turning and running along property of now or formerly Edward T. Cooper & Jacqueline R. Cooper N06° 10' 16"W for a distance of 12.92' to a 1-1/2" pipe (o), thence turning and running along property of now or formerly Edward T. Cooper & Jacqueline R. Cooper S78° 15'37"W for a distance of 157.15' to a V4" rod (o), thence turning and running along property of now or formerly Lanier Construction Company, Inc. N05°28'0"W for a distance of 70.92' to a Axle (o), thence turning and running along property of now or formerly Lanier Construction Company, Inc. N09°15'04"E for a distance of 453.22' to a 1-1/4" pipe, the point of beginning.

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

January 10, 2005

RC Project # 05-32 MA	Applicant: Barnstormers, LLC. c/o E. Clifton Kinder, Jr.
General Location: Garners Ferry Road (Hwy. 378) east of Trotter Road	
Tax Map Number: 21800-01-04 & 21900-09-17	Subject Area: 36 ac MOL
Current Parcel Zoning: D-1 & RS-2	Proposed Parcel Zoning: PUD-1R
Proposed Use: Single family residences	PC Sign Posting Date: December 14, 2004

SECTION I ANALYSIS

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

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

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

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

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

Applicant’s Factual Justification For Proposed Change

For the establishment of a single family detached residential subdivision

Compatibility With Existing Development in the Area

	Existing Zoning	Existing Land Use
Subject Parcel	D-1 & RS-2	Grassed aircraft landing strip, farmland, and undeveloped woodlands
Adjacent North	RS-2	Myers Creek Subdivision
Adjacent East	D-1 & C-3	Undeveloped woodlands
Adjacent South	C-3	Proposed boutique, restaurant, office space
Adjacent West	PUD-1R	The Farm at McCords Ferry (single family residences, commercial, and open space)

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 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 semi-developed, with scattered related uses.</p> <p><u>RS-2 Zoning Designation Intent</u> Intended as single family residential areas with low to medium population densities.</p>	<p><u>Proposed PUD-1R Zoning Designation Intent</u> Intended to accommodate primarily residential uses, with nonresidential uses integrated into the design of such districts as secondary uses</p>
<p><u>Existing D-1 Zoning Permitted Uses</u> Agriculture Horticulture Forestry Single family detached dwellings or modular building units located on individual lots Places of worship</p> <p><u>Existing RS-2 Zoning Permitted Uses</u> Single family detached dwellings or modular building units located on individual lots.</p>	<p><u>Proposed PUD-1R Zoning Permitted Uses</u> Single family Detached Residences (ch. 26-63) In The Amounts Specifically Identified & Located In The General Development Plan</p>

The land uses above represent a summary of the permitted uses in Chapter 26-62, 26-63 and Chapter 26-70, respectively of the County Code.

The site is surrounded undeveloped woodlands, farmland, a commercial site to the south, existing single family residences to the north and the approved PUD-1R entitled The Farm at McCords' Ferry which is comprised of 376 single family dwelling units, 1.7 acres of commercial space and 1.4 acres of open space. The proposed Amendment is compatible with the existing land uses.

Traffic Impact Discussion

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

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

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

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

Proposed Project Gets Its Principal Access From	Garners Ferry Road (Hwy. 378)	
Functional Classification Of This Roadway	Four Lane Divided Major Arterial	
Level-Of-Service C Design Capacity (V/C = 1.00)	33,600	
Estimated Traffic Generated By The Proposed Project	1805*	
Current Volume At The Nearest Count Station #171 Located @1/4 mile west of Trotter Road	33,300	
Estimated Traffic Count With the Proposed Project	35,105*	
Volume-To-Capacity Ratio With The Proposed Project	1.04	

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. In this case,

the estimated traffic is calculated by multiplying the generation rate for a Single Family Detached Residence found on page 9 of the Addendum To The Long Range Major Street Plan for Richland County times the proposed number of dwelling units (190 d/u x 9.5).

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

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

*It should be noted that the proposed development will cause the LOS C of Garners Ferry Road (Hwy. 378) in this location to be exceeded. The estimated traffic generation for the adjacent site to the west known as The Farm at McCord's Ferry is estimated to generate a minimum 3,572 average daily trips. The proposed Amendment site and The Farm at McCord's Ferry alone will cause the LOS C capacity of Garners Ferry Road to be increased to a LOS D at a V/C ratio of **1.15**. The traffic estimate does not include traffic that will be generated by Myers Creek and Alexander Pointe S/D's on Rabbit Run Road, almost adjacent to the subject site to the north. The assumption is made that although this project has an ingress/egress point onto Rabbit Run Road, that the majority of traffic will be heading exclusively toward the City of Columbia or I-77 west of the site.

Please also see the Other Relevant Issues section of the report below for additional information in regard to traffic.

Fire Service Impacts

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

Relationship To Comprehensive Plan

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

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

Map, the Map should be amended through the statutory comprehensive plan amendment process. **The Map designates the subject area as Residential in the Developing Urban area.**

In addition to reviewing the consistency with the Proposed Land Use Map, it is necessary to review the Comprehensive Plan's development policies, as found in the Subarea Plans, to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 33 and 40 respectively, are discussed below:

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

The proposed project will have a gross density of 5.3 dwelling units per acre (approximately RS-2 zoning). This figure corresponds to a residential portion of The Farm at McCords Ferry comprised of a density of 5.2 DU/acre. The proposed Amendment **implements** this Objective.

Principle – Moderate to low level densities (maximum of 9.0 DU/acre) are appropriate within the Developing Urban Area.

As stated in the Objective, the site is comprised of a gross density of 5.3 DU/acre which is well within the density limitations on the Proposed Land Use Map. Public water and sewer service is available from the City of Columbia. The proposed Amendment **implements** this Principle.

Other Relevant Issues

The Richland County Soccer complex which is under construction is located adjacent to the site to the east. The applicant intends to provide for pedestrian access to the soccer complex and will preserve the existing vegetation bordering all adjoining existing residential and commercial development.

During a pre-application meeting with the applicant in October 2004, the Department discussed the issue of roadway connectivity between the proposed site and the approved Farm at McCords Ferry development. The Farm at McCord's Ferry received a recommendation for approval via a vote of 7-0 from the Planning Commission at the September 13, 2004 meeting. The County Council subsequently approved the project on September 28, 2004 at the Zoning Public Hearing and the Ordinance for the project was enacted on October 28, 2004.

The Department and the applicant agreed in the pre-application meeting that it would be best to process a minor PUD amendment for the Farm PUD to show the vehicular connection, if the Barnstormer's PUD. The two proposed access points are depicted on the General Development Plan. The location is generalized and will vary dependent upon the final layout for The Farm at McCord's Ferry.

The applicant will need to revise the proposed Declaration of Covenants, Conditions, Restrictions and Easements document to clarify the roles of the HOA, the Architectural Review Committee and the County in administering the provisions of document. Some of the provisions

of the document create an impression that the HOA and/or the Committee have more authority than is permissible by law.

SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDSD) recommends the Official Zoning Map designation for the parcels included in Project # 05-32 MA **be changed** from D-1/RS-2 to PUD-1R subject to the conditions described below.

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 traffic analysis shows that the LOS C traffic capacity of Garners Ferry Road at this location **will be exceeded** with the approved Farm at McCord's Ferry project and further exceeded with this project.
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 consistent** with the Objectives and Recommendations of the Lower Richland Subarea Plan discussed herein.
6. The Planning Commission hereby approves the General Development Plan dated November 30, 2004, subject to the conditions listed below, as required by Chapter 26-70.15 of the County Code.
7. If the proposed Zoning Map Amendment fails, the subject property may continue to be used by any existing permitted uses identified on page 2 of this Report.

