

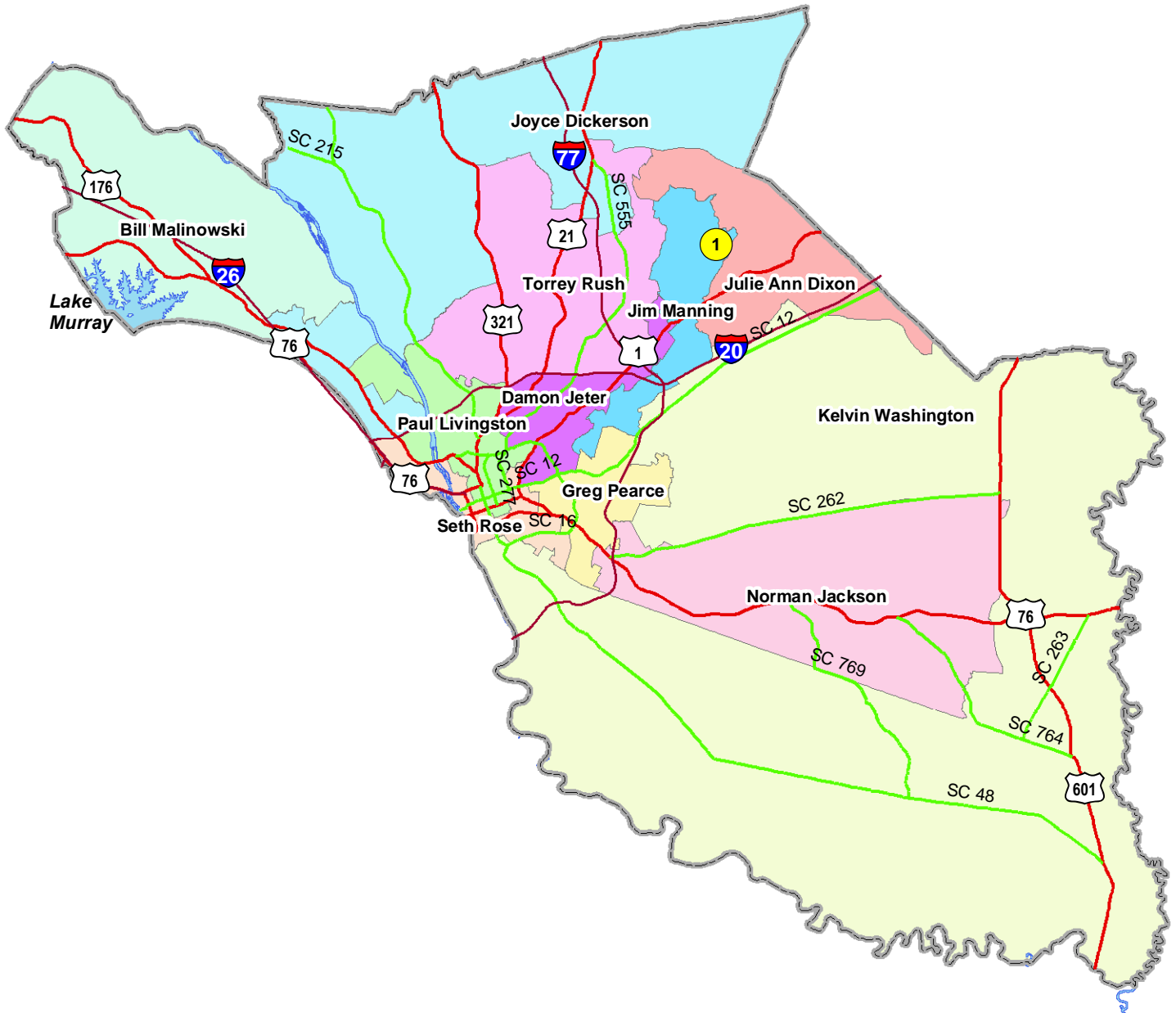
RICHLAND COUNTY  
PLANNING COMMISSION



FEBRUARY 3, 2014



# RICHLAND COUNTY PLANNING COMMISSION FEBRUARY 3, 2014



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-01 MA	E.B. Purcell	23000-03-19	425 Summit Terrace Ct	Manning



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, February 3, 2014**

**Agenda**

**1:00 PM**

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

**STAFF** Tracy Hegler, AICP.....Planning Director  
Geonard Price.....Deputy Planning Director/Zoning Administrator  
Amelia R. Linder, Esq. .... Attorney  
Holland Jay Leger, AICP..... Planning Services Manager

**PUBLIC MEETING CALL TO ORDER** .....Patrick Palmer, Chairman

**PUBLIC NOTICE ANNOUNCEMENT**

**PRESENTATION OF MINUTES FOR APPROVAL**

December 2013 Minutes

**ADOPTION OF THE AGENDA**

**ROAD NAMES [ACTION]**

**SUBDIVISION REVIEW [ACTION]**

SD-05-231  
Ashland @ Lake Carolina  
Page

**MAP AMENDMENTS [ACTION]**

1. Case # 14-01 MA  
E.B. Purcell  
PDD Amendment (2.99 acres)  
425 Summit Terrace Court  
TMS# 23000-03-19  
Page

**MASTER PLANS [ACTION]**

1. A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE "2009 RICHLAND COUNTY COMPREHENSIVE PLAN", BY INCORPORATING THE "LOWER RICHLAND STRATEGIC COMMUNITY MASTER PLAN" INTO THE PLAN.  
Page
2. A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE "2009 RICHLAND COUNTY COMPREHENSIVE PLAN", BY INCORPORATING THE "SPRING HILL STRATEGIC COMMUNITY MASTER PLAN" INTO THE PLAN.  
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**TEXT AMENDMENTS [ACTION]**

