

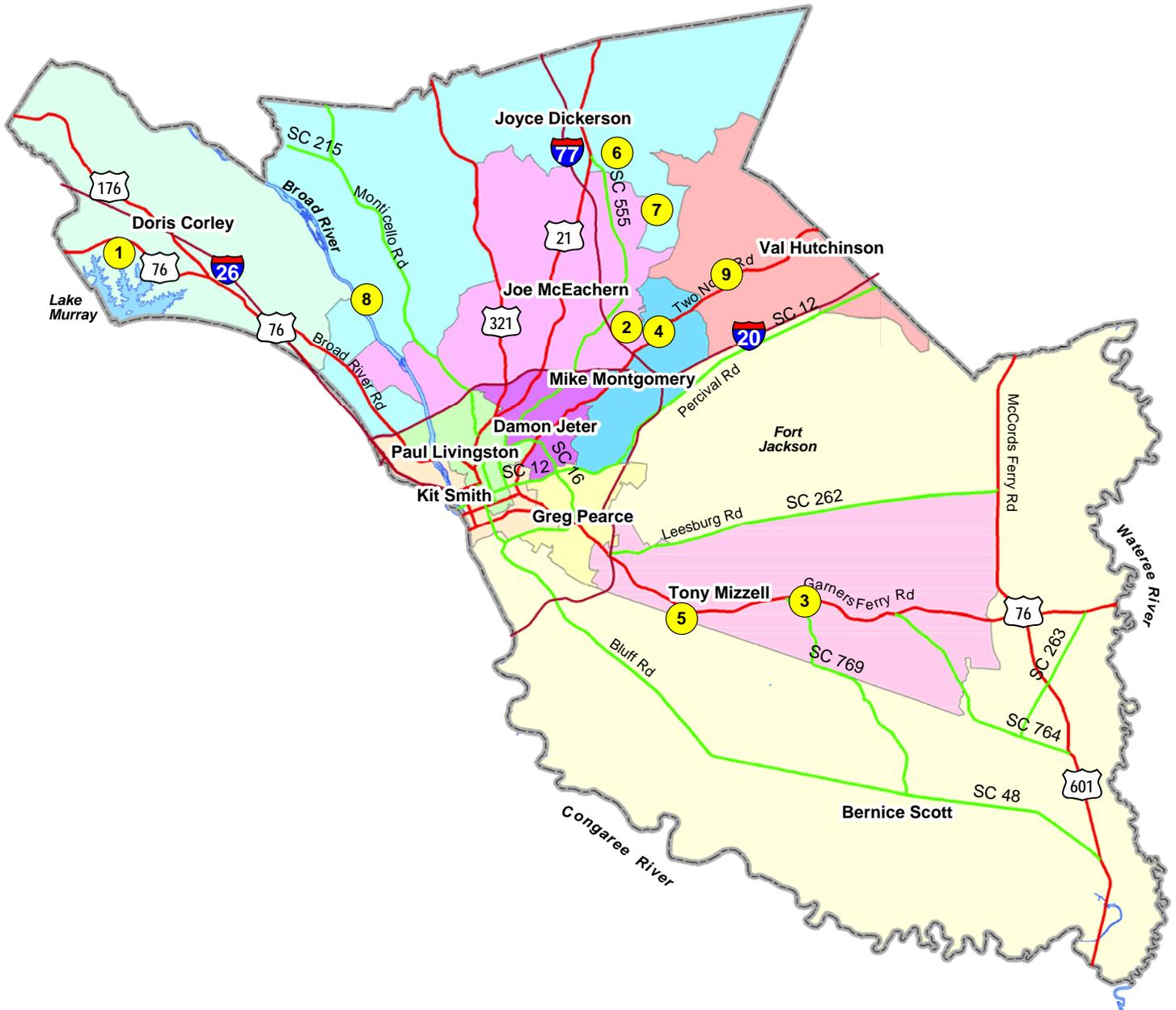
RICHLAND COUNTY  
PLANNING COMMISSION



DECEMBER 7, 2006



# RICHLAND COUNTY PLANNING COMMISSION DECEMBER 7, 2006



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 06-51 MA	Lowman Homes	01511-03-03/04/05/06/09, 01511-04-01/04/18, 01511-01-01 & 01500-04-18	Dutch Fork Rd. & Johnson Marina Rd.	Corley
2. 06-61 MA	Greg Lehman	17112-01-01, 17115-01-01, 17209-03-06/07/08, 17213-06-12 to 20, 17213-05-58/59	Rabon Rd. & Ross Rd.	McEachern
3. 06-68 MA	Claude Humphries	27900-01-06	9900 Garners Ferry Rd.	Mizzell
4. 06-62 MA	Rabon Rd. Storage/Robert Fuller	17115-01-08	North side of Rabon Rd.	Montgomery
5. 06-63 MA	C. Douglas Caughman	19011-02-02	US 378 & Old Garners Ferry Rd.	Mizzell
6. 06-64 MA	James Craig/Heritage Forest Dev.	17600-02-04	Wooten Rd.	Dickerson
7. 06-65 MA	Brad Wilson	20300-02-31	Lee Rd. & Longtown Rd.	Dickerson
8. 06-67 MA	Martin Marietta, Inc.	06500-01-04A (P)	Monticello Trail	Dickerson
9. 06-69 MA	Parcone Development Corp.	22910-01-03	10261 Two Notch Rd.	Hutchinson



**RICHLAND COUNTY PLANNING COMMISSION**

**Thursday, December 7, 2006**

**Agenda**

**1:00 PM**

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

**STAFF** Donny Phipps ..... Interim Planning Director  
Anna Almeida .....Development Services Manager  
Jennie Sherry-Linder .....Land Development Administrator  
Amelia R. Linder, Esq. .... Assistant County Attorney

**I. 1:00 PM - PUBLIC MEETING CALL TO ORDER** Pat Palmer, Chairman

**II. PUBLIC NOTICE ANNOUNCEMENT**

**III. PRESENTATION OF MINUTES FOR APPROVAL**

Consideration of the November 6, 2006 Minutes

**IV. AGENDA AMENDMENTS**

**V. NEW BUSINESS - ZONING MAP AMENDMENTS**

CASE # 06 - 51 MA		Page
APPLICANT	Lowman Homes	01
REQUESTED AMENDMENT	RU to PDD (206.7 acres)	
PURPOSE	Mixed Use	
TAX MAP SHEET NUMBER (S)	01511-03-03/05/06/09, 01511-04-04, 01511-01-01	
LOCATION	Dutch Fork Rd. & Johnson Marina Rd.	

CASE # 06 - 61 MA		Page
APPLICANT	Greg Lehman	09
REQUESTED AMENDMENT	RU to RS-HD (76 acres)	
PURPOSE	Residential Single Family Use	
TAX MAP SHEET NUMBER (S)	17112-01-01/17115-01-01/17209-03- 06,07,08/17213-06-12 to 20/ 17213-05-58, 59	
LOCATION	Rabon Rd. & Ross Rd.	

CASE # 06 - 68 MA		Page
APPLICANT	Claude Humphries	17
REQUESTED AMENDMENT	RU to GC (3.01 acres)	
PURPOSE	General Commercial	
TAX MAP SHEET NUMBER (S)	27900-01-06	
LOCATION	9900 Garners Ferry Rd.	

CASE # 06 - 62 MA		Page
APPLICANT	Rabon Rd. Storage/ Robert Fuller	23
REQUESTED AMENDMENT	RU to GC (1 acres)	
PURPOSE	Self Storage Facility	
TAX MAP SHEET NUMBER (S)	17115-01-01	
LOCATION	North Side of Rabon Rd.	

CASE # 06 - 63 MA		Page
APPLICANT	C. Douglas Caughman	29
REQUESTED AMENDMENT	RU to GC (12.62 acres)	
PURPOSE	Family Day Care & General Commercial	
TAX MAP SHEET NUMBER (S)	19011-02-01 & 02 (p)	
LOCATION	US 378 & Old Garners Ferry Rd.	

CASE # 06 - 64 MA		Page
APPLICANT	James Craig/ Heritage Forest Development	37
REQUESTED AMENDMENT	M-1 to RS-LD (26.23 acres)	
PURPOSE	Single Family Residential Subdivision	
TAX MAP SHEET NUMBER (S)	17600-02-04	
LOCATION	Wooten Rd.	

CASE # 06 - 65 MA		Page
APPLICANT	Brad Wilson	43
REQUESTED AMENDMENT	RS-LD to GC (8.42 acres)	
PURPOSE	Retail Shops	
TAX MAP SHEET NUMBER (S)	20300-02-31	
LOCATION	Lee & Longtown Rd.	

CASE # 06 - 67 MA		Page
APPLICANT	Martin Marietta, Inc.	51
REQUESTED AMENDMENT	RU to HI (525 acres)	
PURPOSE	Mining	
TAX MAP SHEET NUMBER (S)	06500-01-04A (P)	
LOCATION	Monticello Trail	

CASE # 06 - 69 MA		Page
APPLICANT	Parcone Development Corp.	57
REQUESTED AMENDMENT	HI to GC (31.11 acres)	
PURPOSE	Retail Shopping Center	
TAX MAP SHEET NUMBER (S)	22910-01-03	
LOCATION	10261 Two Notch Rd.	

**VI. NEW BUSINESS**

- a. Approval of 2007 Planning Commission schedule
- b. Nominations of 2007 Planning Commission Seats

**VII. COMPREHENSIVE PLAN**

- a. Decker Boulevard/Woodfield Park Neighborhood Master Plan
- b. Northeast Planning Area 10-Year Future Land Use Map
- c. Northwest Planning Area 10-Year Future Land Use Map

**VIII. COUNTY COUNCIL & STAFF ACTIONS REPORT**

- a. Development Review Team Actions .....71

**IX. ROAD NAME APPROVALS .....73**

Richland County Planning & Development Services has petition the property owners along Raintree Court in Hopkins, Edwards Court, Columbia (29209) and Jay Drive North (portion of), Elgin, South Carolina to rename their duplicated roads. See proposed names below:

1. Proposed South Raintree Point, F/K/A Raintree Ct, Hopkins SC, TMS# 25010-05-01 thru 06.
2. Proposed Cypress Pond Lane, F/K/A a portion of Jay Dr North, Elgin, South Carolina, TMS# 26000-02-13.
3. Proposed Phoenix Ct, F/K/A Edwards Ct, TMS# 13516-01-04/06; 13516-02-01.

**X. ADJOURNMENT**





# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2006  
**RC PROJECT:** 06-51 MA  
**APPLICANT:** Lowman Home Planned Development  
**LOCATION:** Dutch Fork Road (U.S. Highway 76) and Johnson Marina Road  
**TAX MAP NUMBER:** 01511-03-03, 05, 06 & 09; 01511-04-04; & 01515-01-01  
**ACREAGE:** 206.742 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** PDD  
**PC SIGN POSTING:** November 20, 2006

## Staff Recommendation

Approval

## Background /Zoning History

The parcel is currently zoned Rural District (RU) and is located off of Dutch Fork Road (US Highway 76) and Johnson Marina Road with approximately 5,555+ linear feet of frontage and 4,800+ linear feet of frontage, respectively. In addition, along Guise Road approximately 3100 linear feet of frontage.

According to County records no map amendment has been requested to date and the current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977.

## Summary

The Planned Development District (PDD) zoning designation is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments while preserving natural and scenic features of open spaces. Planned Development District must involve innovation in site planning for all permitted uses within the district.

The Planned Development District is required to establish a master plan for the development proposed for the site to be rezoned. The uses permitted in a PDD district shall be the uses described in the approved site plan. Manufactured home parks are not permitted as part of a PDD District. The District must specify minimum lot area, lot width, structure size standards, and maximum height. However, the Planning Commission and County Council shall ascertain if the dimensional requirements proposed, fulfill the intent of this chapter and the Comprehensive Plan.

The Richland County Land Development Code does establish minimum standards for landscape, parking, sidewalk and pedestrian amenities, signs, recreation/open space, design and operation standards. Planned Developments are expected to exceed these minimum requirements. The Recreation/Open Space Standards may be enhanced by the Planning Commission and/or County Council during the review and approval of the Planned Development District (PDD).

**Roads**

The site is located on the corner of Dutch Fork Road (US Highway 76) which is a two lane minor arterial and Johnson Marina Road which is a two lane collector road currently maintained by SCDOT.

<b>Existing Zoning</b>		
<b><u>North:</u></b>	RU	Single family residential
<b><u>South:</u></b>	RU	Wooded/ single family residential
<b><u>East:</u></b>	RU	Wooded/ single family residential
<b><u>West:</u></b>	RU	Wooded

**Plans & Policies**

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Subarea Proposed Land Use Map” designates this area as Low density residential in the Developing Urban area.

Objective: “Promote new development in areas with adequate infrastructure”.

Compliance: The site currently has water and sewer availability and an existing retirement community.

Principal: “Within single-family areas, higher density development is appropriate where it completes a block face and is oriented toward developments of similar density”.

“Commercial and office activities should be confined to or expanded at existing clusters, and/or proposed locations as identified on the Proposed Land Use Map”.

Compliance: The site is located at an intersection and fronts on a two lane minor arterial which is conducive to commercial and office activities which support the existing and proposed residential development on site.

### **Traffic Impact**

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is #145 located east of the site on Dutch Fork Road. The current volume is 16,000 ADT which is a Level-of-Service "F".

Note: Please refer to PDD document for traffic summary.

### **Conclusion**

The development consists of 206 acres of land with an existing retirement community and a post office. The existing facilities house 308 beds and 112 dwelling units. The proposed plan adds an additional 205 dwelling units in four phases. The total areas of development will be approximately 98 acres single family, 48 acres multifamily, 11 acres of commercial office, 18 acres of commercial retail and 30 acres of recreation/open space. Each phase will be required to provide 12% open space to bring the total open space to twenty-five (25) percent.

The development creates a new community, but utilizes the existing roadways, some internal to current development as access. The inclusion of commercial to support the newly created community reduces the impact on the existing community, however, the scope of the development requires provision of civic uses for the community created, i.e. post offices, emergency facilities, schools, library, and places of worship. The design of the development will promote connectivity.

The conditions below have been addressed and incorporated into their PDD document.

### **DRT Conditions**

The Planned Development came before the Development Review Team on October 12, 2006 and received conditional approval with the following revisions requested:

1. Delineate on the plans sidewalks with a minimum width of 5 ft and trails at 10 ft, showing connectivity.
2. Maximum limits of square footages of each single Retail/Commercial buildings shall be provided.
3. Development Agreement with specific time frames for road improvements and site specific time frames for development.
4. Review of Permitted uses.

5. Plans to reflect no less than minimum standards of Richland County Land Development Code with Planned Development requirements to exceed minimum standards.

### **Proposed PDD Conditions**

1. The site development shall be limited to the following:
  - One retail building with a maximum of 100,000 square feet; and
  - A maximum square footage of 12,000 square feet for all other commercial buildings; and
  - 205 dwelling units in four phases.