PUD Conditions

- a) The site development shall be limited to 190 dwelling units as depicted in the General Development Plan dated November 30, 2004 (Attachment B), which is attached hereto; and
- b) The applicant shall transmit a phasing plan, if applicable, to the Department prior to reviewing any construction plans; and
- c) Unless otherwise provided herein, all development shall conform to all relevant land development regulations in effect at the time a permit application is received by the Planning and Development Service Dept. (PDSD); and
- d) Approval of Attachment B shall constitute approval of the Sketch Plan for subdivision purposes; and
- e) The provisions of Sections 26-70.7, 26-70.8, 26-70.10, and 26-70.11 of the Richland County Code of Ordinances shall not apply to this project; and
- f) No Special Exceptions, as defined in Section 26-602, of the Richland County Code of Ordinances, or its relevant successor regulations, shall be permitted; and
- g) The Planned Unit Development Guidelines submitted on November 23, 2004 and described below, are authorized for application to the subject project; and

Site Organization	Section III
Building Height, Setback and Minimum Lot Size	Article VII Section 2 of HOA
Street Standards	Conform to County Reqmts.
Parking	Article VII Section 16 of HOA
Community Open Spaces	Section III of Development Plan
Landscaping and Fencing	Article VII Section 3 & 14 of HOA
Storm Drainage	Under Articles VII, VIII, & X
Lighting	Article VIII
Signage and Monumentation	Article VII Section 13 & Article VIII

- h) Pursuant to the requirements of Section 26-70.17 of the Richland County Code of Ordinances, the following changes shall require a review and recommendation by the Planning Commission and a new ordinance by the County Council:
- 1) Any increase in the number of access points to the external road network;
 - 2) Any decrease in the amount of open space/common areas;
 - 3) Any increase in the gross project density (measured in DU/acre or square footage/acre) and/or
 - 4) Any change in traffic flow; and
- i) The Planning Commission is hereby authorized to make minor amendments, to Attachment B, or as otherwise allowed by Section 26-70.17 of the Richland County Code of Ordinances, or its relevant successor regulations; and
- j) The PDSO is authorized to make minor adjustments to the phasing schedule and may become necessary during the project's construction; and
- k) **No site clearing activity shall begin until the Richland County Public Works Department issues a Grading Permit and the PDSO issues a Controlled Clearing letter;** and
- l) All internal streets shall be publicly owned and maintained by Richland County; and
- m) Access to the subject site shall be limited to one intersection on Garners Ferry Road (Hwy. 378) and one on Rabbit Run Road; and
- n) The developer shall construct any necessary turn lanes for the project on both Garners Ferry Road and Rabbit Run Road, subject to all required state and /or county approvals; and
- o) The applicant shall construct a landscaped berm, fence, wall, or some combination thereof, to ensure that no parcel in the project will have direct access onto Garners Ferry Road or Rabbit Run Road; and
- p) Other conditions resulting from the Commission consideration ?
- q) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.

SECTION III PLANNING COMMISSION ACTION

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

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

At their meeting of January 10, 2005, the Richland County Planning Commission agreed (did not agree) with the PDSO recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-32 MA at the next available opportunity.

Commission Findings of Fact/Recommendations

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

In consideration of the proposed Zoning Map Amendment # 05-32 MA, the Planning Commission made the findings of fact summarized below:

PUD SUBMISSION CHECKLIST

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

Project Number: 05-32 MA

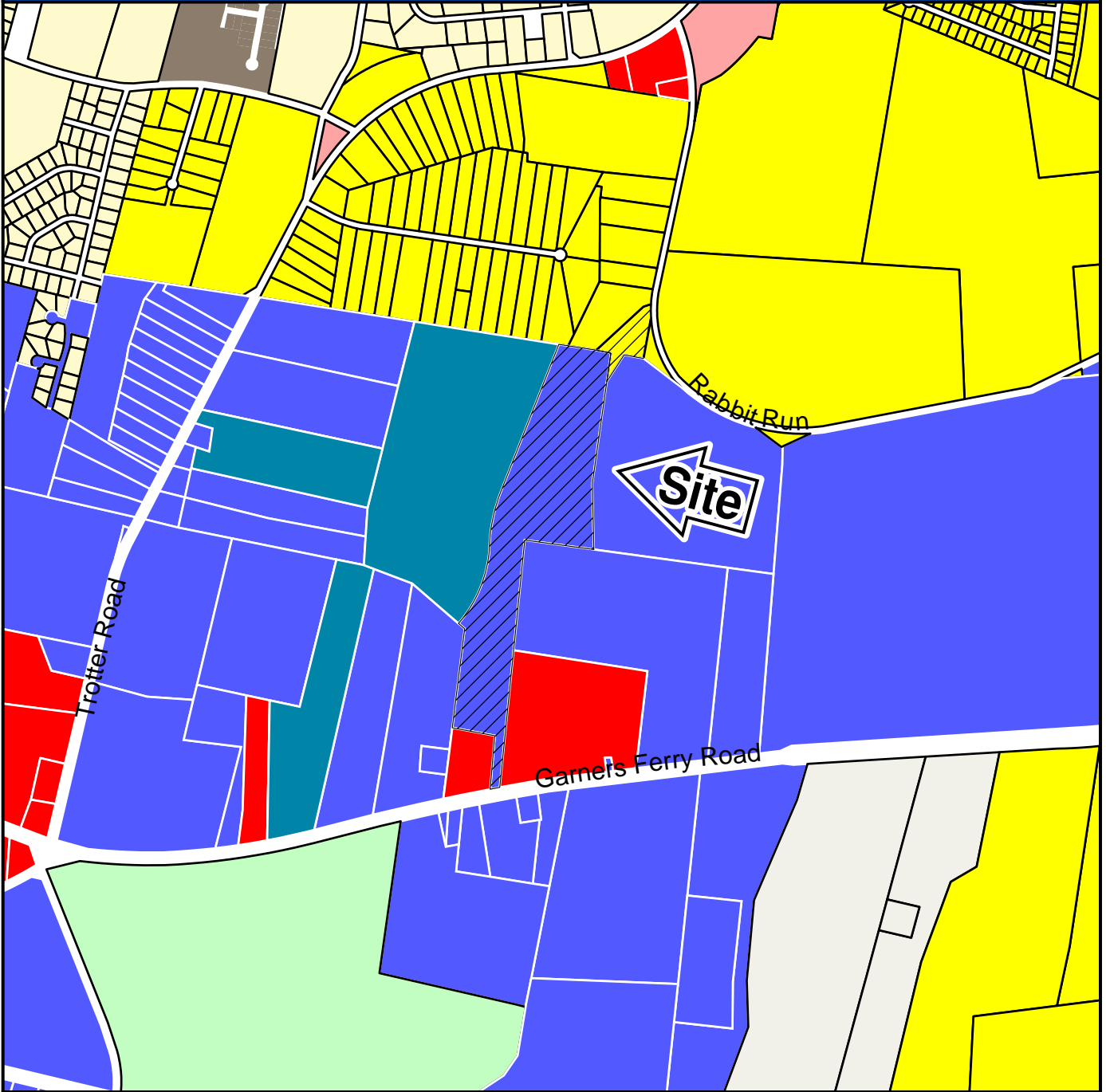
Applicant: Barnstormers, LLC. c/o E. Clifton Kinder, Jr.

TMS#: 21800-01-04 & 21900-09-17

General Location: Garners Ferry Road east of Trotter Road

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

CASE 05-32 MA RS-2/D-1 to PUD-1R



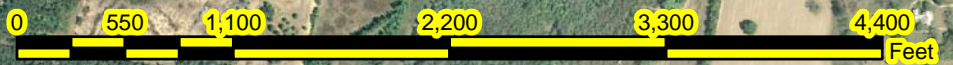
ZONING CLASSIFICATIONS

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



CASE 05-32 MA
RS-2/D-1 to PUD-1R
TMS 21800-01-04 & 21900-09-17

Site →



CASE 05-32 MA FROM D-1 to PUD-1R

TMS# 21800-01-04 & 21900-09-17

Rabbit Run Road



Looking at site from Rabbit Run Road



Looking north along Rabbit Run Road from site

Attachment A

Case 05-32 MA

Legal Description

All that certain piece, parcel or tract of land, containing 2.76 acres, more or less, situate, lying and being in the County of Richland, State of South Carolina, and being shown on a survey prepared for East Wind Air Park by Civil Engineering of Columbia, dated September 1, 1982, revised September 8, 1982 and recorded in Plat Book Z at Page 2979, in the Office of the Register of Deeds for Richland County and according to such plat, having the following measurements and boundaries:

BEGINNING at a new iron pin located on the southwestern boundary of SC S-40-2098 (a/k/a Rabbit Run Road) and property now or formerly belonging to C.W. Haynes & Company, Inc., running along a curve of the boundary of said road with a radius of 981.79 feet, an arc of 100.04 feet, a chord of 100 feet bearing S05°19'55"W to an old iron pin on the boundary of said road and property now or formerly belonging to Trenholm Building Co.; thence running with the common line of said properties S17°32'57"W for a distance of 335.76 feet to an old iron pin; thence turning and running along the property now or formerly belonging to Des Champs N75°22'28"W for a distance of 159.27 feet to a new iron pin; thence turning and running S39°11'12"W for a distance of 212.86 feet to a new iron pin on the common line of property now or formerly belonging to Des Champs and property now or formerly belonging to Marvin Brownstein; thence turning and running N14°10'30"E along the property now or formerly belonging to Marvin Brownstein for a distance of 193.61 feet to an old iron pin; thence turning and running N76°01'41"W for a distance of 179.50 feet to an old iron pin on the common line of property now or formerly belonging to Marvin Brownstein, property now or formerly belonging to Caughman and property now or formerly belonging to C.W. Haynes & Company, Inc.; thence turning and running S53°31'38"W along the boundary line of property now or formerly belonging to C.W. Haynes & Company, Inc. for a distance of 503.06 feet to a new iron pin; thence turning and running S83°14'35"W for a distance of 122.23 feet to the point of BEGINNING.