1. ORDINANCE AMENDING SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO REMOVE THE DISTANCE REQUIREMENT BETWEEN BARS AND PLACES OF WORSHIP IN THE GC, M-1, AND LI ZONING DISTRICTS UNDER CERTAIN CONDITIONS.  
Page

**COMPREHENSIVE PLAN UPDATE [ACTION]**

1. KICK OFF TO UPDATE WITH THE CONSULTANT

**DIRECTOR'S REPORT OF ACTION**

1. ZONING PUBLIC HEARING REPORT
2. DEVELOPMENT REVIEW TEAM REPORT

**ADJOURNMENT**



# **Planning & Development Services Department**

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

**TO:** Planning Commission Members; Interested Parties

**FROM:** Alfreda W. Tindal, Addressing Coordinator

**DATE:** December 9, 2013

**SUBJECT:** January 2014- Street Name(s) Approval Request

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

The proposed street/road/subdivision name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 emergency road/subdivision naming requirements.

**Action Requested**

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

PROPOSED NAME(S)	APPLICANT	LOCATION	PROPERTY TMS#	COUNCIL DISTRICT (Honorable)
1. Down River 2. Waters Reach 3. Gap Station 4. Meadowmont 5. Stream Bank	John & Ernest Moore Heritage Realty	Proposed River Glade Subdivision, off Geiger Road	R05400-01-09	Bill Malinowski (1)
6. Silicon Edge Drive	John D. Champoux Sustainable Design Consultants	Off Longtown Road East & Rimer Pond Road	R20500-04-27	Julie Ann Dixon (9) Torrey Rush (7)

\*\*\*\*\*

To follow is an advertisement to run in (1) edition of **The State Newspaper** on Wednesday, January 15, 2014.

Thank you for your kind assistance.

Sincerely,  
Suzie Haynes  
Planning Staff

### **Public Hearing Announcements**

The Richland County Addressing Office has received a request to rename a portion of Brevard Street (between Betsy Drive and Saluda River Road); and Jefferson Allen Road, located off Saluda River Road in northwestern Richland County. The street names submitted are Saluda Hills Drive (Renaming Brevard Street) and Fallon Lane (Renaming Jefferson Allen Road). If you have any questions, please feel free to contact RC Addressing office at (803) 576-2147 or [gisaddressing@rcgov.us](mailto:gisaddressing@rcgov.us)



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

December 4, 2013

<b>Applicant:</b> Lake Carolina Development, Inc.	<b>Preliminary Subdivision Plans For:</b> Ashland Phase 4A at Lake Carolina
<b>RC Project #:</b> SD-05-231	
<b>General Location:</b> Northern Portion of Lake Carolina	
<b>Tax Map Number:</b> 23300-03-21	<b>Current Zoning:</b> PDD
<b>Subject Area:</b> 7.54 acres	<b>Number of Units:</b> 21
<b>Sewer Service Provider:</b> Palmetto Utilities	<b>Water Service Provider:</b> City of Columbia

**SECTION I – ANALYSIS**

The Planning Commission's involvement in the subdivision review process for Lake Carolina is stipulated by the Development Agreement between Richland County, South Carolina and Lake Carolina Development, Inc., which was adopted July 17, 2001.

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

- 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

**Existing Site Conditions**

The site is located in the northern portion of Lake Carolina, south of Kelly Mill Road and west of Hard Scrabble Road. The site connects with the already platted portions of the Ashland subdivision.

**Compatibility with the Surrounding Area**

The proposed use, lot sizes and lot layout of Ashland Phase 4 is compatible with the surrounding single-family lots in previous phases of Ashland.

**Compatibility with the Comprehensive Plan**

In accordance with the Development Agreement between Richland County, South Carolina and Lake Carolina Development, Inc., approved by County Council and effective July 17, 2001, "The County has determined that the coordinated development of this tract of approximately 1,160 acres will assist in the County's planning for suitable growth in northeast Richland County, consistent with the comprehensive plan and land development regulations".

## 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 Ashland Phase 4A:

### Findings of Fact

1. The proposed project is compatible with the surrounding area.
2. The proposed project is compatible with the Richland County Comprehensive Plan.

**The preliminary plans are not officially approved until the following Departmental review comments have been adequately addressed:**

- 1) Engineering:
  - Provide permanent stormwater maintenance agreement. SCDHEC CGP 2012: Section 4.3 (C) I.
  - Provide dewatering calculations. SCDHEC Standards for Stormwater Management and Sediment Reduction Regulation 72-300 thru 72-316, Section 72-307 D (3). SCDHEC CGP 2012; Checklist for Design Professionals, Section 23.
  - Provide trapping efficiency calculations. SCDHEC CGP 2012; Checklist for Design Professionals, Section 14.
  - Provide a summary table of pre-development and post-development flows.
  - Provide information on the velocity of the discharge to the proposed rip-rap velocity breaker to show that the flow will be non-erosive.
- 2) Addressing:
  - Approved
- 3) Flood:
  - Please provide documentation that the Army Corp of Engineers is in agreement with the wetland delineation shown on the plans. This information for this site could not be located in the County files.
- 4) Land Development:
  - Approved
- 5) GIS
  - Approved