The total areas of development will be approximately 98 acres single family, 48 acres multifamily, 11 acres of commercial office, 18 acres of commercial retail and 30 acres of recreation/open space. Each phase will be required to provide 12% open space to bring the total open space to twenty-five (25) percent.
2. The applicant shall transmit a phasing plan to the Department prior to reviewing any construction plans; and
3. Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
4. Proposed changes to the approved Master Plan shall be subject to the requirement of Section 26-59 (j)(1) of the Richland County Land Development Code,
5. Approval of the Master Plan shall constitute approval of the Sketch Plan for subdivision purposes only; and
6. Access to the subject site shall be limited to two additional curb cuts on Dutch Fork and Johnson Marina Road, ; and
7. All internal streets shall be privately owned and maintained, not by Richland County; and
8. The applicant shall construct separate left and right turn lanes on Johnson Marina Rd; and
9. The applicant shall construct two left turn lanes on the northbound approach of Dutch Fork Road; and
10. The applicant shall construct a second westbound lane on Johnson Marina Road; and
11. The applicant shall construct a right turn lane on the Johnson Marina Road and an acceleration lane southbound on Dutch Fork Road; and
12. The applicant shall install a traffic signal and;
13. The applicant shall provide widening of Dutch Fork Road to provide two lanes in each direction; and
14. All commercial lots shall provide vehicular and pedestrian connectivity; and
15. Requirement to meet the minimum standards in the Richland County Land Development Code for landscape/tree protection standards, parking, sidewalks and pedestrian amenities, signs, recreation/open space design and operational standards to promote connectivity, and pedestrian access from all areas to recreation and commercial sections, to include sidewalks along external roadways.
16. Planning Commission and County Council may require enhancements to proposed recreation and open space areas; and

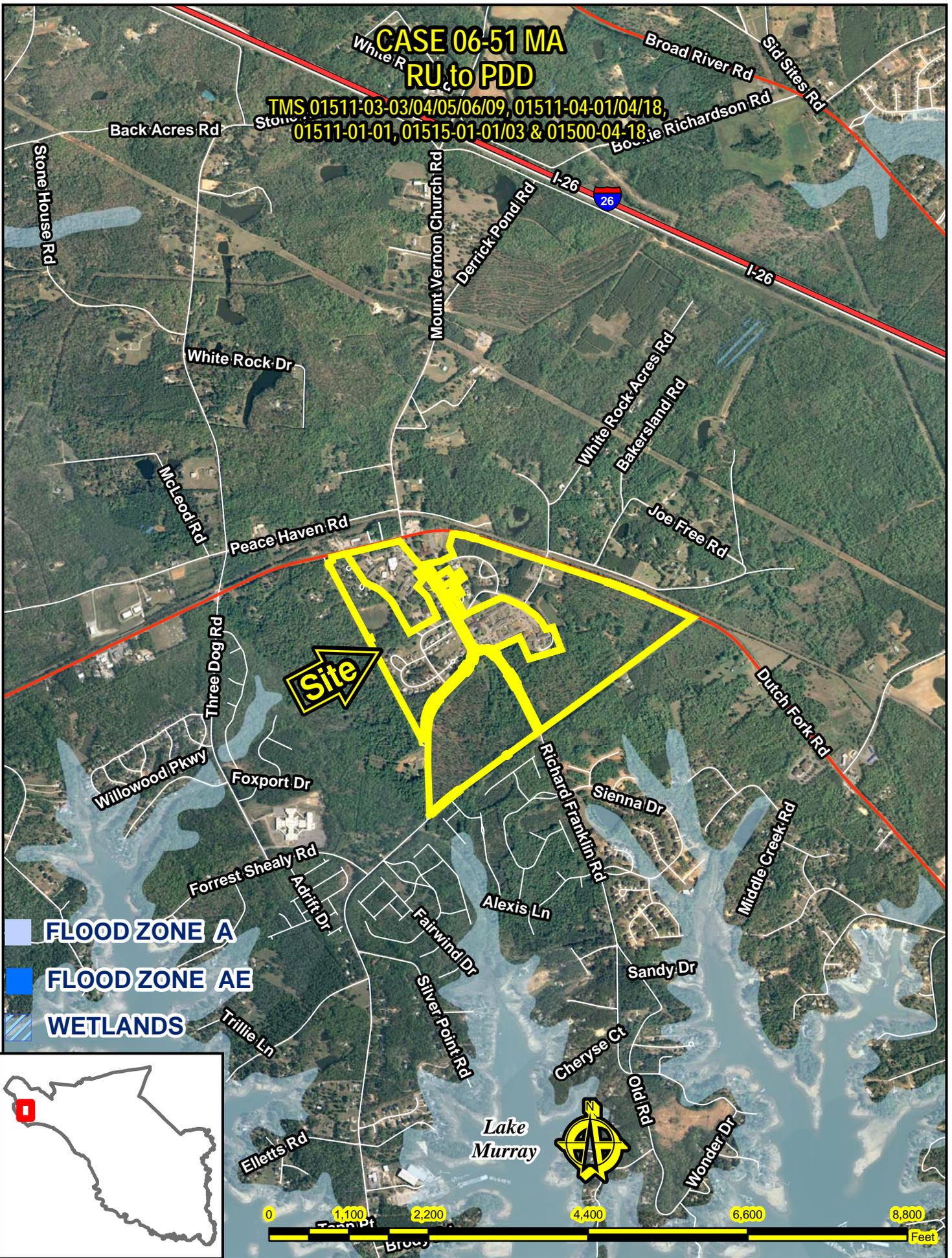
17. If applicable the Department shall receive written US Army Corps of Engineers approval of the wetlands delineation and/or encroachment permit prior to approval of the preliminary plans;
18. If applicable the Department shall receive written FEMA approval of the 100 year flood elevation statement prior to approval of the preliminary subdivision plans; and
19. Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
20. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.
21. The applicant should enter into a development agreement to ensure the installation of all improvements and amenities described herein prior to preliminary approval.

<b>Zoning Public Hearing Date</b>
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**January, 2007**

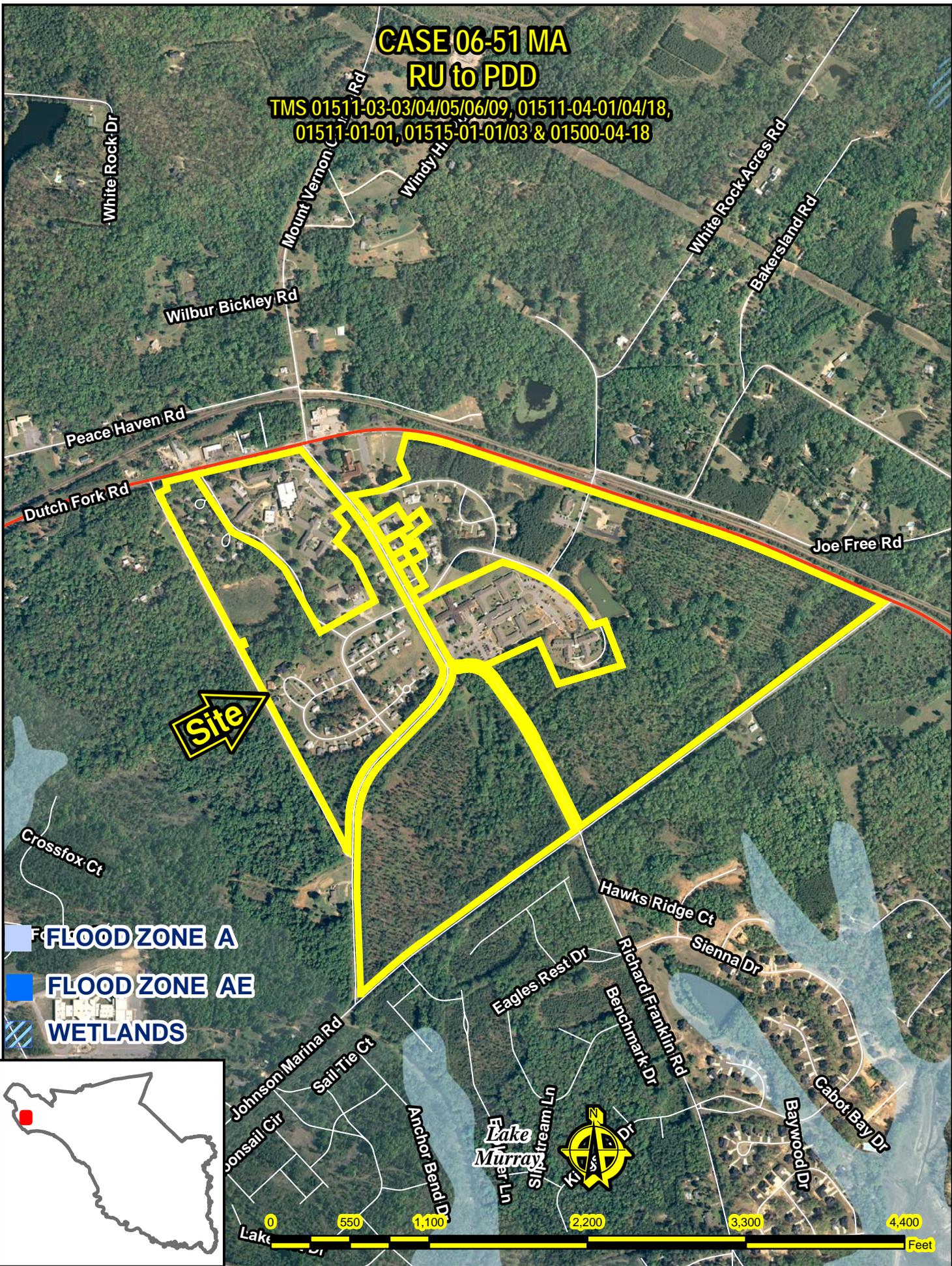
# CASE 06-51 MA RU to PDD

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01511-01-01, 01515-01-01/03 & 01500-04-18



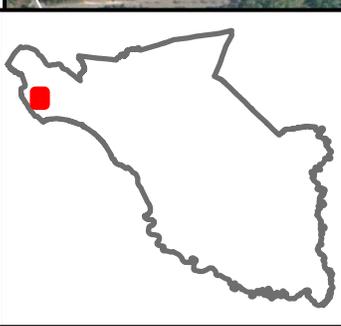
# CASE 06-51 MA RU to PDD

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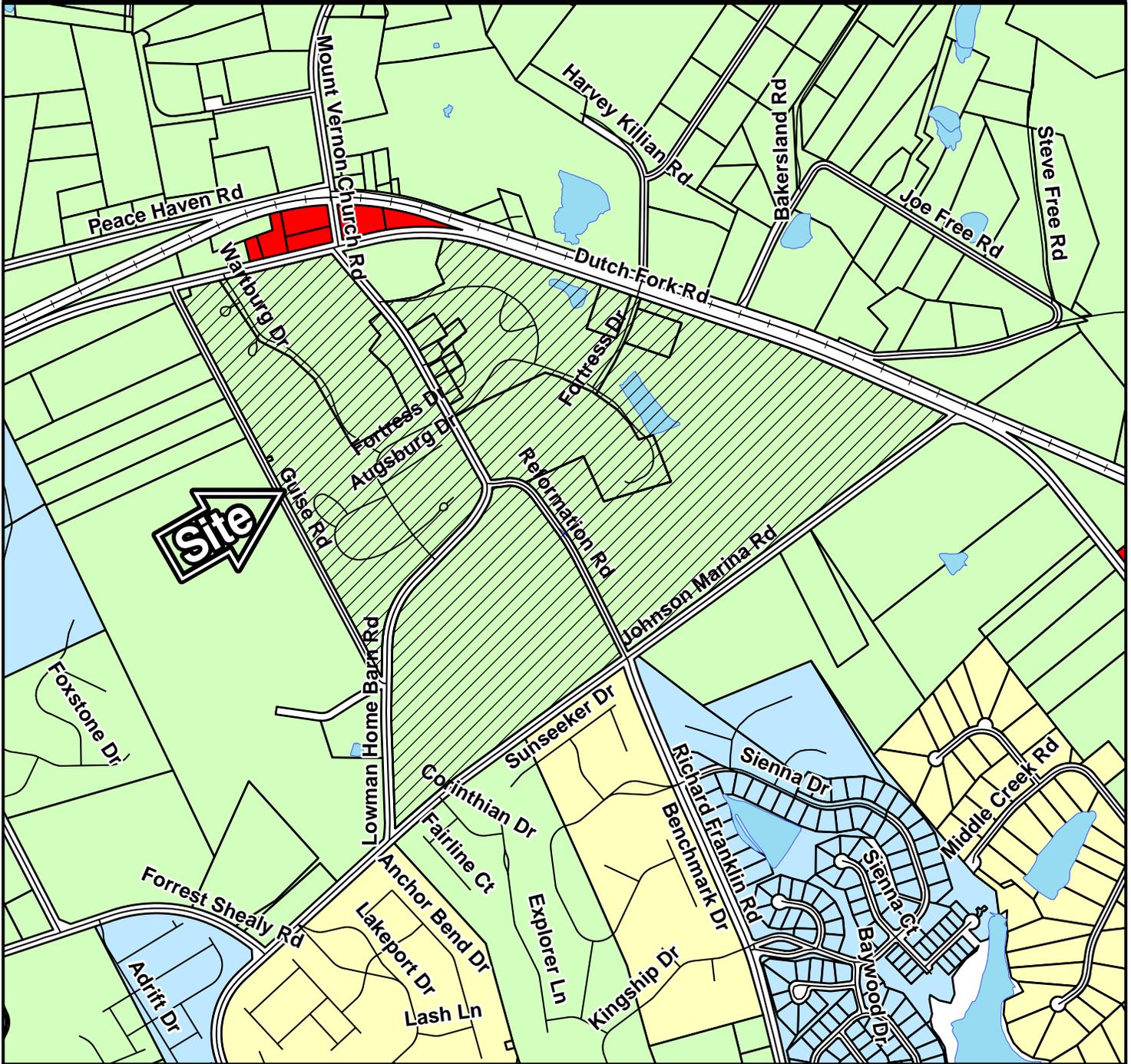


**Site**

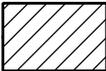
- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



# CASE 06-51 MA RU to PDD



## ZONING CLASSIFICATIONS

	 RR	 RS-MD	 RM-MD	 NC	 HI	 C-1	N 
Subject Property	 RS-E	 RS-HD	 RM-HD	 GC	 PDD	 C-3	
	 RS-LD	 MH	 OI	 M-1	 RU		



# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2006  
**RC PROJECT:** 06-61 MA  
**APPLICANT:** Development Services, LLC/ Greg Lehman  
**LOCATION:** Rabon Rd. & Ross Rd.

**TAX MAP NUMBER:** 17112-01-01(p); 17115-01-01; 17209-03-06, 07, 08;  
17213-06-12-20; 17213-05-58 & 59

**ACREAGE:** 76  
**EXISTING ZONING:** RU/RS-MD  
**PROPOSED ZONING:** RS-HD

**PC SIGN POSTING:** November 20, 2006

## Staff Recommendation

**Approval**

## Background /Zoning History

The parcel is currently zoned Rural (RU) and Residential Single-Family-Medium Density (RS-MD) located on Ross, Rabon and Pine Lee Roads. The parcels are surrounded by Rural and Residential single-family medium density (RS-MD) zoned property.

According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) and Residential Single-Family –Medium Density District (RS-MD) reflects the original zoning as adopted September 7, 1977.