AND

All that certain piece, parcel or tract of land, containing 33.80 acres, more or less, situate, lying and being in the County of Richland, near Horrell Hill, State of South Carolina, being shown on a survey prepared for Marvin Brownstein et al. by William Wingfield, dated August 20, 1979 and recorded in Plat Book 1918 at Page 457, in the Office of the Register of Deeds for Richland County and according to such plat, having the following measurements and boundaries:

BEGINNING at an old iron pin located on the boundary of US 76-378 and property now or formerly belonging to Dorchester Associates, running along the boundary of said road S86°38'W for a distance of 456 feet to a point on said road and property now or formerly belonging to Turner; thence turning and running N16°07'E for a distance of 1,330.30 feet to an old iron pin; thence turning and running N39°55'W for a distance of 179.30 feet to an old iron pin; thence turning and running N51°57'E along property now or formerly belonging to Caughman for a

distance of 310.70 feet to an old iron pin and continuing N39°27'E for a distance of 213.00 feet to an old iron pin and continuing N29°04'E for a distance of 700 feet to an iron pin and continuing N41°16'E for a distance of 1,232 feet to a point on the boundary line of property now or formerly belonging to Caughman and property now or formerly belonging to C.W. Haynes & Co.; thence turning and running S73°17'E for a distance of 179.5 feet to a point; thence turning and running S16°49'W for a distance of 1,599.30 feet to an old iron pin; thence turning and running N72°39'W along property now or formerly belonging to Dorchester Associates for a distance of 575.20 feet to an old iron pin; thence turning and running S14°41'W for a distance of 874.60 feet to an old iron pin and continuing S14°41'W for a distance of 1,030.90 feet to the point of BEGINNING.

BARNSTORMERS, LLC GENERAL DEVELOPMENT PLAN

BARNSTORMERS, LLC (IN FORMATION)
COLUMBIA, SOUTH CAROLINA

NOVEMBER 30, 2004



LEGEND		RESIDENTIAL UNITS
	SUBJECT PROPERTY	36.56 +/- AC.
	NATURAL BUFFER AREAS	20' WIDE
	AREA	190

Attachment B
Case 05-32 MA



THE DRAWING AND THE DESIGN THEREON ARE THE PROPERTY OF K&S ASSOCIATES, LLC. THE DESIGN OR ANY PART THEREOF, WITHOUT THE WRITTEN CONSENT OF K&S ASSOCIATES, LLC, IS STRICTLY CONFIDENTIAL AND ANY UNAUTHORIZED REPRODUCTION OR DISSEMINATION OF THIS DRAWING OR ANY PART THEREOF IS PROHIBITED AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

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

January 10, 2005

RC Project # 05-33 MA	Applicant: Robert Summers
General Location: 1540 Dutch Fork Road in Ballentine	
Tax Map Number: 02411-02-10	Subject Area: 1.0 ac MOL
Current Parcel Zoning: RU	Proposed Parcel Zoning: C-3
Proposed Use: Continuance of construction office	PC Sign Posting Date: December 13, 2004

SECTION I ANALYSIS

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

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

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

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

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

Applicant’s Factual Justification For Proposed Change

To continue the use of the existing construction office and to allow for expansion

Compatibility With Existing Development in the Area

	Existing Zoning	Existing Land Use
Subject Parcel	RU	Existing construction office and two bay garage
Adjacent North	RU	Richland County Soccer Fields
Adjacent East	RU	Single family residence
Adjacent South	RU	Undeveloped woodlands and single family residence
Adjacent West	C-3	ARI Realty office and covered boat/RV storage

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>RU Zoning Designation Intent</u> Intended to protect and encourage agricultural endeavors; promote wise use of prime agricultural and forest communities; protect and encourage the integrity of existing rural communities; protect valuable natural and cultural resources; and maintain open space and scenic areas contiguous to development areas</p>	<p><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 RU Zoning Permitted Uses</u> All farm type enterprises Public buildings and utilities Orphanages, nursing homes and the like Places of worship Educational facilities One & Two family dwellings</p>	<p><u>Proposed C-3 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 collection & 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 site abuts an existing commercial land use on a C-3 zoned parcel to the west. The Richland County soccer fields abut the site to the north and a single family residence exists to the east. The proposed Amendment is compatible with the surrounding area.

Traffic Impact Discussion

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

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

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

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

Proposed Project Gets Its Principal Access From	Dutch Fork Road (Hwy. 76)
Functional Classification Of This Roadway	Five lane undivided collector
Level-Of-Service C Design Capacity (V/C = 1.00)	19,600
Estimated Traffic Generated By The Proposed Project	N/A
Current Volume At The Nearest Count Station #145 Located @east of site on Dutch Fork Road near Bickley Road	16,100
Estimated Traffic Count With the Proposed Project	16,100
Volume-To-Capacity Ratio With The Proposed Project	0.82

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

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

N/A = The traffic on Dutch Fork Road would not be affected as the traffic generated from the site was counted by SCDOT in the last traffic count.

Fire Service Impacts

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

Relationship To Comprehensive Plan

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

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

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

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

The proposed Amendment site is adjacent to property currently zoned C-3 and is designated as Commercial by the Map. The site has direct access onto Dutch Fork Road which is a five lane undivided collector road. The proposed Amendment **implements** this Objective.

Principle – The Plan recognizes the Ballentine area as the principal commercial hub for the Developing Urban Area.

As stated in the Objective, the site is designated as Commercial by the Map and is located in the "Ballentine Commercial Corridor". The proposed Amendment **implements** this Principle.

Other Relevant Issues

If the site is expanded in size (building or parking) by more than fifty percent (50%) or where renovations exceed fifty percent (50%) of the current value of the existing use, then the site must be brought into compliance with all existing landscape requirements set forth by Chapter 27 *Landscape Requirements* of the Richland County Zoning Ordinance.

SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDS) recommends the Official Zoning Map designation for the parcels included in Project # 05-31 MA **be changed** from RU to C-3.

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 traffic analysis shows that the LOS C traffic capacity of Dutch Fork Road (Hwy. 76) at this location **is not being exceeded** with the traffic currently generated by the site.
4. The proposed Amendment **is consistent** with Proposed Land Use Map designation in the Northwest Subarea Plan.
5. The proposed Zoning Map Amendment **is consistent** with the Objectives and Recommendations of the Northwest 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.