## Summary

The RS-HD District is intended as a predominately single-family, detached residential district, and the requirements for this district that has higher densities and smaller permitted lot sizes are designed to maintain a suitable environment for single-family living. In addition to detached single-family development, the RS-HD District also permits attached single-

family dwellings and nonresidential development typically found in residential areas, including but not limited to: single family detached dwelling, accessory dwellings, zero-lot line dwellings, ambulance services, fire/police stations, and parks. The minimum lot area is 5,000 square feet with one principle dwelling per lot, a minimum lot width of fifty (50) feet, maximum height of forty-five (45) feet and no design and operational standards apply.

- The gross density for this site is approximately: 662 homes (8.71 DU/acre)
- The net density for this site is approximately: 463 homes (6.09 DU/acre)

**Roads**

The site is located on Rabon, Ross and Pine Lee Road; Rabon Road is a two lane collector road; Ross and Pine Lee Road are designated local roads all currently maintained by SCDOT.

<b>Existing Zoning</b>		
<b><u>North:</u></b>	RS-MD	Single-family subdivision
<b><u>South:</u></b>	RU/M-1	Vacant/ Truck storage facility
<b><u>East:</u></b>	RS-MD/RU	Single-family residential
<b><u>West:</u></b>	RU/M-1	Vacant woodlands/ Construction Co.

**Plans & Policies**

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Subarea Proposed Land Use Map” designates this area as High density and Low-Medium density residential in the Established Urban area.

Objective: “To promote a variety of residential densities for the development of affordable, quality housing while blending with the character of the surrounding area”.

Compliance: The RS-HD designation will provide for the higher density residential infill which will provide a variety of housing choices.

Principal: “Within single-family areas, higher density development is appropriate where it completes a block face and is oriented toward developments of similar density.”

Compliance: The large tract fronts on Ross Road, Pine Lee Road and Rabon Road which is adjacent to residential subdivisions.

## **Traffic Impact**

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is #611 located at the intersection of Rabon and Ross Road. The current volume is 9000 ADT. According to the Trip Generation Manual the average daily weekday trips for single-family detached housing is 9.57 ADT. This site is estimated to generate approximately 4,431 ADT therefore increasing the current volume to 13,431 ADT resulting in a Level-of-Service "F".

## **Conclusion**

The parcel encompasses approximately 76 acres surrounded primarily by existing residential subdivisions and random established single-family homes. The density adjacent to this parcel is residential, Single-Family Medium Density District (RS-MD) with a minimum lot size of 8,500 square feet and Rural District (RU) with a minimum lot size of 33,000 square feet. The surrounding land uses also include a storage facility, Industrial Tool Repair, Beauty Parlor, and a gas station.

Due to the proximity of current development, water and sewer are available to service the development. Though the development negatively impacts traffic volume, it does meet the criteria for resource distribution. The parcel is surrounded by development and as such, a prime infill development to provide further variety of housing choices, promote the best use of existing resources with a positive effect on the tax and fiscal policies and strengthen existing neighborhoods.

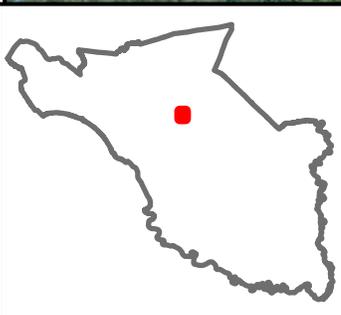
## **Zoning Public Hearing Date**

**January 2007**

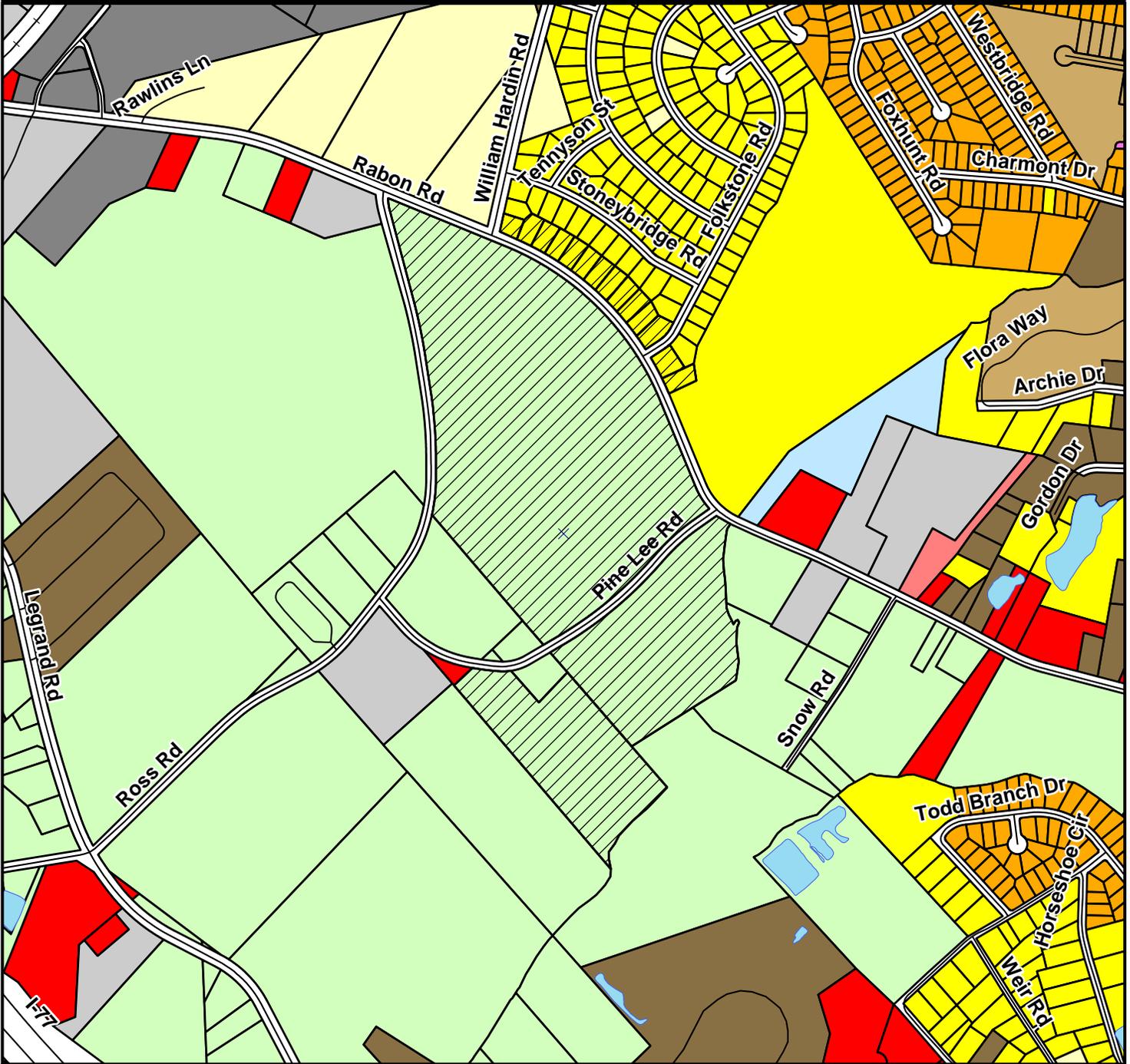


# CASE 06-61 MA RU to RS-HD

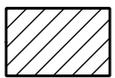
TMS 17112-01-01, 17115-01-01, 17209-03-06/07/08,  
17213-06-12 to 20 & 17213-05-58/59



# CASE 06-61 MA RU to RS-HD



## ZONING CLASSIFICATIONS



Subject  
Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU









# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2006  
**RC PROJECT:** 06-68 MA  
**APPLICANT:** Claude Humphries  
**LOCATION:** Garners Ferry Road west of Blue Johnson Rd.

**TAX MAP NUMBER:** 27900-01-06  
**ACREAGE:** 3.01  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** November 20, 2006

## Staff Recommendation

**Disapproval**

## Background /Zoning History

The site is currently zoned Rural (RU) and is located on Garners Ferry Road west of Blue Johnson Road with approximately 2,000 linear feet of frontage.

According to County records a map amendment had been heard by the Planning Commission on June 4, 2001 and was sent to County Council for denial. The applicant withdrew the map amendment prior to being heard by County Council.

## Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential use with maximum of sixteen (16) dwelling units per acre.

## Roads

The site is located on Garners Ferry Road which is a four lane divided arterial currently maintained by SCDOT.

## Existing Zoning

<b><u>North:</u></b>	RU	Wetlands / single family residence
<b><u>South:</u></b>	RU	Woodlands
<b><u>East:</u></b>	RU	Woodlands
<b><u>West:</u></b>	RU/PDD	Vacant/ Industrial Business

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Lower Richland Subarea Proposed Land Use Map” designates this area as Rural in the Rural and Open Space District.

Objective: “Provide areas with commercial and industrial facilities and services that are related to each other in an efficient manner, served by adequate infrastructure and readily accessible to the public”.

Non-Compliance: The surrounding area is rural in nature with wooded lots and single family residential behind this site; water and sewer is not readily available.

Principal: “Commercial and office activities should be confined to or expanded at existing clusters, and/or major traffic junctions or clustered locations rather than strip development”.

Non-Compliance: The site is not located at a major traffic junction nor is it near any other existing strip development or cluster.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 171 located on Garners Ferry Road west of Old Hopkins Road and the current volume is 32,100 ADT which is currently at a Level-of-Service “C”.

**Conclusion**

The parcel is a long narrow lot currently wooded with an abandoned house on the premises. An existing dirt road services the homes located behind the property. The surrounding area is wooded with no commercial businesses in the immediate vicinity. At the intersection of Harmon Road and Garner's Ferry Road a small strip development houses a hardware store and furniture shop.

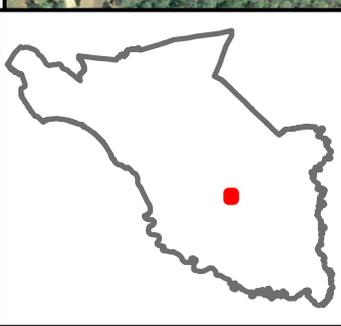
**Zoning Public Hearing Date**

**January, 2007**

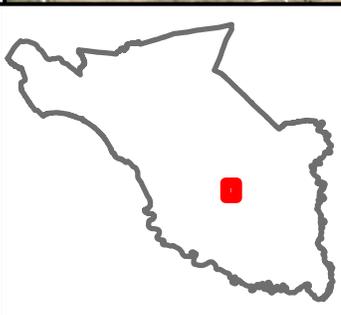
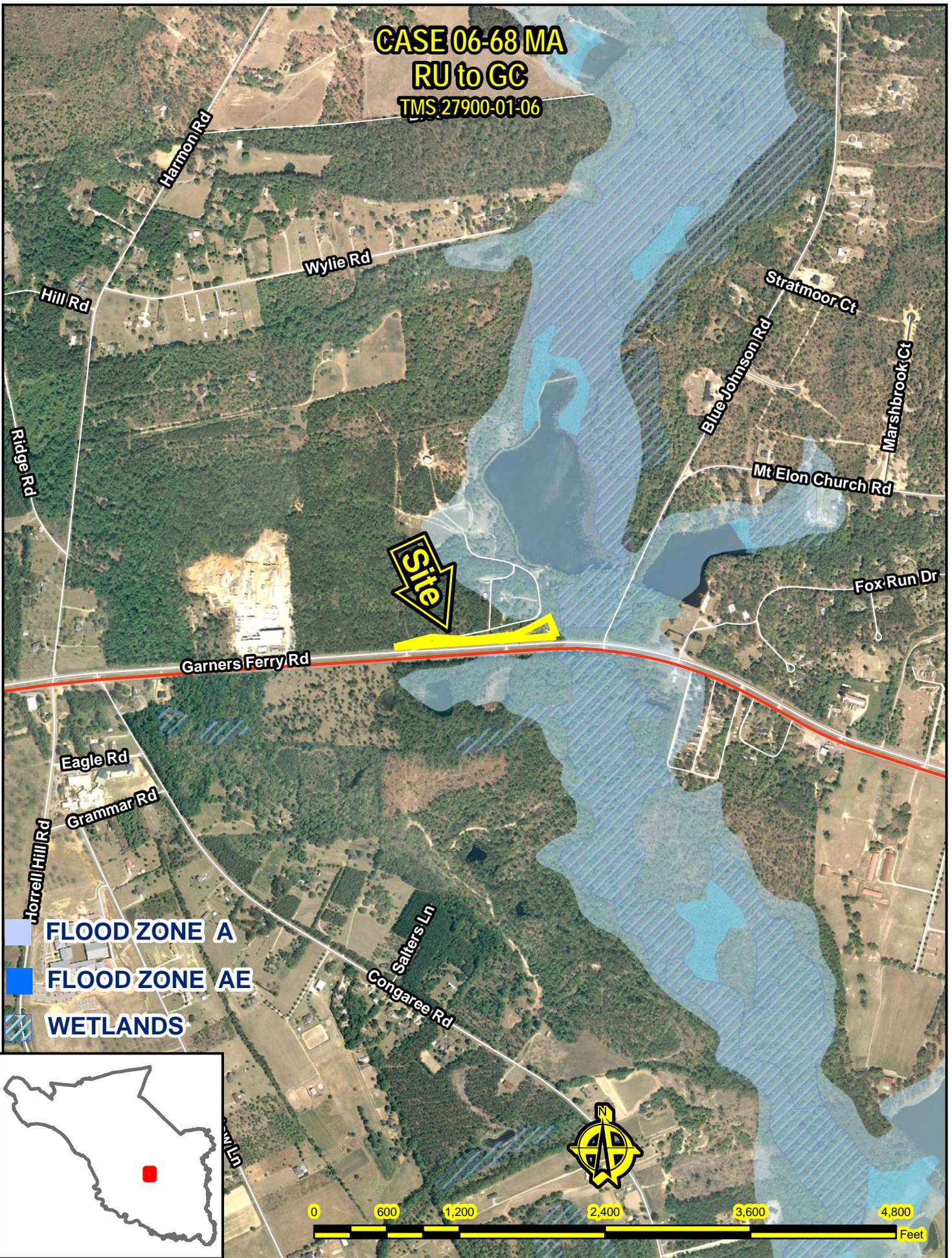
**CASE 06-68 MA  
RU to GC  
TMS 27900-01-06**



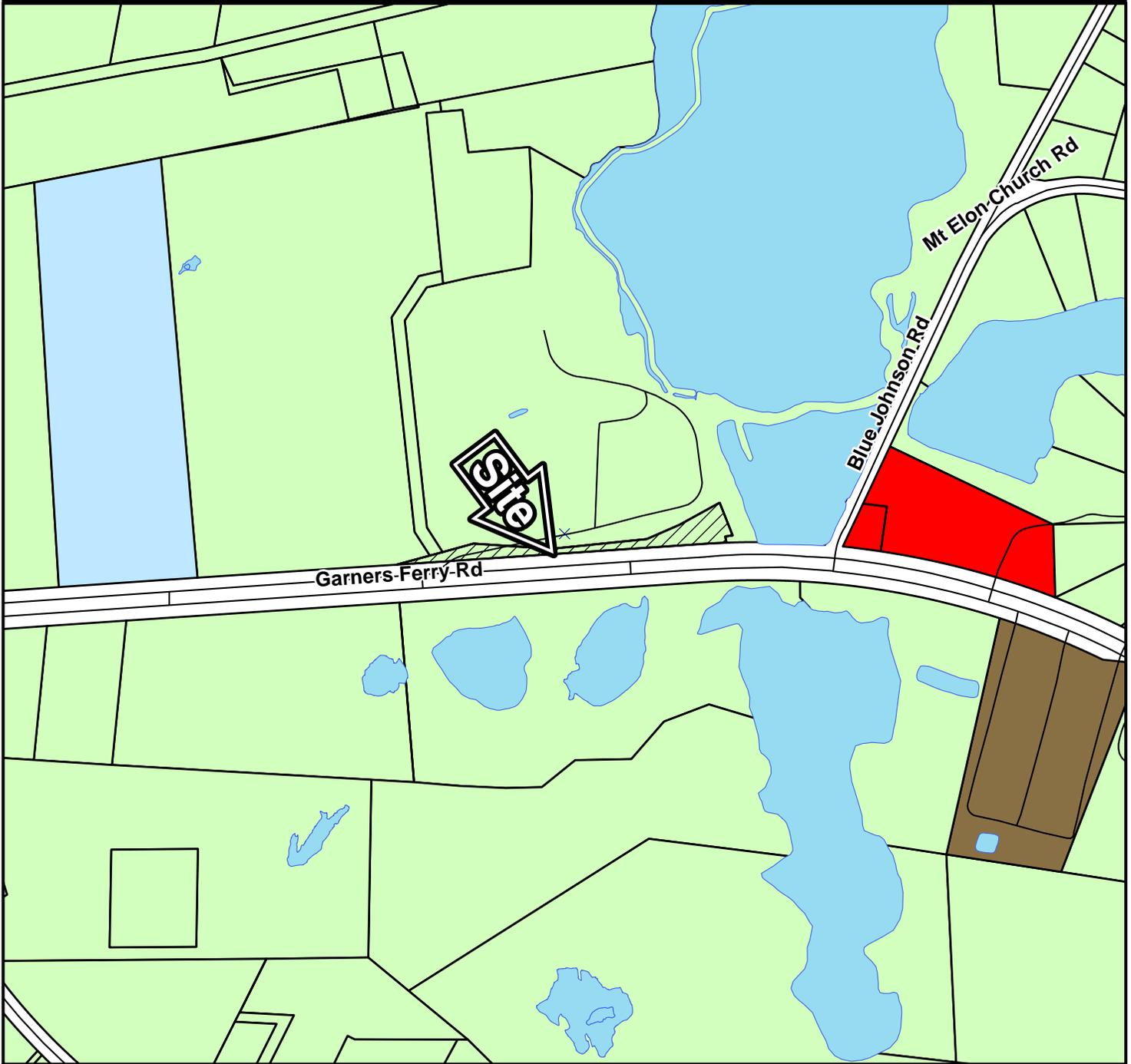
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



**CASE 06-68 MA  
RU to GC  
TMS 27900-01-06**



# CASE 06-68 MA RU to GC



## ZONING CLASSIFICATIONS



Subject  
Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2006  
**RC PROJECT:** 06-62 MA  
**APPLICANT:** Rabon Road Storage Facility  
**LOCATION:** 241 Rabon Road

**TAX MAP NUMBER:** 17115-01-08

**ACREAGE:** 0.92  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** November 20, 2006

## Staff Recommendation

### Approval

## Background /Zoning History

The parcel is currently zoned Rural (RU) on Rabon Road with approximately 195 linear feet of frontage. To the east of the site is a proposed mini-storage warehouse business owned by the applicant. The parcel is surrounded by General Commercial (GC) and Rural (RU) zoned property.

The October 2004 a map amendment was submitted for the Planning Commission, one (1) acre along Rabon Road requesting to be rezoned from Development District (D-1) to General Commercial (C-3). These zone district designations were changed July 2005 with the adoption of the new Land Development Code. The Rural District (RU) replaced the (D-1) and General Commercial (GC) replaced the (C-3) designation. The Map Amendment 05-10-MA was withdrawn by the applicant September 2004.

According to County records no other map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

## Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential use with maximum of sixteen (16) dwelling units per acre.

## Roads

The site is located on Rabon Road which is designated a two lane collector road currently maintained by SCDOT.

## Existing Zoning

<b><u>North:</u></b>	RS-MD/GC	Single-family subdivision and commercial bldg.
<b><u>South:</u></b>	GC/RU	Vacant Woodlands
<b><u>East:</u></b>	GC/RU	Vacant Woodlands
<b><u>West:</u></b>	RU	Single-family residence

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “**Northeastern Subarea Proposed Land Use Map**” designates this area as High density residential in the Established Urban area.

Objective: “Foster new development in areas with adequate infrastructure”.

Compliance: The site currently has water and sewer availability due to the existing residence on site and the adjacent mini-warehouse.

Principal: “Commercial and office activities should be confined to existing zoned areas and/or proposed locations identified on the Proposed Land Use Map.”

Non-Compliance: According to the Land Use Map this area is identified as High density residential, along Rabon Road property has been rezoned to accommodate manufacturing uses, general commercial uses and neighborhood commercial uses.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is #611 located at the intersection of Rabon and Ross Road. The current volume is 9000 ADT which is a Level-of-Service “C”.

**Conclusion**

October 2004 a special exception was submitted for the adjacent lot to Richland County Board of Zoning Appeals (BZA), 05-20-SE for 1.90 acres on Rabon Road to construct a storage facility of 12,000 square feet. The original site has only fifty-six (56) feet of frontage on Rabon Road and is an odd shaped parcel with wetland and easement restrictions. The special exception was approved on December 1, 2004.

The current parcel is approximately 0.92 acres adjacent to the existing storage facility. The applicant is proposing to utilize the existing residential structure as an office for the proposed mini-warehouse business on the adjacent parcel. This adjacent parcel is zoned General Commercial (GC) and the applicant's intention is to combine the two parcels for one 2.82 acre site.

**Zoning Public Hearing Date**

**January , 2007**

**CASE 06-62 MA**  
**RU to GC**  
**TMS 17115-01-08**



**CASE 06-62 MA**  
**RU to GC**  
**TMS 17115-01-08**

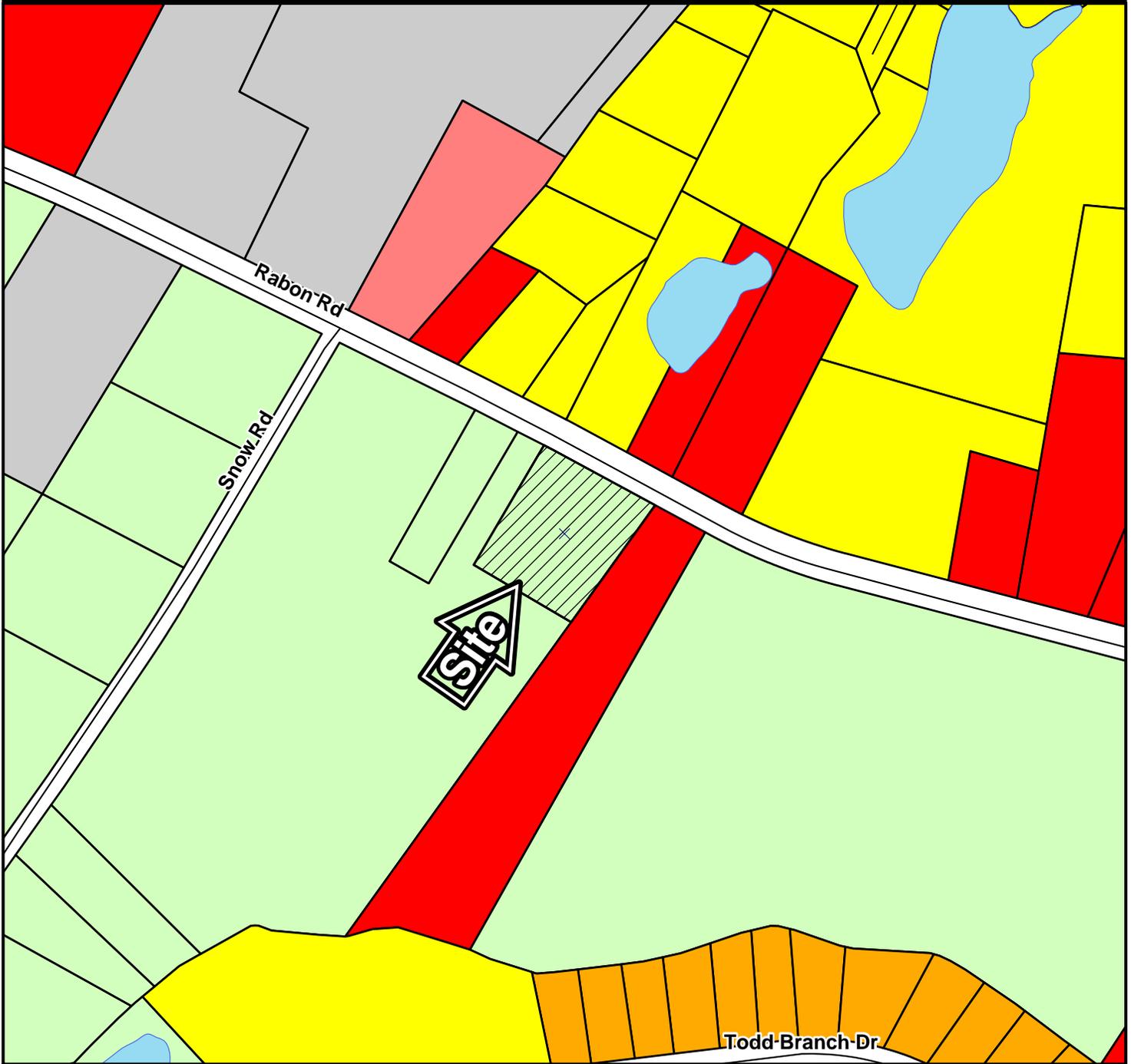
**Rabon Rd**  
**Snow Rd**

**Site**

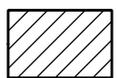
-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



# CASE 06-62 MA RU to GC



## ZONING CLASSIFICATIONS



Subject Property

 RR	 RS-MD	 RM-MD	 NC	 HI
 RS-E	 RS-HD	 RM-HD	 GC	 PDD
 RS-LD	 MH	 OI	 M-1	 RU





# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2006  
**RC PROJECT:** 06-63 MA  
**APPLICANT:** C. Douglas Caughman  
**LOCATION:** 300 linear feet from the intersection of 378 /76 (Garners Ferry Road and also fronts on Old Garners Ferry Road)

**TAX MAP NUMBER:** 19011-02-01; 19011-02-02

**ACREAGE:** 12.62  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** November 20, 2006

## Staff Recommendation

### Approval

## Background /Zoning History

The parcel is currently zoned Rural (RU) located along 378/76 Garners Ferry Road and Old Garners Ferry Road with approximately 354 linear feet of frontage on Garners Ferry Road and 663 linear feet of frontage on Old Garners Ferry Road. The property is surrounded by M-1, GC and RU zoned property.

According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

## Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential use with maximum of sixteen (16) dwelling units per acre.

## Roads

The site is located on Old Garners Ferry Road which is a two lane County maintained road and (378 / 76) Garners Ferry Road which is designated a four lane divided major arterial currently maintained by SCDOT.

## Existing Zoning

<b><u>North:</u></b>	RU	Vacant
<b><u>South:</u></b>	RU/M-1	Vacant/ Warehouse
<b><u>East:</u></b>	GC/RU	Commercial business / residence
<b><u>West:</u></b>	M-1/RU	Church

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Lower Richland Subarea Proposed Land Use Map” designates this area as Residential in the Developing Urban area.

Objective: “Provide areas with commercial and industrial facilities and services that are related to each other in an efficient manner, served by adequate infrastructure and readily accessible to the public”.

Compliance: The site is located on Garners Ferry Road which is highly traveled and the allowable uses in General Commercial (GC) would be complementary to the surrounding properties.

Principal: “Commercial and office activities should be confined to the intersections of major streets and adjacent to existing commercially zoned land”.

Compliance: The site straddles Garners Ferry Road and Old Garners Ferry Road and is adjacent to commercially zoned property. Although the site is not at the intersection of these two roads which is identified on the proposed Land Use Map as Free Standing Commercial use it is in close proximity.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 169 located west of the site on Garners Ferry Road and Pineview Road, the current volume is 36,700 ADT which is a Level-of-Service “D”.

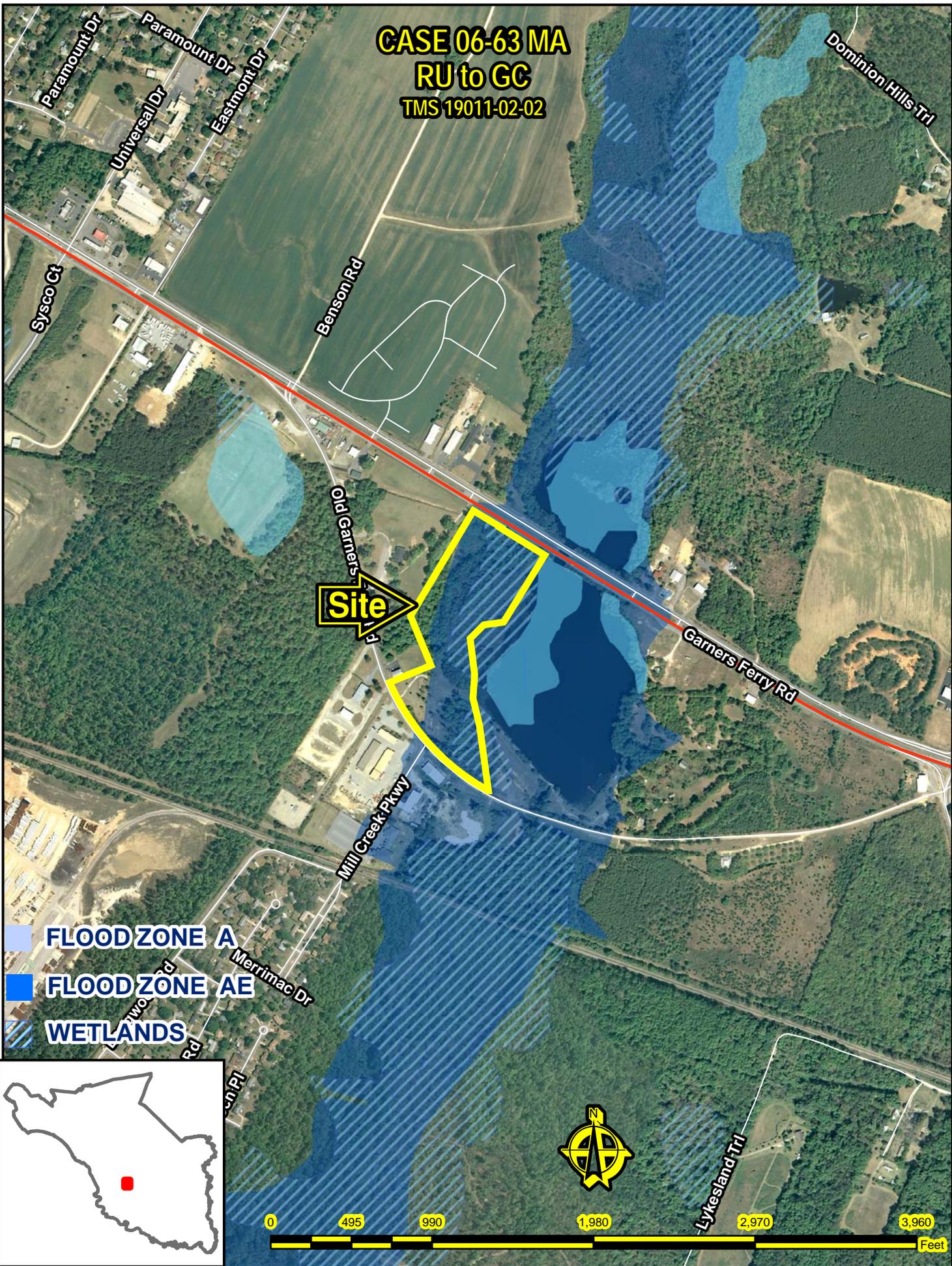
**Conclusion**

The site is divided into two parcels, parcel "A" which consists of 9.08 acres and fronts on Garners Ferry Road and parcel "B" which consists of 3.54 acres and fronts on Old Garners Ferry Road. Adjacent to the west of the site is a 2 acre parcel zoned M-1 and to the east a parcel zoned General Commercial (GC). The surrounding area off of Old Garners Ferry Road is rural and industrial in nature and along Mill Creek Parkway is an existing older community (Mill Creek Estates). Bordering the parcels is Pinewood Lake, referred to as Caughman's Pond on the submitted plat. The area has random commercial uses such as Bell South, Black Seal Asphalt, vacant commercial buildings, Air & Water Supply, Greens Market and Monument Store. On the south east side of the water body is South Carolina Water Fowl Association.