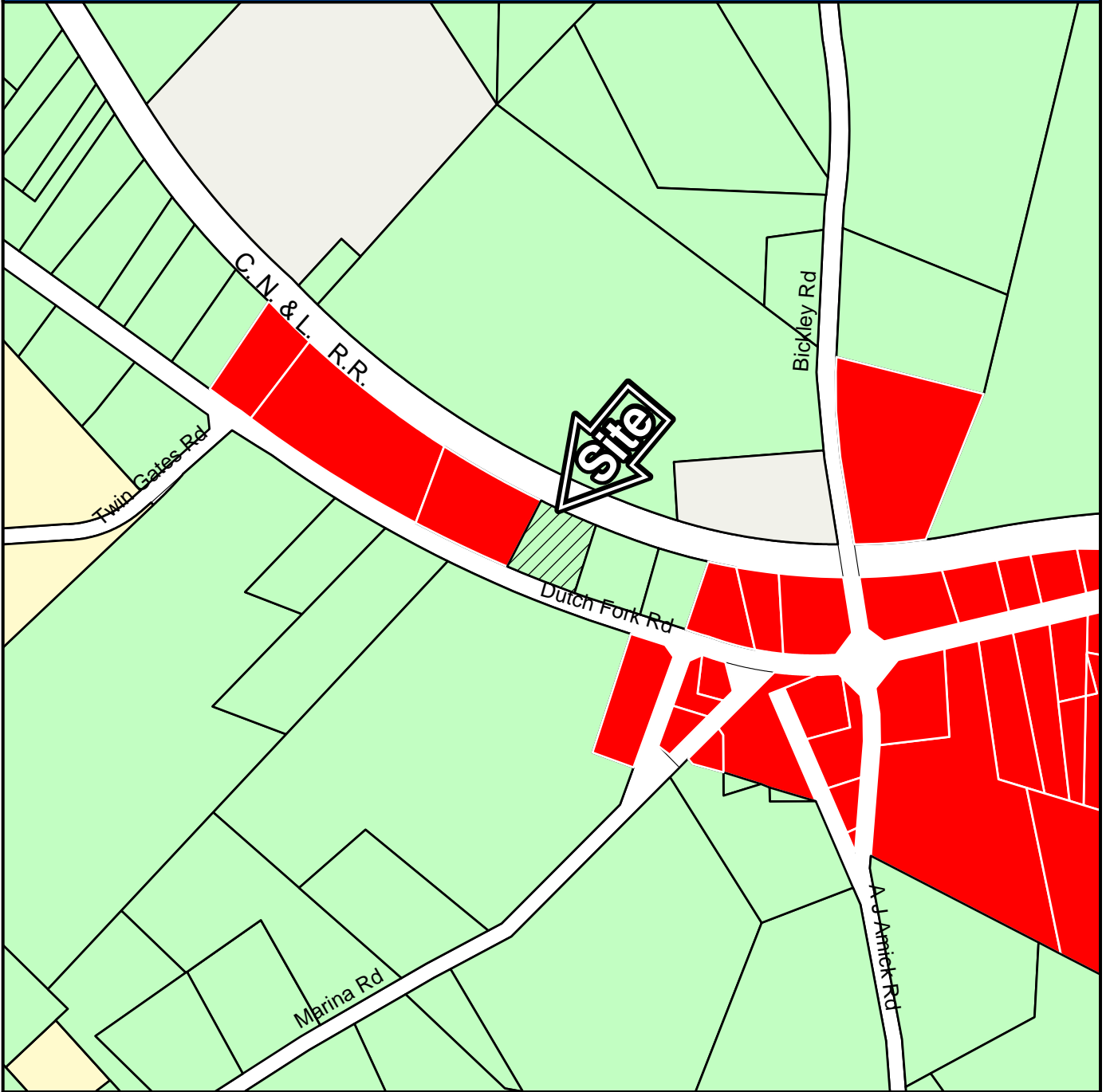
At their meeting of January 10, 2005, the Richland County Planning Commission agreed (did not agree) with the PDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-31 MA at the next available opportunity.

Commission Findings of Fact/Recommendations






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

In consideration of the proposed Zoning Map Amendment # 05-31 MA, the Planning Commission made the findings of fact summarized below:

CASE 05-33 MA RU to C-3



ZONING CLASSIFICATIONS

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



CASE 05-33 MA
RU to C-3
TMS 02411-02-10



CASE 05-33 MA FROM RU to C-3

TMS# 02411-02-10

1540 Dutch Fork Road



Looking at site



Looking east on Dutch Fork Rd.

Attachment A Case 05-33 MA

“All that certain piece, parcel or lot of land with improvements heron situate, lying and being in the town of Ballentine, County of Richland, State of South Carolina, containing 1.00 acres, more or less, and being described as follows: commencing at a point in the center of U.S. Highway No. 76 (1540 Dutch Fork Road) 37.5’ from an iron stake on the western boundary line, as shown on plat herein referred to and running North Nineteen Degrees Thirty Five Minutes Fifty Six Seconds East for 211.29’ to an iron pin on said line, as shown on said plat; thence turning and running East Sixty Eight Degrees Fourteen Minutes Twenty Nine Seconds for a distance of 211.66’ to an iron pin on said line; thence turning and running South Sixteen Degrees Thirteen minutes Forty Three Seconds for a distance of 191.95’ to an iron pin on said line; thence turning and running West Seventy Three Degrees Thirty One Minutes Thirty Seven Seconds for a distance of 164.63’ to a nail, thence turning and continuing West Seventy Three Degrees Three Minutes Fifty Eight Seconds for a distance of 55.47’ to the point of the beginning, all of which will more fully appear by reference to a certain plat of said property prepared for Robert R. Summers and Christopher J. Seinar by Douglass E. Platt, Sr., SCPLS no. 4041. Dated April 26, 1999 and recorded in the Office of the Register of Deeds for Richland County in Record Book 307, at page 1992; and being the same tract of land conveyed to Robert R. Summers and Christopher J. Seinar by Deed of Patricia Lowman Derrick, dated April 29, 1999 and recorded in the office of the Register of Deeds for Richland County in Record Book 307, at page 1993.”

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

January 10, 2005

RC Project # 05-34 MA	Applicant: Village at Sandhill, LLC c/o Gene Dinkins w/Cox and Dinkins, Inc.
General Location: Northwest quadrant of Forum and Fashion Drive in the Village at Sandhill	
Tax Map Number: 22900-02-05 (portion)	Subject Area: approximately 1.62 acres (70,658 sq. ft) includes both subject parcels.
Current Parcel Zoning: C-1 & C-3 (swapping 35,329 square feet of C-1 zoning for 35,329 square feet of C-3 zoning)	Proposed Parcel Zoning: C-3 & C-1
Proposed Use: Retail	PC Sign Posting Date: December 13, 2004

SECTION I ANALYSIS

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

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

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

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

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

Applicant’s Factual Justification For Proposed Change

To swap equal portions of parcels zoned C-1 to C-3 to allow for the use of a retail structure located east of Forum Drive.

Compatibility With Existing Development in the Area

	Existing Zoning	Existing Land Use
Subject Parcel	C-1/C-3	Village at Sandhill (undeveloped)
Adjacent North	C-1/C-3	Plex Indoor Sports (undeveloped Village at Sandhill)
Adjacent East	C-1/C-3	Village at Sandhill
Adjacent South	C-3	Village at Sandhill
Adjacent West	C-1/C-3	Village at Sandhill (Forum Drive)

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 amount of square footage of C-1 and C-3 zoned property will be swapped equally. Only the allowable uses set forth by Chapter 26 Section 65 and Section 67 respectively are permitted outright, including Special Exceptions.

The 1.62 acre area involved in the Proposed Amendment is surrounded by existing C-1 or C-3 uses within the Village at Sandhill Development. The proposed Amendment will not have an adverse effect on the surrounding properties. The proposed Amendment is compatible with the surrounding area and the existing land uses.

Traffic Impact Discussion

The traffic estimates depicted in the Developer’s agreement would not change as a result of the proposed Amendment.

Fire Service Impacts

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

Relationship To Comprehensive Plan

It is the Department’s position that in order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate the proposed zoning amendment based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance # 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances)

hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles/Recommendations of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8] The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

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

The existing C-1, C-3 and RG-2 zoning is NOT consistent with the Map designation as required by state statutes because none of the aforementioned districts allow for agricultural uses. The zoning should be RU, D-1, or PDD to be consistent with the Agricultural land use designation.

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

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

The site is located at the intersection of Clemson Road and Two Notch Road. The commercial portion of the site is buffered from the existing residences across North Springs Road via RG-2 (multi-family residential) zoning. The proposed Amendment **implements** this Objective.

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

The subject parcels are currently zoned C-1 and C-3 and are surrounded by existing and proposed commercial uses within the Village at Sandhill Development. The proposed Amendment **implements** this Principle.

Other Relevant Issues

The proposed Amendment would not have an effect on the total average daily trips from the site nor would it affect any of the surrounding land uses such as the residential developments off of North Springs Road. The subject parcels are completely contained within the Village at Sandhill Development which is currently zoned C-1, C-3 and RG-2 and bound by a Development Agreement with Richland County.

SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDS) recommends the Official Zoning Map designation for the parcels included in Project # 05-34 MA **be changed** to reflect the “swap” of C-1 and C-3 zoned parcels.