**Zoning Public Hearing Date**

**January, 2007**

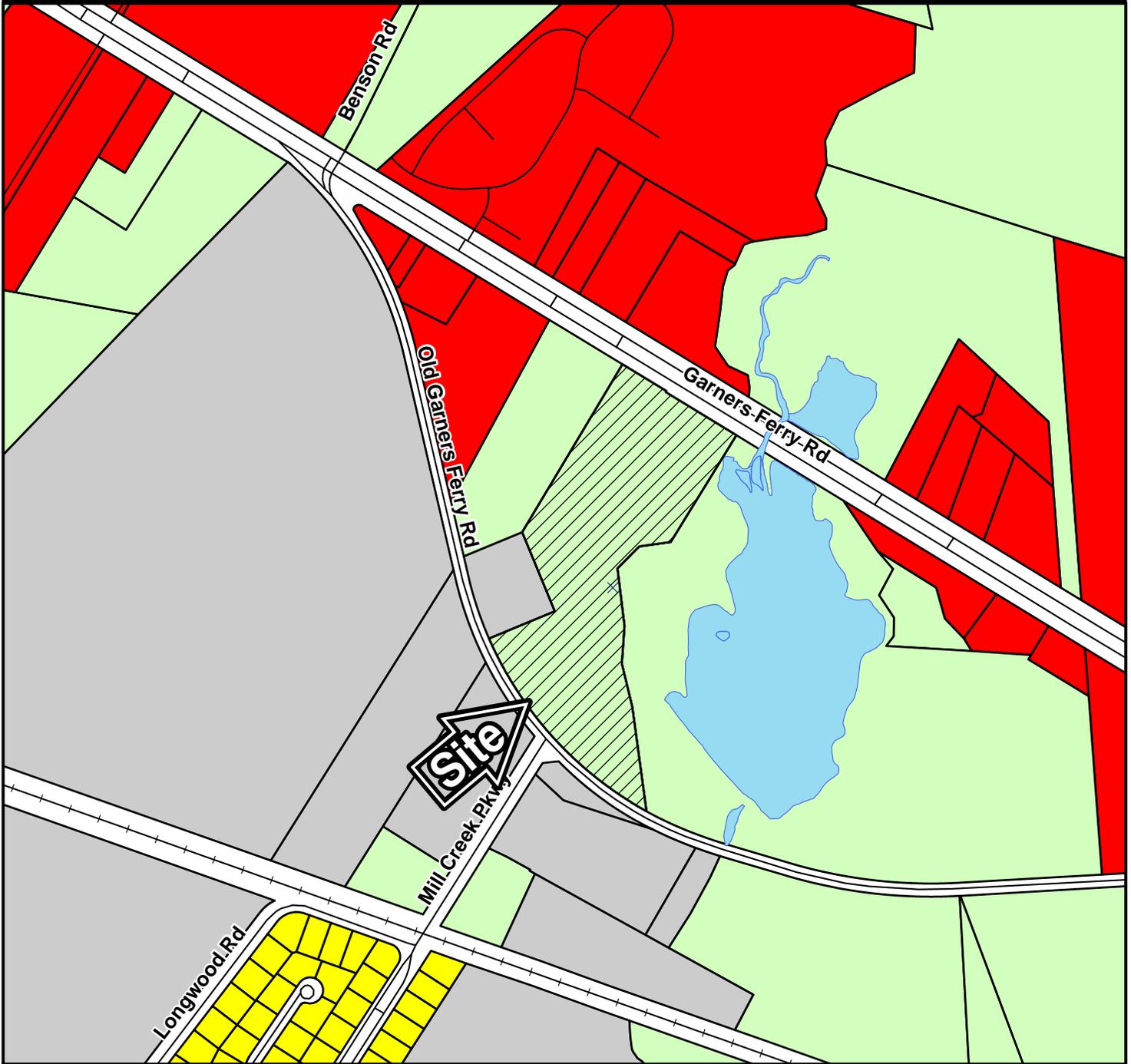
**CASE 06-63 MA**  
**RU to GC**  
**TMS 19011-02-02**



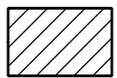
**CASE 06-63 MA  
RU to GC  
TMS 19011-02-02**



# CASE 06-63 MA RU to GC



## ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





N/F MILL CREEK  
METHODIST CHURCH

U.S. HWY. 378/76  
(R/W VARIES)

ZONE AE  
BFE: 194.0'

PARCEL A  
9.08 ACRES  
P/O TMS. R19011-02-02

N/F C. DOUGLAS CAUGHMAN

N/F GOFF

PARCEL B  
3.54 ACRES  
P/O TMS.  
R19011-02-01,02

CAUGHMAN'S POND

OLD PROPERTY LINE  
TO BE ABANDONED UPON  
RECORDATION OF THIS PLAT

N/F C. DOUGLAS CAUGHMAN

OLD GARNERS FERRY ROAD  
C1  
140' R/W FROM Q.L.D. PLAT

CURVE TABLE			
CURVE	CHORD BEARING	CHORD	LENGTH
C1	S35°20'32"E	806.43'	1326.27'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°31'08"E	90.15'
L2	S57°18'21"E	178.37'
L3	S31°54'05"W	26.28'
L4	S32°24'55"W	326.45'
L5	S33°15'17"W	200.49'
L6	S87°36'52"W	136.36'
L7	S37°11'22"W	133.18'
L8	S00°18'42"E	104.93'
L9	S02°23'59"W	95.34'
L10	N54°38'11"W	109.67'
L11	S03°53'28"E	101.57'
L12	S88°38'00"W	243.68'
L13	S57°10'28"E	269.57'
L14	S55°46'16"E	281.91'

Book 1199-436  
200605688 06/27/2006 13:51:50.407  
Fee:\$10.00 County Tax:\$0.00 State Tax:\$0.00  
Plat Overized



Richland County, South Carolina  
Approved For Recording  
Date 06/27/06 MS-06-158  
*Sean A. Busbee*  
Sean A. Busbee, Land Dev. Plans Reviewer

NOTE:  
IPF: IRON PIN FOUND  
IPS: IRON PIN SET 5/8" REBAR

REF PLAT PREVIOUSLY RECORDED: X-6431  
REF PLAT PREVIOUSLY RECORDED: W-84

# BOUNDARY SURVEY FOR C. DOUGLAS CAUGHMAN

RICHLAND COUNTY, SOUTH CAROLINA



SCALE: 1" = 200'

OCTOBER 31, 2005

I HEREBY STATE 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 SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. BASED ON F.L.R.M. PANEL 450790179-G, DATED JANUARY 19, 1994, THIS PROPERTY IS SHOWN IN ZONE X AND AE WHERE THE BASE FLOOD ELEVATION IS 194.0' AND IS SHOWN.

**WHITWORTH & ASSOCIATES, INC.**

5145 ALICISTA ROAD - PO BOX 1073 - LEWINGTON, SC - 29071 - (803) 759-6441

*Joseph L. McIntyre*  
JOSEPH L. MCINTYRE, PLS 15,513



121-97





# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2006  
**RC PROJECT:** 06-64MA  
**APPLICANT:** Heritage Forest/James Craig  
**LOCATION:** Wooten Road north of Farrow Road.

**TAX MAP NUMBER:** 17600-02-04  
**ACREAGE:** 26.32  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** November 20, 2006

## Staff Recommendation

### Approval

## Background /Zoning History

The site is currently zoned M-1 and is located on Wooten Road with approximately 776 linear feet of frontage.

According to County records no map amendment has been requested to date and the current zoning of M-1 original zoning as adopted September 7, 1977.

## Summary

The Residential Single-Family- Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted. The minimum lot area is 12,000 square feet; and no more than one (1) principal dwelling unit on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 94 lots ( 3.6 DU/acre)
- The net density for this site is approximately: 66 homes (2.5 DU/acre)

## Roads

The site is located on a private road off of Wooten Road which is currently a County maintained dirt road.

## Existing Zoning

<b><u>North:</u></b>	RU/RS-MD	Wooded
<b><u>South:</u></b>	HI/M-1	Industrial
<b><u>East:</u></b>	RS-LD	Heritage Forest Subdivision
<b><u>West:</u></b>	HI/M-1	Industrial Manufacturing

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Subarea Proposed Land Use Map” designates this area as Medium density in the Developing Urban area.

Objective: “Accommodate in certain planned higher density residential areas, a full range of housing opportunities, to meet the various needs of area residents”.

Compliance: This is an additional phase of an existing residential development with mid sized lots.

Principal: “Where single-family development occurs adjacent to higher intensity uses, multifamily development, at a compatible density, may be used as a buffer”.

Non-Compliance: Currently there are no plans for multi-family development.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 285 located on Farrow Road between Free Hope Church and Killian Road and the current volume is 4,100 ADT which is currently at a Level-of-Service “A”.

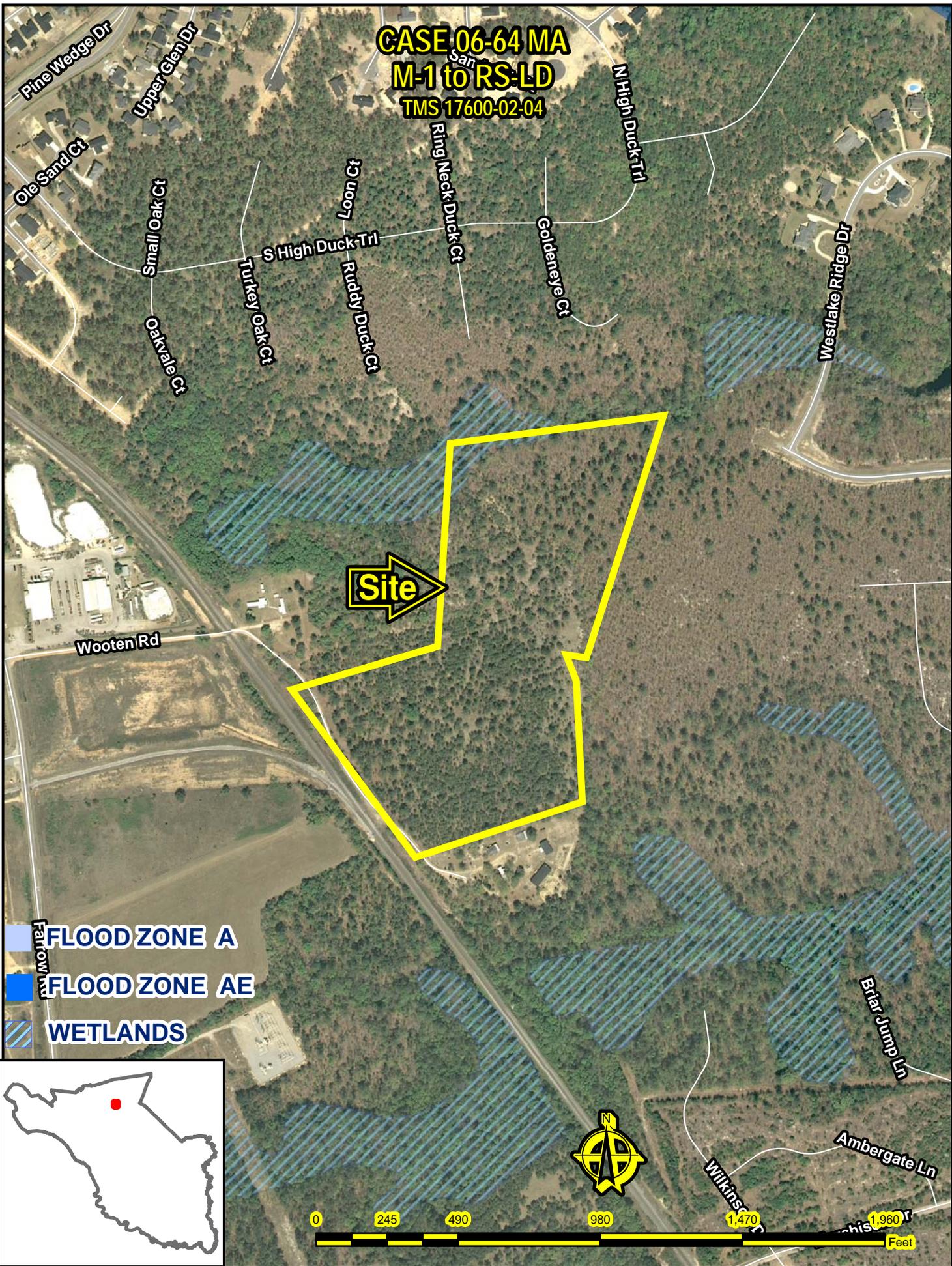
## Conclusion

The parcel of 26 acres will permit 94 residential lots based on gross density. The lots will have connectivity to previously approved subdivision lots and roadways. Access by a dirt road, the proximity to the railroad and the neighboring industrial operations will require operational standards for development and limit the parcels developable options.

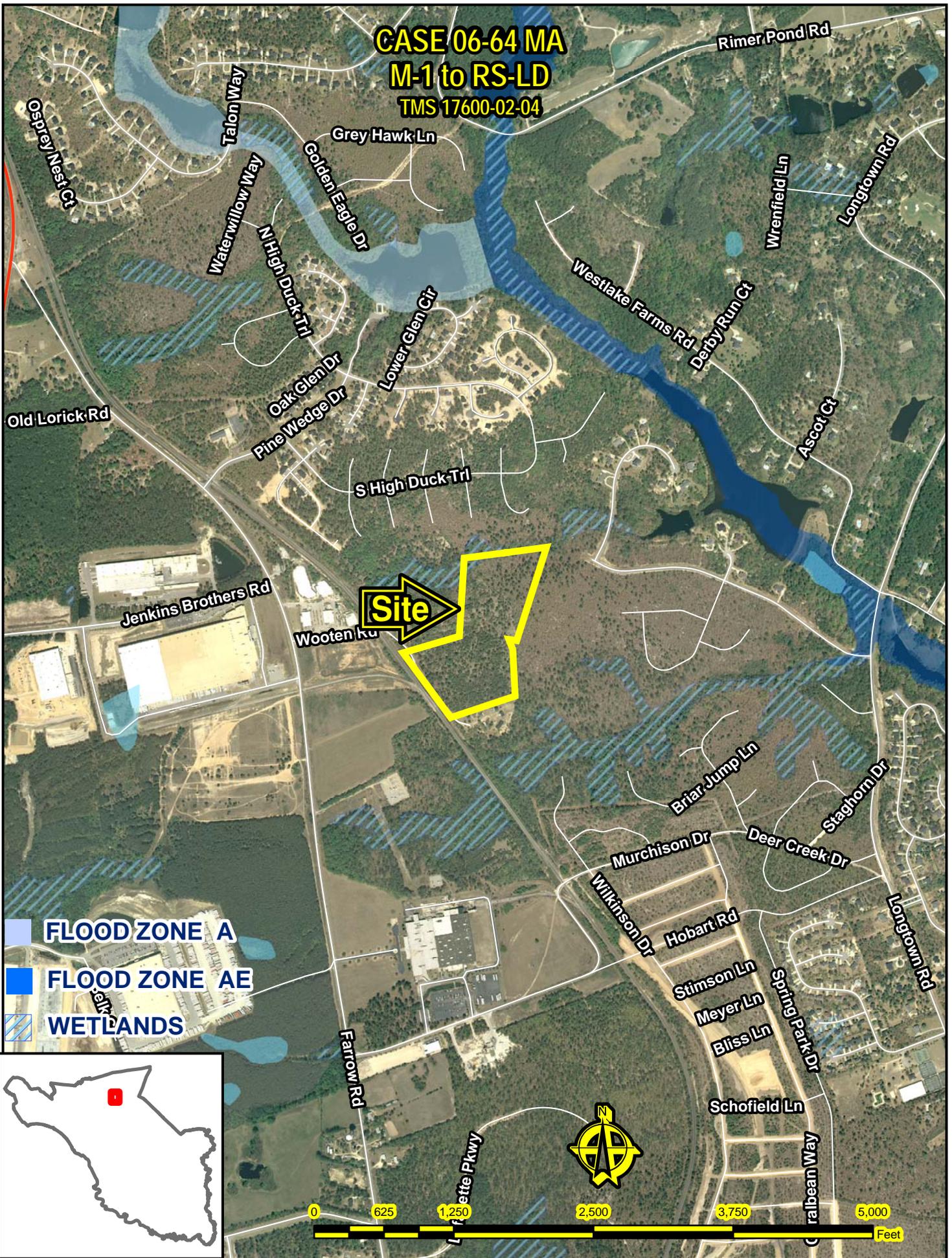
**Zoning Public Hearing Date**

**January, 2007**

**CASE 06-64 MA**  
**M-1 to RS-LD**  
**TMS 17600-02-04**

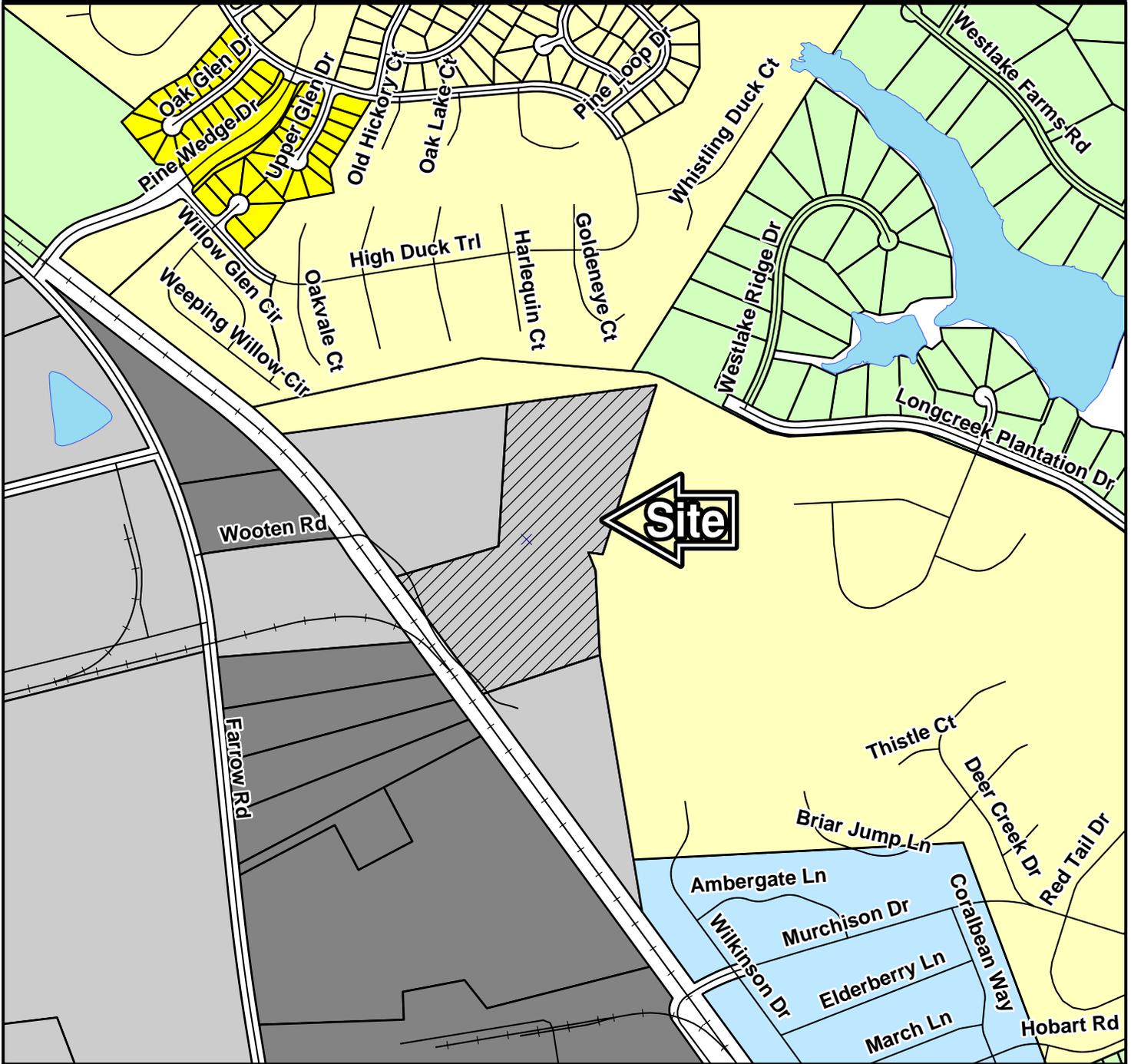


**CASE 06-64 MA**  
**M-1 to RS-LD**  
**TMS 17600-02-04**

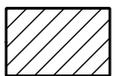


# CASE 06-64 MA

## M-1 to RS-LD



### ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



PDD



RU



HI





# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2006  
**RC PROJECT:** 06-65 MA  
**APPLICANT:** Brad Wilson  
**LOCATION:** Intersection of Lee and Longtown Roads

**TAX MAP NUMBER:** 20300-02-31  
**ACREAGE:** 8.42 acres  
**EXISTING ZONING:** RS-LD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** November 20, 2006

## Staff Recommendation

### Approval

## Background /Zoning History

The parcel is currently zoned Residential, Single Family- Low Density District (RS-LD) and is located on the corner of Lee and Longtown Roads with approximately 300 and 1000 linear feet of frontage, respectively. The land is vacant and is approximately 8.42 acres.

According to County records no map amendment has been requested to date and the current zoning of Heavy Industrial (HI) reflects the original zoning as adopted September 7, 1977.

## Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential use with maximum of sixteen (16) dwelling units per acre.

## Roads

The site is located on the corner of Lee and Longtown Roads; Longtown Road is a two lane collector road and Lee Road is a two lane local road currently maintained by SCDOT.

## Existing Zoning

<b><u>North:</u></b>	RU	Single Family Residential
<b><u>South:</u></b>	PDD	Retail
<b><u>East:</u></b>	RU	Single Family Residential
<b><u>West:</u></b>	PDD	School

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Subarea Proposed Land Use Map” designates this area as Medium density residential in the Developing Urban area.

Objective: “Establish commercial pockets or clusters as needed to serve the area”.

Compliance: The area is experiencing considerable growth and the additional commercial site is on the east side of Longtown Road.

Principal: “Commercial and office activities should be confined to or expanded at existing clusters, and/or major traffic junctions or clustered locations rather than strip development”.

Compliance: The location of the Elementary School on this intersection will create a destination and concentration of commercial opportunities planned and currently approved.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 711 located on Longtown Road south of Lee Road. The current volume is 5900 ADT which is a Level-of-Service “B”.

## Conclusion

The parcel is currently vacant and at a crossroads which is a destination point for the existing Longtown PDD, approximately 1000 acres of residential and approximately 19 acres of commercial, and a new elementary school.

**Zoning Public Hearing Date**

**January 23, 2007**

ARTHUR E. FOUR

S. C. DISTRICT OF  
WESKENYA CHURCH

PARCEL 7

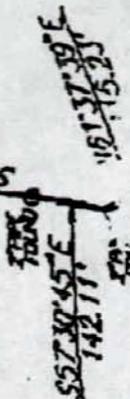
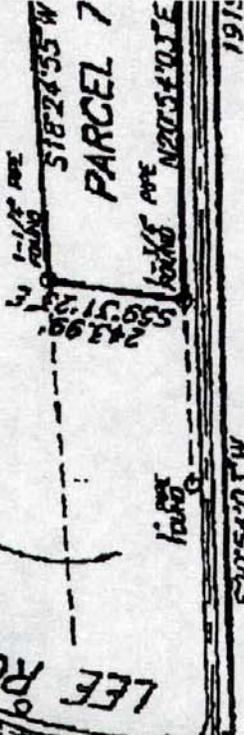
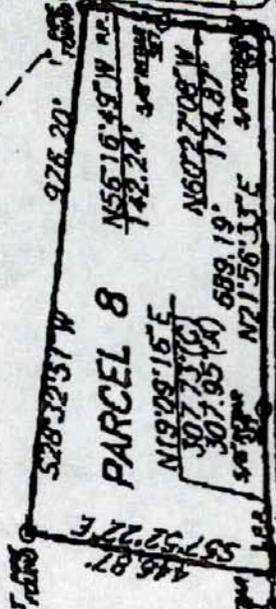
LEE ROAD - (ROAD  
(BITUMINOUS PAVEMENT)  
(66' R/W)

LONGTOWN ROAD - (ROAD S-40-105  
(BITUMINOUS PAVEMENT)  
(66' R/W)

EDWARD WILSON TRUSTEE

CURVE DATA	
A	= 0723.47
R	= 2580.45
T	= 134.15
L	= 307.55

CURVE DATA	
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R	= 2374.65
T	= 140.75
L	= 300.95

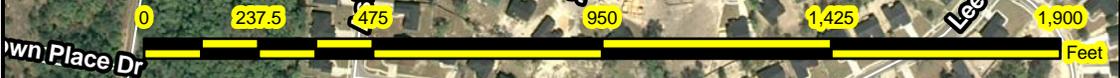
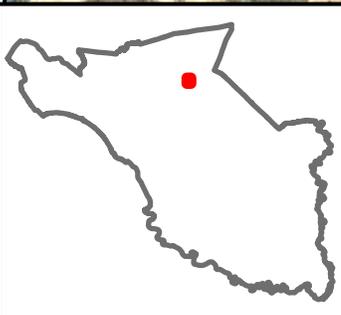