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 traffic analysis shows that no less or additional traffic will be generated by the proposed Amendment.
4. The proposed Amendment **is not consistent** with Proposed Land Use Map designation in the Northeast Subarea Plan.
5. The proposed Zoning Map Amendment **is consistent** with the Objectives and Recommendations of the Northeast Subarea Plan discussed herein.
6. It is the Department’s position that in order to comply with the requirements of Section 6-29-540, SC Code of Laws, the Proposed Land Use Map for this portion of the Northeast Subarea Plan should be amended, via the formal land use ordinance adoption process, to change the land use designation for the subject site to a Commercial/Medium to High Density Residential land use designation.
7. 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:

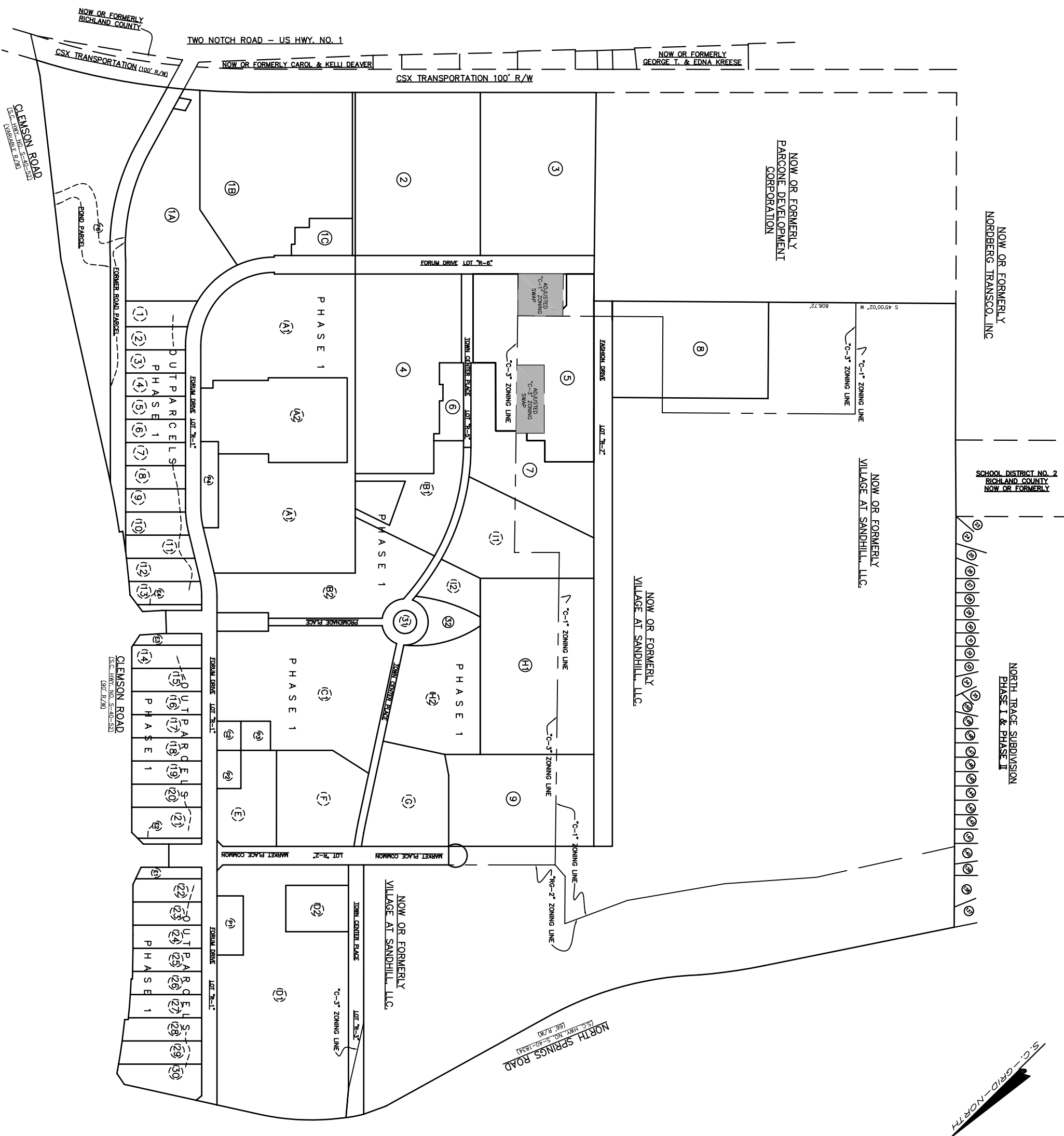
- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map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

At their meeting of January 10, 2005, the Richland County Planning Commission agreed (did not agree) with the PDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-34 MA at the next available opportunity.

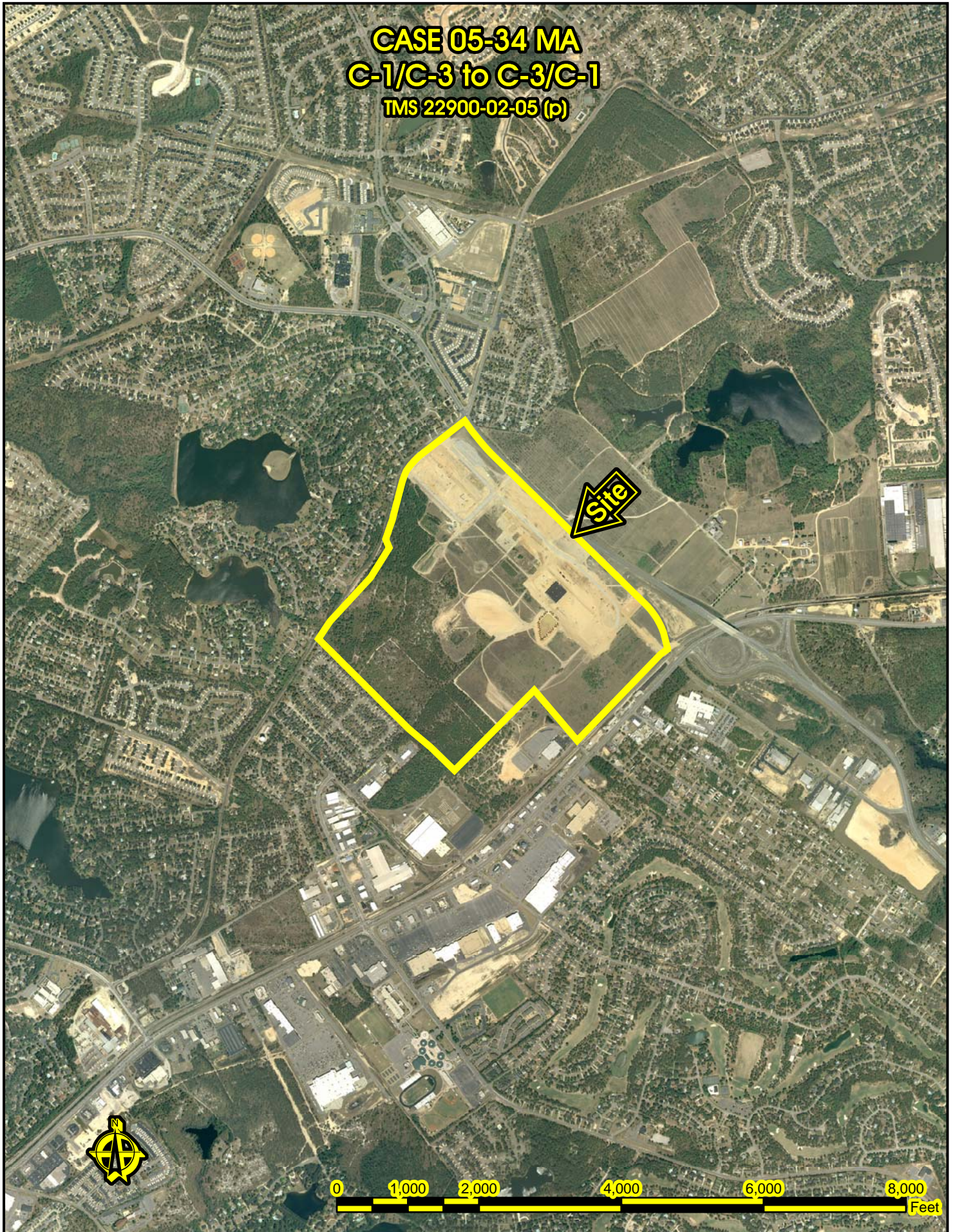
Commission Findings of Fact/Recommendations

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

In consideration of the proposed Zoning Map Amendment # 05-34 MA, the Planning Commission made the findings of fact summarized below:



CASE 05-34 MA
C-1/C-3 to C-3/C-1
TMS 22900-02-05 (p)



CASE 05-34 MA FROM C-1/C-3 to C-3/C-1

TMS# 22900-02-05 (p)