**CASE 06-65 MA  
RS-LD to GC**

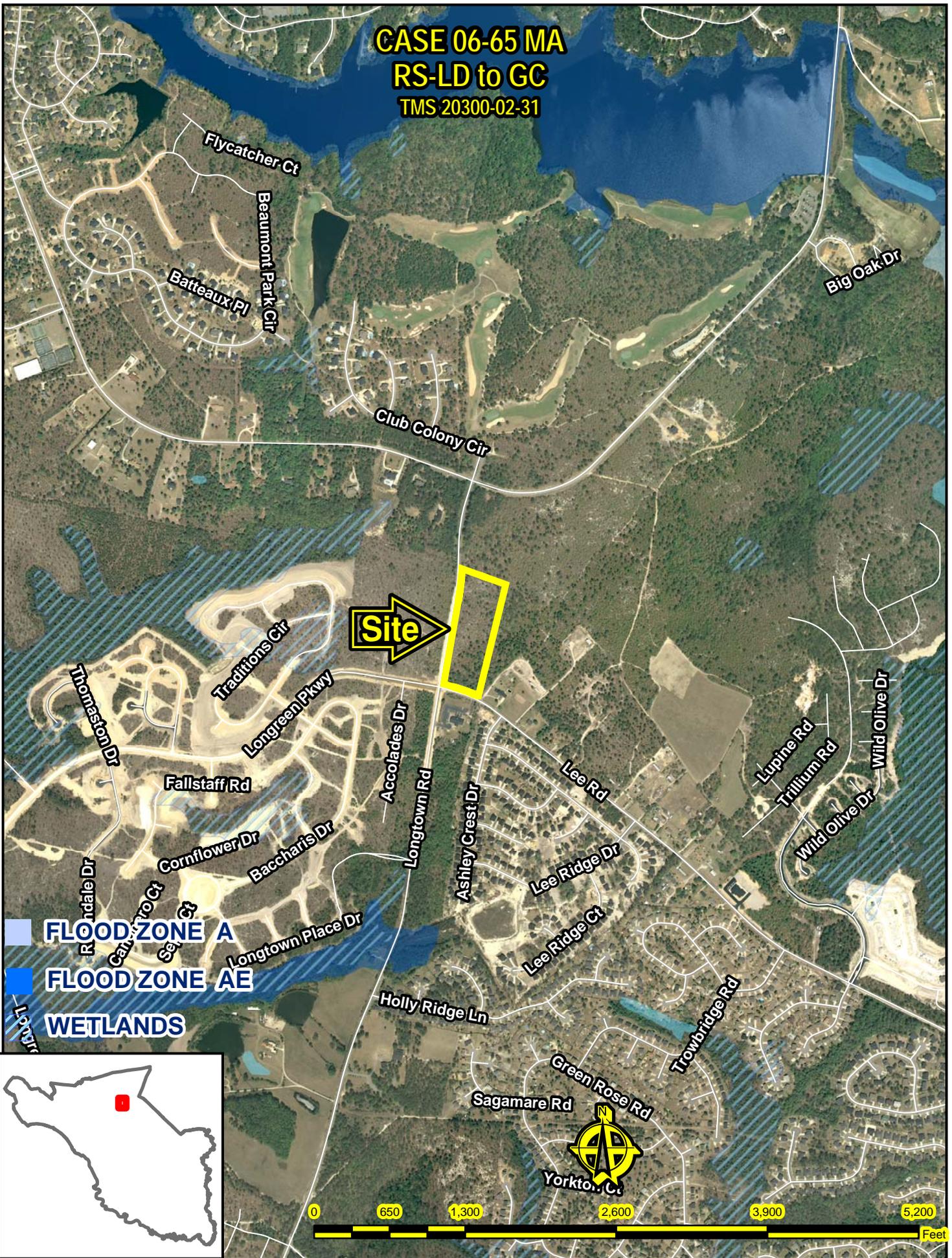
C/TMS 20300-02-31

**Site**

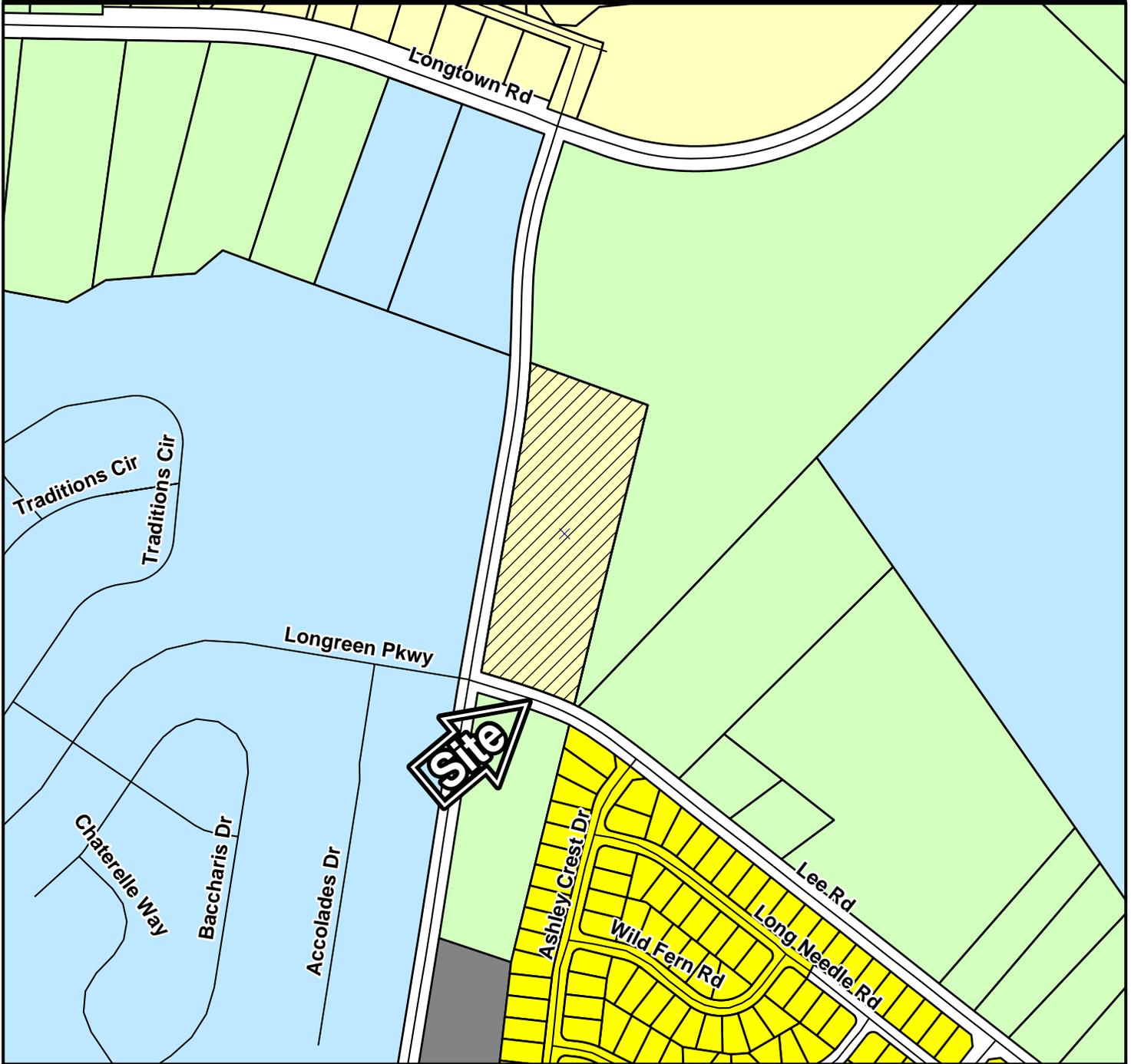
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



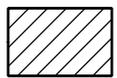
**CASE 06-65 MA  
RS-LD to GC  
TMS 20300-02-31**



# CASE 06-65 MA RS-LD to GC



## ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU







# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2006  
**RC PROJECT:** 06-67 MA  
**APPLICANT:** Martin Marietta Materials, Inc. (Indigo Assoc.)  
**LOCATION:** North on Monticello Rd adjacent to State Fire Marshal facility @ Monticello Trail

**TAX MAP NUMBER:** 06500-01-04A (P)  
**ACREAGE:** 524.35  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** HI

**PC SIGN POSTING:** November 20, 2006

## Staff Recommendation

### Approval

## Background

This Martin Marietta operation has been established on this site since 1973 and has been a legal non-conforming use. The surrounding residential uses, on Monticello Road, approximately 50% of the roughly thirty (30) residential lots, have co-existed with the operation since 1973.

## Summary

The HI (Heavy Industrial) zoning designation is primarily intended to accommodate those uses of manufacturing and industrial in nature. This zoning district includes resource extraction. Those uses that are functionally related to industrial such as distribution, storage and processing are also permitted. General commercial uses are within the scope of permitted uses, but are considered incidental to the predominantly industrial nature of this district. No minimum lot area is required and there is no maximum density standard.

## Roads

The site is located on Monticello Road (Hwy 215) which is a two lane minor arterial currently maintained by SCDOT.

<b>Existing Zoning</b>		
<b><u>North:</u></b>	RU	Volcan Rock Quarry/ Richland County Land Fill/ Salvage Yard
<b><u>South:</u></b>	HI	Fire Marshal Training Academy
<b><u>East:</u></b>	RU	Large lot Single Family/ Vacant
<b><u>West:</u></b>	RU/OI	Broad River/ Harbison State Forest

**Zoning History**

The applicant submitted a map amendment 06-49-MA, in July 2006 and the submittal was presented on the September 7, 2006 Planning Commission. No action was taken by the Planning Commission, as the applicant withdrew the request. According to County records no other map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

The original zoning established in September 7, 1977 created on these areas Rural (RU) and Light Industrial (M1) Districts. Prior to July 2005, the Rural District (RU) permitted such uses as land fills, solid waste management facilities and composting facilities. In addition, by special exception, the included permitted uses, were borrow pits for sand, gravel, fill dirt and commercial scale husbandry uses with concentrated agricultural livestock enterprises. Further, expansion of some of these special exceptions did not require approval by the Board of Zoning Appeals (BZA), as long as the lands were contiguous.

The Richland County Land Fill, on an adjacent parcel, was an established non-conforming use which received a special exception on March 1, 2006 to bring the non-conforming use into conformity. The purpose of this special exception was for the expansion of the existing C&D (Concrete and Debris) land fill.

**Plans & Policies**

The Imagine Richland 2020 Comprehensive Plan/ “North Central Subarea Proposed Land Use Map” designates this area as Heavy Industrial in the Rural and Open Space District.

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

Compliance: The existing facility is located by an existing land fill and salvage yard which is compatible with the surrounding uses. The sheer size of the existing site would limit the opportunity for any new mining businesses from relocating into this area therefore minimizing the negative impacts of new industries.

## **Traffic Impact**

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is #251 located north of Romeo Johnson Road and Monticello Road. The current volume is 3600; Level-of-Service "C" design capacity for this road is 10,800 trips per day. According to the 2002 NAICS (Code Titles used in Richland County) Mining operations are categorized as "Manufacturing, Mining and Industrial Uses" therefore the trip generation calculated on the number of employees.

## **Conclusion**

The requested map amendment will bring the existing use into conformity with current zoning regulations. Although the area is rural in nature this immediate area has become industrial.

The operation is currently on 524.35 acres of the total site of 1391.67 acres. The current rezoning would bring the total to 524.35 acres into conformity with the ordinance adopted July 2005. This is a reduction of 837 acres from the previous map amendment submittal.

The acreage along the Broad River with approximately 7100 linear feet of river frontage is excluded from this rezoning and any future rezoning requests, which is approximately 80 acres. The neighboring residential sites, contiguous to the plant have continued to grow over the thirty three (33) years the operation has been established. The residential use has increased, subsequent to the establishment of the Operation, by approximately 50 percent.

The applicant, Martin Marietta, will provide substantial buffers for the residential uses and will eventually pursue, in future rezoning requests, additional acres, with the maximum number of acres of 1311.87 acres, for the operation. The future additional lands would enable Martin Marietta to construct a new plant facility which is crucial to the viability of the operation. The operation currently serves South Carolina exclusively with granite, rock and sand.

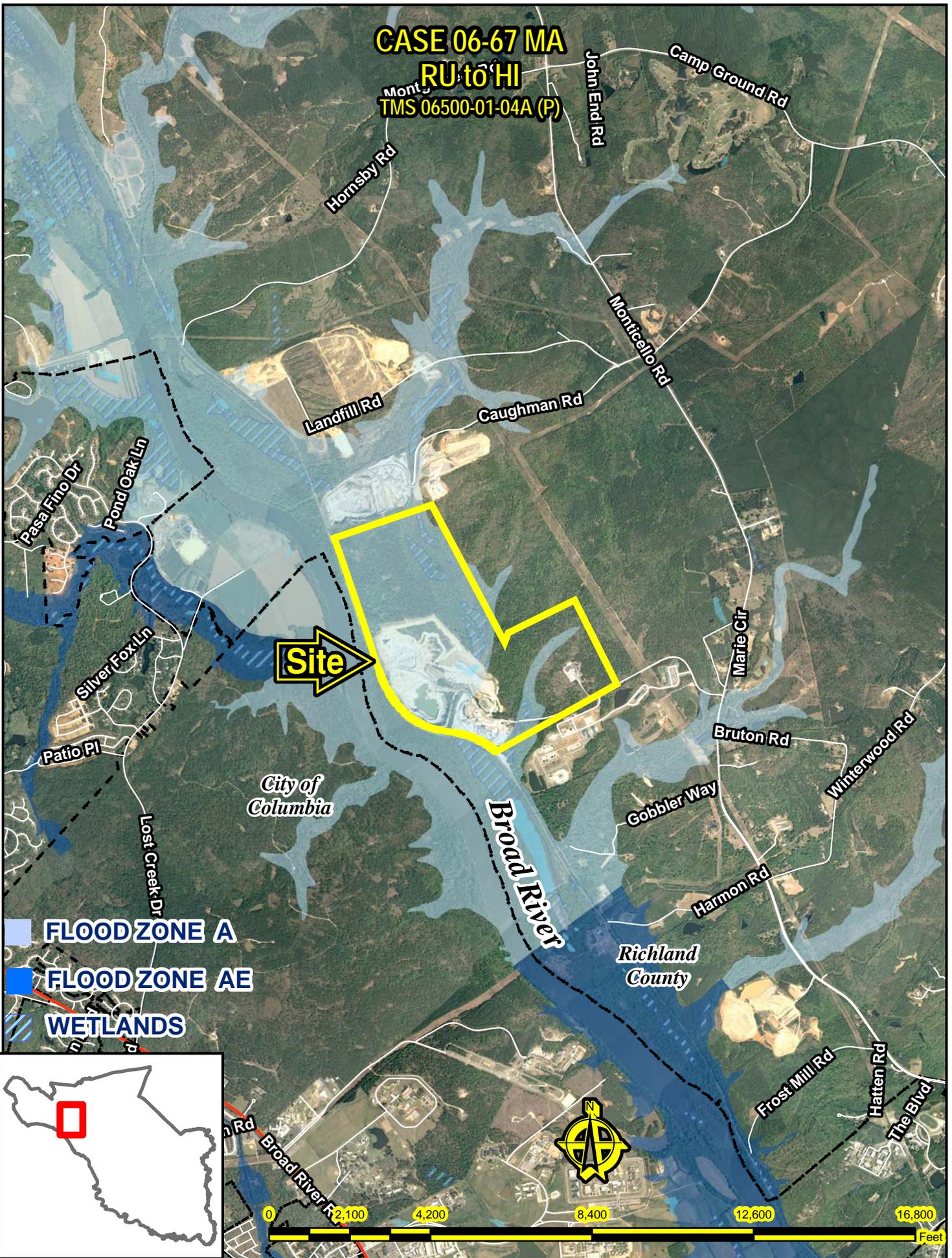
The expansion plans for the Richland County C&D Land fill, Fire Marshal Training Academy and the existing salvage yard have become the predominate character of this area.

Intrinsic to the nature of mining, the basis for the location is directly related to the location of the resource deposits. The rezoning is consistent with the industrial uses in the area, which characteristically, will continue to expand in direct correlation with the growth of Richland County.