Village at Sandhills



Attachment A

Case 05-34 MA

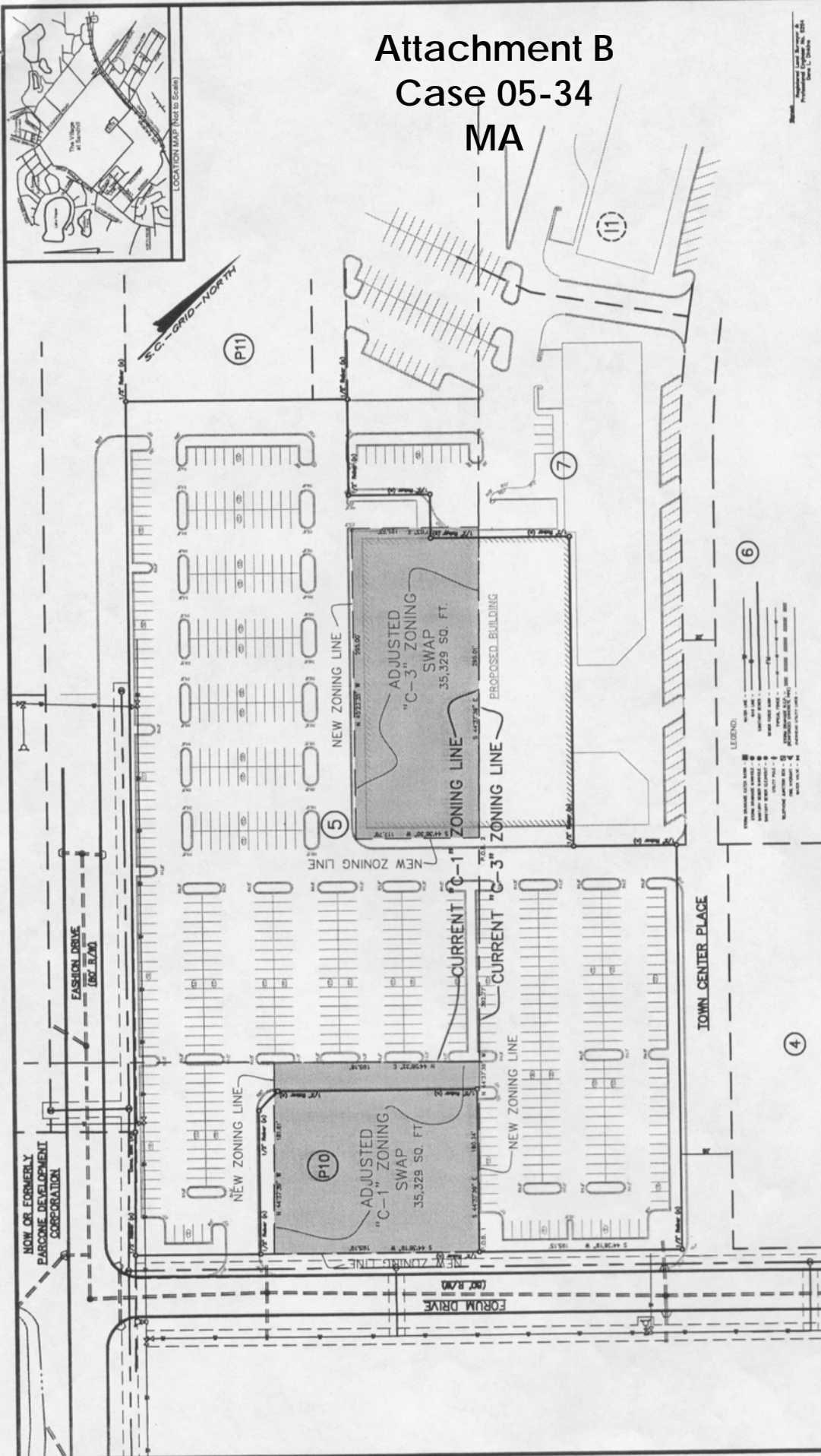
ADJUSTED "C-1" ZONING SWAP PARCEL (35,329 SQ. FT.)

Beginning at a ½" rebar (n) located in the western quadrant of the intersection of Town Center Place and Forum Drive, thence turning and running S44°36'19"W along the northern margin of the right-of-way of Forum Drive for a distance of 195.15 feet to a point, said point being POINT OF BEGINNING NO. 1 (P.O.B. 1); thence continuing along the northern margin of the right-of-way of Forum Drive S44°36'19"W for a distance of 195.19 feet to a point; thence turning and running N44°37'39"W through Lot No. P10 and 5 for a distance of 181.61 feet to a point; thence turning and running N44°58'32"E through Lot No. 5 for a distance of 195.18 feet to a point; thence turning and running S44°37'39"E along Lot No. 5 for a distance of 180.34 feet to a point, said point being POINT OF BEGINNING NO. 1 (P.O.B. 1).

ADJUSTED "C-3" ZONING SWAP PARCEL (35,329 SQ. FT.)

Beginning at a ½" rebar (n) located in the western quadrant of the intersection of Town Center Place and Forum Drive, thence turning and running S44°36'19"W along the northern margin of the right-of-way of Forum Drive for a distance of 195.15 feet to a point; thence turning and running N44°37'39"W through Lot No. 5 for a distance of 392.77 feet to a point, said point being the POINT OF BEGINNING NO. 2 (P.O.B. 2); thence turning and running S44°36'30"W through Lot No. 5 for a distance of 117.79 feet to a point; thence turning and running N45°23'35"W through Lot No. 5 for a distance of 295.00 feet; thence turning and running N44°37'03"E through Lots No. 5 and 7 for a distance of 121.73 feet to a point; thence turning and running S44°37'39"E through Lots No. 5 and 7 for a distance of 295.01 to a point, said point being POINT OF BEGINNING NO. 2 (P.O.B. 2).

Attachment B Case 05-34 MA



REFERENCES:

1. ALL RECORDS THE BUREAU PREPARED FOR VILLAGE AT SANDHILL, LLC BY CDR AND DESIGN, INC. DATED NOVEMBER 7, 2004. RECORDED IN RECORD BOOK NO. 104, PAGE 104.
2. VILLAGE AT SANDHILL, LLC, CASE NO. 05-34, ZONING ADJUSTMENT AS ENTERED IN RECORD BOOK NO. 104, PAGE 104.
3. VILLAGE AT SANDHILL, LLC, CASE NO. 05-34, ZONING ADJUSTMENT AS ENTERED IN RECORD BOOK NO. 104, PAGE 104.
4. RECORDING OF THIS PLAN IS UNLAWFUL UNTIL ENTERED IN RECORD BOOK NO. 104, PAGE 104.

NOTES:

- 1) THE LOCATION OF OTHER UTILITIES (WATER, GAS, SEWER, ETC.) IS NOT SHOWN ON THIS PLAN. THE USER SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2) THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
- 3) THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
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- 9) THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
- 10) THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

ZONING ADJUSTMENT EXHIBIT

PREPARED FOR
VILLAGE AT SANDHILL, LLC
ROLAND COUNTY, NEAR COLUMBIA, S.C.

DATE: NOVEMBER 29, 2004
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION

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

January 10, 2005

RC Project # 05-35 MA	Applicant: BDH Properties, LLC c/o George Delk
General Location: Caughman Road west of Trotter Road	
Tax Map Number: 19100-04-03	Subject Area: 60 ac MOL
Current Parcel Zoning: RS-1 (12,000 sq. ft. lots)	Proposed Parcel Zoning: RS-3 (5,000 sq. ft. lots)
Proposed Use: Single family S/D	PC Sign Posting Date: December 14, 2004

SECTION I ANALYSIS

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

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

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

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

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

Applicant’s Factual Justification For Proposed Change

For the establishment of a single family residential subdivision

Compatibility With Existing Development in the Area

	Existing Zoning	Existing Land Use
Subject Parcel	RS-1	Undeveloped woodlands
Adjacent North	RS-1	Berkeley Forest Subdivision
Adjacent East	RS-1	Dominion Hills Subdivision
Adjacent South	D-1	Undeveloped woodlands
Adjacent West	RS-1, D-1, and RS-2	Undeveloped woodlands and single family residence on estate size lot

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.

<u>RS-1 Zoning Designation Intent</u> Intended as single family residential areas with low to medium population densities.	<u>Proposed RS-3 Zoning Designation Intent</u> Intended as single family residential areas with low to medium population densities.
<u>Existing RS-1 Zoning Permitted Uses</u> Single family detached dwellings or modular building units located on individual lots.	<u>Proposed RS-3 Zoning Permitted Uses</u> Single family detached dwellings or modular building units located on individual lots.

The land uses above represent a summary of the permitted uses in Chapter 26-63 of the County Code. Some Special Exception uses are also possible.

The site is surrounded by existing subdivisions zoned RS-1, a single-family residence on an estate size lot and undeveloped woodlands. The proposed Amendment for single-family residences is compatible with the existing land uses, although the size of the proposed lots is not consistent with the existing residences.

Traffic Impact Discussion

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

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

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

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

Proposed Project Gets Its Principal Access From	Caughman Road	
Functional Classification Of This Roadway	Two lane undivided minor arterial	
Level-Of-Service C Design Capacity (V/C = 1.00)	10,800	
Estimated Traffic Generated By The Proposed Project	3,477	
Current Volume At The Nearest Count Station #371 Located @ Caughman Road west of the site	5,200	
Estimated Traffic Count With the Proposed Project	8,677	
Volume-To-Capacity Ratio With The Proposed Project	0.82	

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. In this case, the estimated traffic is calculated by multiplying the generation rate for a single family detached residence found on page 9 of the Addendum To The Long Range Major Street Plan for Richland County times the estimated number of lots.

The traffic calculation is as follows; 60 acres – 30% for infrastructure = 42 developable acres x 43,560 sq. ft. = 1,829,520 sq. ft./5,000 sq. ft. = 366 lots x 9.5 = 3,477

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

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

Fire Service Impacts

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

Relationship To Comprehensive Plan

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

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

In addition to reviewing the consistency with the Proposed Land Use Map, it is necessary to review the Comprehensive Plan's development policies, as found in the Subarea Plans, to determine if the proposed amendment furthers the Objectives and Recommendations Principles of the Comprehensive Plan as found in the Subarea Plans. The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance that is relevant to the subject Zoning Map Amendment. The relevant Objectives and Principles/Recommendations, found on pages 33 and 40 respectively, are discussed below:

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

The area is comprised of existing residential subdivisions such as Dominion Hills and Berkeley Forest which are both zoned RS-1. The proposed Amendment for RS-3 zoning is not consistent with the existing character of the area. The proposed Amendment **does not implement** this Objective.

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

As stated in the Objective, the site abuts an existing single family residential zoned RS-1. The proposed Amendment site would generate almost 2 ½ times the amount of traffic as would the site if developed under the existing RS-1 zoning designation. The proposed Amendment **does not implement** this Principle.

Other Relevant Issues

The Department conducted a site inspection of the property on December 14, 2004 and found at least three hardwood trees 92” or greater in circumference. These trees and any other hardwoods of this size must be preserved on the site.

As discussed in the traffic impact section and under the Principle, the traffic generated by the proposed Amendment would be 2 ½ times greater than if the property were developed under the existing RS-1 zoning designation. The proposed Amendment for RS-3 will generate approximately 3,477 trips as opposed to 1,444 approximate trips if developed under the RS-1 designation.

The site is served by existing City of Columbia water and sewer service along Caughman Road.

SECTION II STAFF RECOMMENDATION

Based on the findings of fact described above and summarized below, the Planning and Development Services Department (PDSD) recommends the Official Zoning Map designation for the parcels included in Project # 05-35 MA **not be changed** from RS-1 to RS-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 Caughman at this location will not be exceeded.
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 Recommendations of the Lower Richland 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.

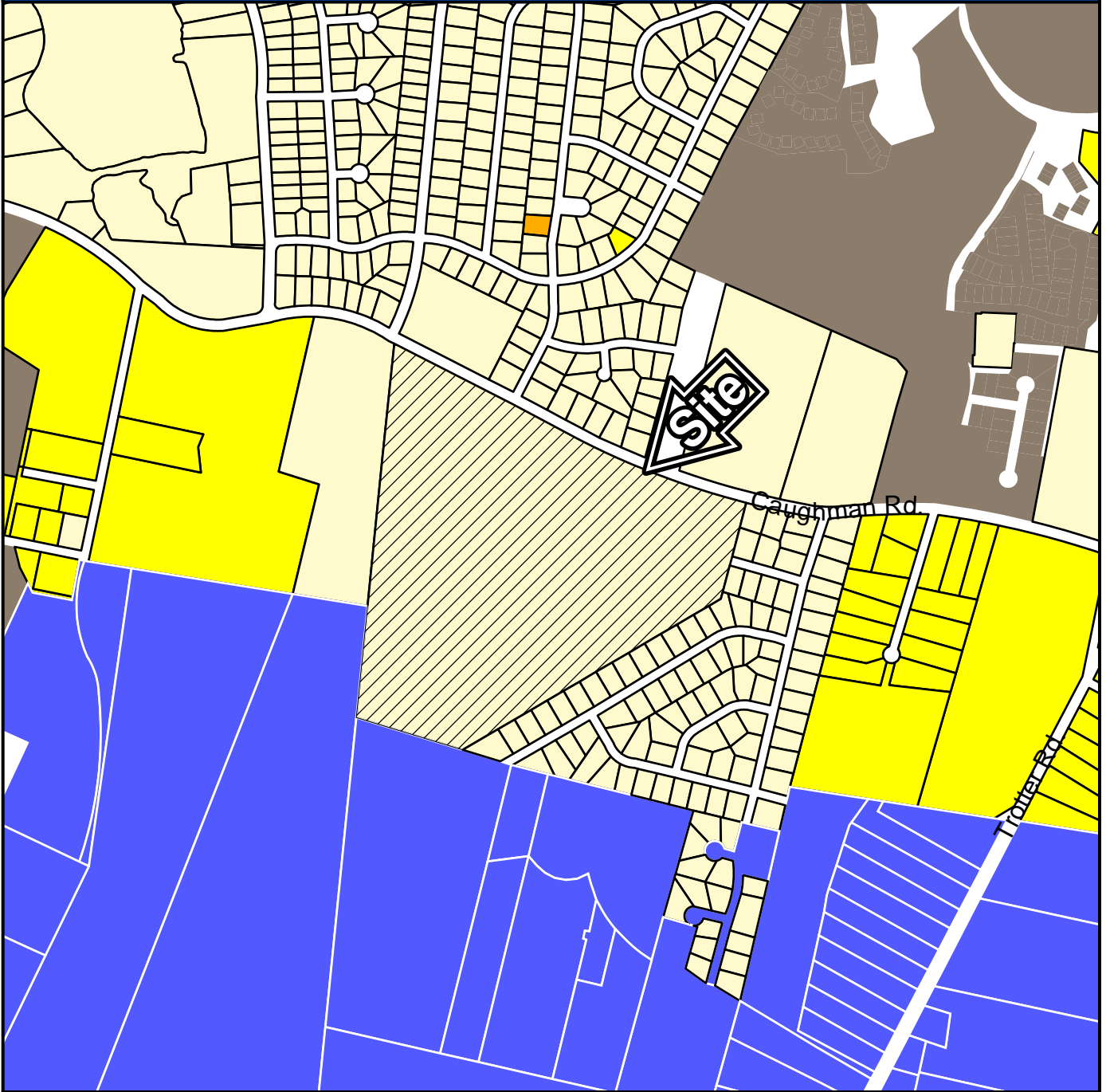
At their meeting of January 10, 2005, the Richland County Planning Commission agreed (did not agree) with the PDSO recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process (deny the proposed Amendment) for RC Project # 05-35 MA at the next available opportunity.

Commission Findings of Fact/Recommendations




















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

In consideration of the proposed Zoning Map Amendment # 05-35 MA, the Planning Commission made the findings of fact summarized below:

CASE 05-35 MA RS-1 to RS-3



ZONING CLASSIFICATIONS

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



CASE 05-35 MA
RS-1 to RS-3
TMS 19100-04-03

Site →



CASE 05-35 MA FROM RS-1 TO RS-3

TMS# 19100-04-03

Caughman Rd. west of Trotter Rd.




Attachment A Case 05-35 MA

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED, LYING, AND BEING NEAR THE CITY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA, AND HAVING THE FOLLOING METES AND BOUNDS, TO WIT:

COMMENCING AT THE CENTERLINE INTERSECTION OF CAUGHMAN ROAD AND ULMER ROAD APPROXIMATELY 50' FEET NORTH OF A 2" PIPE IRON PIN FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF CAUGHMAN ROAD; SAID 2" PIPE IRON PIN FOUND BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERN RIGHT-OF-WAY OF CAUGHMAN ROAD S 58°05'31" E FOR A DISTANCE OF 205.17' FEET TO A #5 REBAR IRON PIN FOUND; THENCE CONTINUE ALONG THE SOUTHERN RIGHT-OF-WAY OF CAUGHMAN ROAD S 58°46'56" E FOR A DISTANCE OF 957.58' FEET TO A #5 REBAR IRON PIN FOUND; THENCE CONTINUE ALONG THE SOUTHERN RIGHT-OF-WAY OF CAUGHMAN ROAD ALONG A CURVE TO THE LEFT HAVING RADIUS OF 2897.29' FEET, AN ARC LENGTH OF 509.78' FEET AND BEING SUBTENDED BY A CHORD BEARING OF S 63°49'13" E FOR A CHORD DISTANCE OF 509.12' FEET TO A #5 REBAR IRON PIN FOUND; THENCE CONTINUE ALONG THE SOUTHERN RIGHT-OF-WAY OF CAUGHMAN ROAD S 68°52'16" E FOR A DISTANCE OF 290.45' FEET TO A #5 REBAR IRON PIN FOUND; THENCE CONTINUE ALONG THE SOUTHERN RIGHT-OF-WAY OF CAUGHMAN ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2897.29' FEET, AN ARC LENGTH OF 91.59' FEET AND BEING SUBTENDED BY A CHORD BEARING OF S 69°45'11" E FOR A CHORD DISTANCE OF 91.59' FEET TO A #5 REBAR IRON PIN FOUND; THENCE TURN AND RUN ALONG THE LANDS NOW OR FORMERLY OF DOMINION HILLS SUBDIVISION THE FOLLOWING 19 COURSES: 1) S 20°06'31" E FOR A DISTANCE OF 144.37' FEET TO A 1" PINCH TOP PIPE IRON PIN FOUND; 2) S 19°11'47" W FOR A DISTANCE OF 143.20' FEET TO A #5 REBAR IRON PIN FOUND; 3) S 21°31'19" W FOR A DISTANCE OF 51.54' FEET TO A 1" PINCH TOP PIPE IRON PIN FOUND; 4) S 19°50'17" W FOR A DISTANCE OF 159.99' FEET TO A 1" PINCHTOP PIPE IRON PIN FOUND; 5) S 20°11'33" W FOR A DISTANCE OF 35.84' FEET TO A 1" PINCH TOP PIPE IRON PIN FOUND; 6) S 66°43'27" W FOR A DISTANCE OF 89.34' FEET TO A 1" PINCH TOP PIPE IRON PIN FOUND; 7) S 66°40'05" W FOR A DISTANCE OF 99.36' FEET TO A 1" PIPE IRON PIN FOUND; 8) S 66°19'11" W FOR A DISTANCE OF 100.14' FEET TO A ½" PIPE IRON PIN FOUND; 9) S 66°43'53" W FOR A DISTANCE OF 199.94' FEET TO A 1" PINCH TOP PIPE IRON PIN FOUND; 10) S 66° 36'54" W FOR A DISTANCE OF 99.93' FEET TO A ½" PIPE IRON PIN FOUND; 11) S 66°38'45" W FOR A DISTANCE OF 100.05' FEET TO A 1" PINCH TOP PIPE IRON PIN FOUND; 12)S 66°44'18" W FOR A DISTANCE OF 100.26' FEET TO A ½" PIPE IRON PIN FOUND; 13) S 66°37'58" W FOR A DISTANCE OF 99.84' FEET TO A ½" PIPE IRON PIN FOUND; 14) S 66°38'32" W FOR A DISTANCE OF 100.39' FEET TO A ½" PIPE IRON PIN FOUND; 15) S 66°42'37" W FOR A DISTANCE OF 99.59' FEET TO A ¼" PIPE IRON PIN FOUND; 16) S 66°28'14" W FOR A DISTANCE OF 99.94' FEET TO A #4

REBAR IRON PIN FOUND; 17) S 66°24'36" W FOR A DISTANCE OF 99.97' FEET TO A ½" PINCH TOP PIPE IRON PIN FOUND; 18) S 66°50'46" W FOR A DISTANCE OF 99.80' FEET TO A #5 REBAR IRON PIN FOUND; 19) S 66°48'59" W FOR A DISTANCE OF 240.88' FEET TO A 1" PINCH TOP PIPE IRON PIN FOUND; THENCE TURN AND RUN ALONG LANDS NOW OR FORMERLY OF ROSHAN VALL MOHAMED N 69°11'18" W FOR A DISTANCE OF 593.24' FEET TO AN AXLE IRON PIN FOUND; THENCE TURN AND RUN ALONG LANDS NOW OR FORMERLY OF MARION AND HARRIET BURNSIDE; THENCE TURN AND RUN ALONG LANDS NOW OR FORMERLY OF RODNEY G. RHINEHART N 12°39'41" E FOR A DISTANCE OF 1378.87' FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 61.034 ACRES, ALL MEASUREMENTS BEING A LITTLE MORE OR LESS.

**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: December 17, 2004
RE: Subdivision and Street Name Approval

Background

Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, the statute states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The attached list of proposed street/road names has been certified by Alfreda Tindal, Richland County E-911 Addressing Coordinator, as being in compliance with the E-911 system requirements. A list of proposed subdivision names is included for your information.

Action Requested

The Department recommends the Commission approve the attached street/road name list. The subdivision names are for information only. No Commission action is necessary.

APPROVED SUBDIVISION NAMES	GENERAL LOCATION
Beasley Creek S/D	Turkey Farm Road
Camp Ground Oaks S/D	Off Campground Road
Canary Woods	Padgett Drive near Trotter Rd
Cooper's Creek S/D	Undetermined, Future Development
Hunting Oaks S/D	Hunt Club Road
Jacobs Creek S/D	Old Two Notch & Bookman Roads
Langford Oaks	Langford Rd, Blythewood
Paradise Cove	Old Road, Lake Murray
Pecan Hills S/D	Wilson Blvd
Shady Hill S/D	Old Two Notch & Bookman Roads
Stoney Pastures S/D	Old Two Notch & Bookman Roads

**Planning Commission Meeting
January 10, 2005**

PROPOSED STREET NAMES	SUBDIVISION/ROAD LOCATION
Advantage Circle	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Applemoor Drive	Future Development of Shelton S/D / Off Jadetree Drive
Arena Way	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Aronia Court	Canary Woods S/D / Off Trotter & Padgett Roads
Breeders Cup Lane	Future Development of Jacobs Creek/ Off Old Two Notch & Bookman Roads
Cattle Baron Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Cool Dawn Lane	Future Development of Jacobs Creek/ Off Old Two Notch & Bookman Roads
Copperleaf Drive	Future Development of Shelton S/D / Off Jadetree Drive
Crusader Court	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Derby Downs Lane	Future Development of Jacobs Creek/ Off Old Two Notch & Bookman Roads
Easy Goer Court	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Evening Breeze Circle	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Fair Play Way	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Grand National Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Green Pasture Court	Future Development of Jacobs Creek/ Off Old Two Notch & Bookman Roads
Green Turf Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Hanley Drive	Future Development of Shelton S/D/ Off Jadetree Drive
Jack Russell Court	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Jacobs Creek Drive	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Katie Springs Way	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Lilly Crest Drive	Future Development of Shelton S/D / Off Jadetree Drive
Lingonberry Drive	Canary Woods S/D / Off Trotter & Padgett Roads
Longfellows Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Lucky Jones Drive	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Montpelier Drive	Future Development of Shelton S/D / Off Jadetree Drive
Northern Dancer Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Old Mare Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads

Palomino Lane	Future Development of Jacobs Creek/ Off Old Two Notch & Bookman Roads
Pecan Hill Lane	Future Development of Pecan Hill S/D / Off Wilson Blvd
Preakness Circle	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Saskatoon Drive	Future Development of Padgett S/D / Off Trotter & Padgett Roads
Seabiscuit Lane	Future Development of Jacobs Creek/ Off Old Two Notch & Bookman Roads
Seattle Slew Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Secretariat Drive	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Silver Cup Court	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Silver Spoon Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Stirrup Court	Future Development of Jacobs Creek/ Off Old Two Notch & Bookman Roads
Stoneywater Loop	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Strong Promise Lane	Future Development of Jacobs Creek/ Off Old Two Notch & Bookman Roads
Strong Promise Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Sun Beau Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Sunday Silence Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Sunnywood Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Thoroughbred Way	Future Development of Jacobs Creek/ Off Old Two Notch & Bookman Roads
Triple Crown Court	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Twilight Tear Court	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Whirlaway Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Winning Colors Lane	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads
Winning Ticket Drive	Future Development of Jacobs Creek / Off Old Two Notch & Bookman Roads