## **Zoning Public Hearing Date**

**January , 2007**

**CASE 06-67 MA**  
**RU to HI**  
**TMS 06500-01-04A (P)**



**CASE 06-67 MA**  
**RU to HI**  
**TMS 06500-01-04A (P)**



Landfill Rd

Monicello Rd

Caughman Rd

**Site**

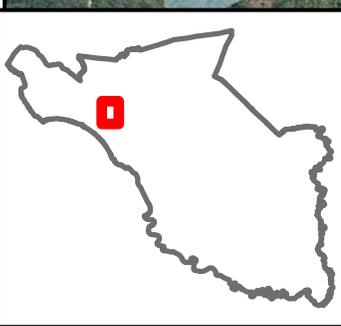
City of Columbia

Richland County

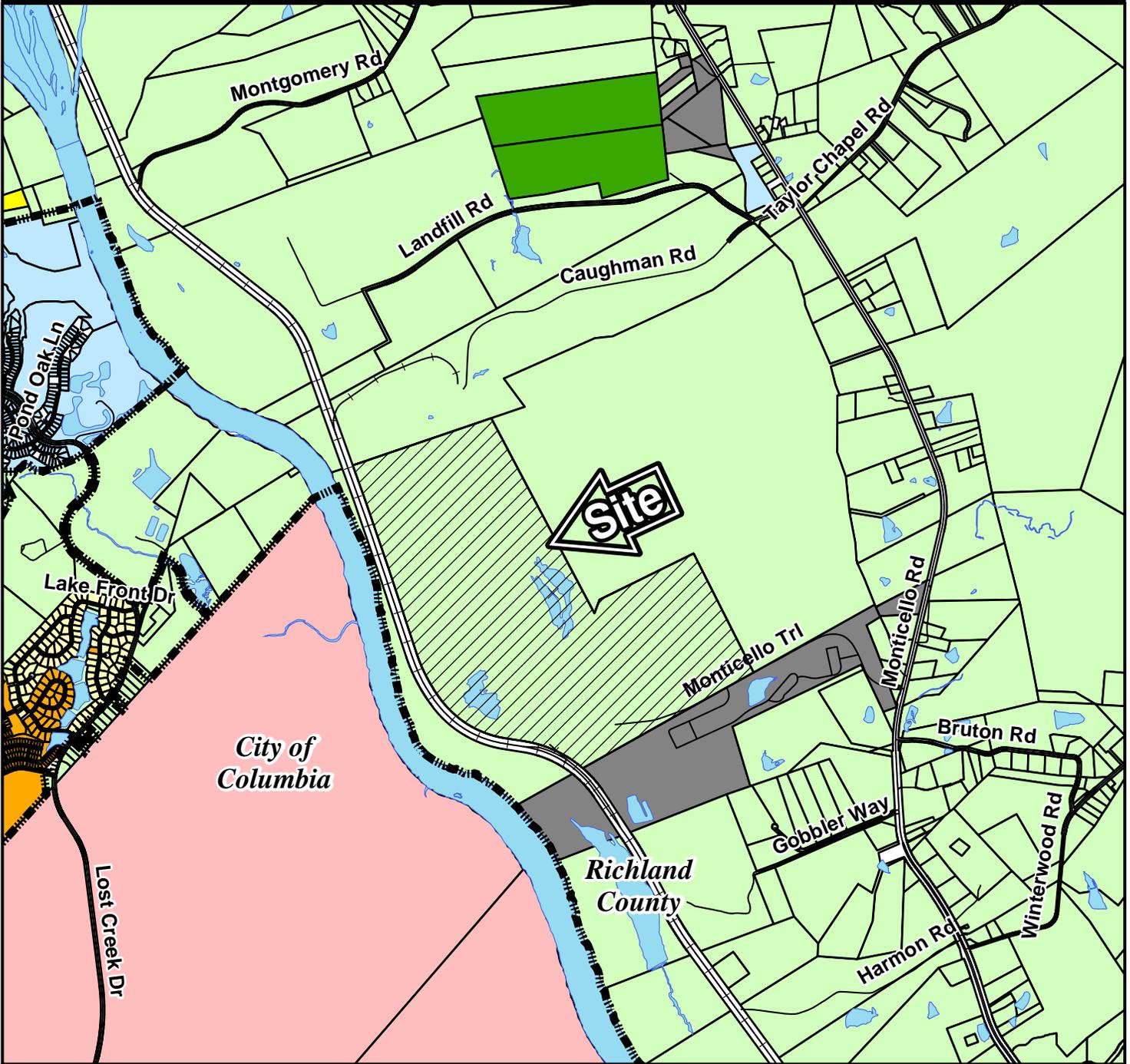
Gobbler Way

Broad River

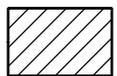
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



# CASE 06-67 MA RU to HI



## ZONING CLASSIFICATIONS



Subject Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU





# Richland County Planning & Development Services Department Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2006  
**RC PROJECT:** 06-69MA  
**APPLICANT:** Parcone Development Corp./William Minter, III  
**LOCATION:** 10261 Two Notch Road (Two Notch Rd & Fashion Drive)

**TAX MAP NUMBER:** 22910-01-03

**ACREAGE:** 31.11  
**EXISTING ZONING:** HI  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** November 20, 2006

## Staff Recommendation

### Approval

## Background /Zoning History

The parcel is currently zoned Heavy Industrial (HI) and is located on the corner of Two Notch Road and Fashion Drive with approximately 600 linear feet of frontage on Two Notch Road. Bound on the north and east by the Village at Sandhills and to the south by a railroad line the site is home to a one story brick and concrete building which is currently vacant.

According to County records no map amendment has been requested to date and the current zoning of Heavy Industrial (HI) reflects the original zoning as adopted September 7, 1977.

## Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential use with maximum of sixteen (16) dwelling units per acre.

## Roads

The site is located on the corner of Two Notch Road and Fashion Drive. Two Notch Road is designated a four-lane collector road currently maintained by SCDOT.

## Existing Zoning

<b><u>North:</u></b>	C-1/C-3	Retail (Village at Sandhills)
<b><u>South:</u></b>	M-1	Retail businesses
<b><u>East:</u></b>	M-1	Retail businesses
<b><u>West:</u></b>	HI	

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Subarea Proposed Land Use Map” designates this area as Industrial in the Developing Urban area.

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

Compliance: The site currently has water and sewer availability and is adjacent to the Village at Sandhills which is predominately retail in nature.

Principal: “Commercial and office activities should be confined to or expanded at existing clusters, and/or major traffic junctions or clustered locations rather than strip development”.

Compliance: The site is located adjacent to the Village at Sandhills which is predominately retail in nature. The site is at the corner of Two Notch Road and Fashion Drive.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 115 located on Two Notch Road south of Spring Valley Road and the current volume is 35,600 ADT which is currently at a Level-of-Service “D”.

## Conclusion

The parcel currently houses a vacant warehouse/office building which has been recently renovated. The current zoning has permitted uses including but not limited to: Go cart/motorcycle tracks, shooting ranges, civic, truck driving school, heavy construction with

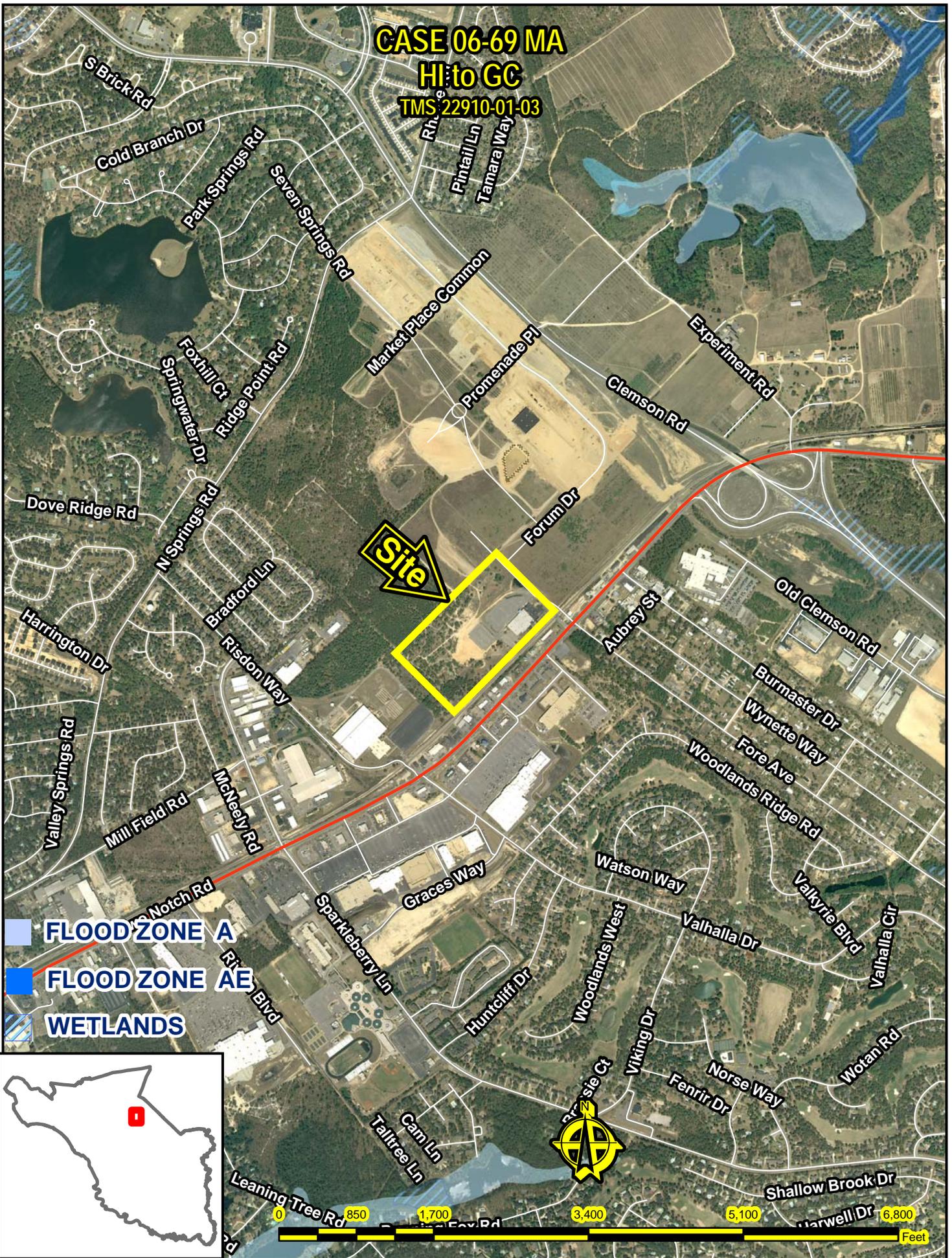
outdoor storage, vehicular repair, equipment repair, wholesale, transportation facilities manufacturing, animal processing, resource extraction, and mills.

The surrounding area has significantly changed within the past five (5) years from industrial in nature to predominately retail as noted along Two Notch Road and the Village at Sandhills. The railroad crossing was upgraded and signalized making it a safer crossing for retail shoppers visiting the area.

<b>Zoning Public Hearing Date</b>
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**January, 2007**

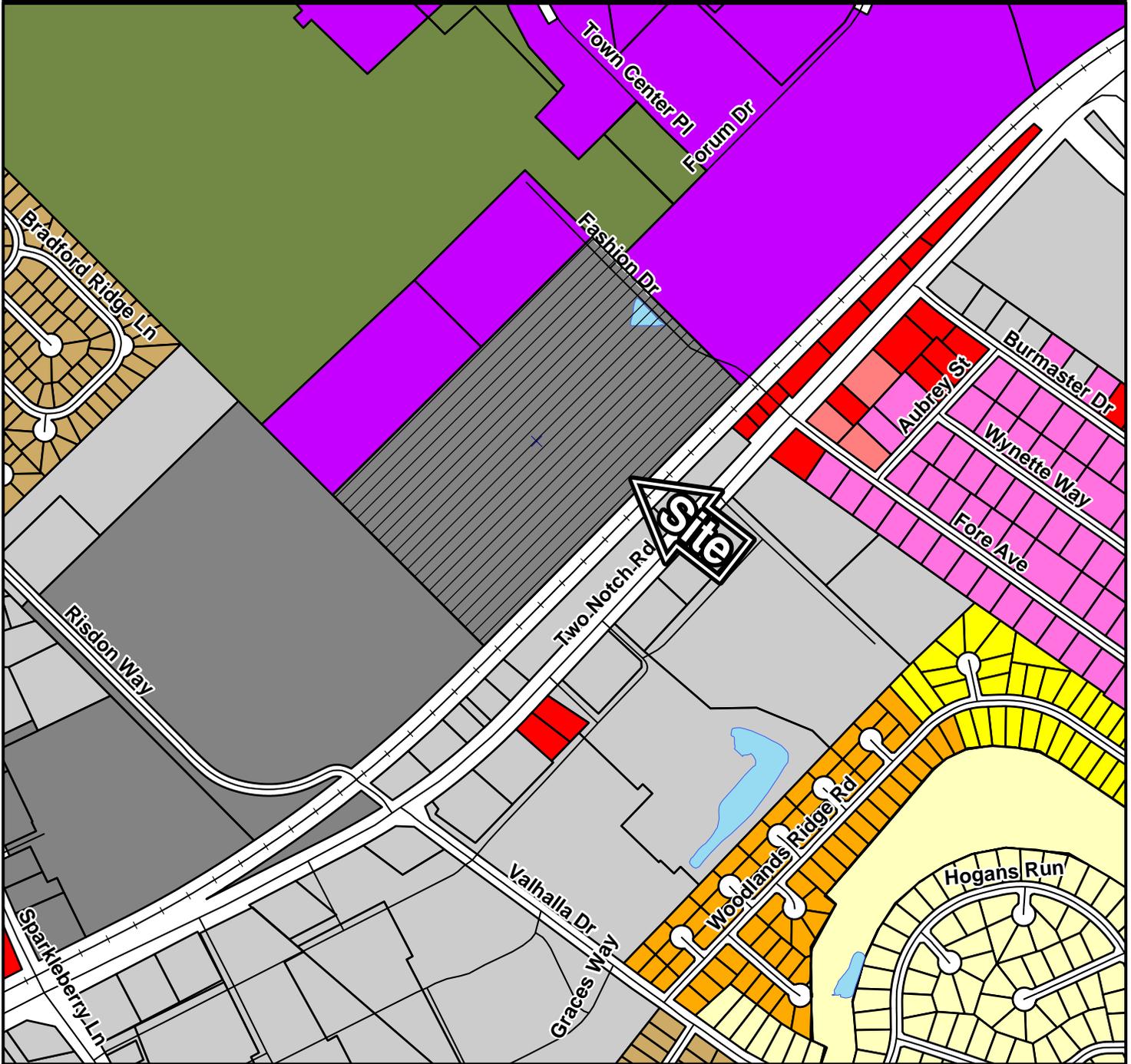
**CASE 06-69 MA**  
**HI to GC**  
**TMS 22910-01-03**



**CASE 06-69 MA**  
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# CASE 06-69 MA HI to GC



## ZONING CLASSIFICATIONS

		RR		RS-MD		RM-MD		NC		HI		C-1	N 
		RS-E		RS-HD		RM-HD		GC		PDD		C-3	
		RS-LD		MH		OI		M-1		RU			

# DRT Projects

- Approved
  - Pending
  - Deferred
- Conditionally Approved
  - Planned Development
  - Commercial Development

Project Name	Plan Type	Phase	Status	# of Lots	Acres	File #	Location	TMS	Other TMS Numms	DRT Date
Angel Garden Apartments	Site Plan		Conditional	264	18.58	SP-05-179	Kneecree Road	R16911-02-06	07,08	01/27/06
Angel Gardens	Preliminary		Conditional	54	8.49	SD-04-173	Kneecree Road	R16911-02-29		01/13/06
Appleton Corner	Sketch	2	Approved	14	152	SD-06-013	Weston Road			09/29/06
Arbor Springs	Sketch		Approved	106	28.76	SD-06-04	Broad River Road	R03400-04-07		04/21/06
Barnstormers	Sketch		Conditional	136	40.55	SD-06-12	Rabbit Run			10/12/06
Beasley Creek Estates	Preliminary	1	Approved	84	33.32	SD-05-367	Turkey Farm Road	R14800-05-09		08/19/05
Berkeley @ Lake Carolina	Sketch	9,10	Approved			SD-05-231	Lake Carolina Blvd.	R23200-01-20		03/24/06
Blythe Creek	Development Plan		Conditional	135	70.65	MA-06-23	Blythehook Rd. near Muller Rd.	R12600-02-01		04/21/06
Blythe Creek	Sketch		Approved	151	80.61	SD-06-03	Boney Road	R15200-02-01		03/24/06
Blythe Creek	Sketch		Conditional	151	80.61	SD-06-03	Boney Road near Oakhurst Road	R15200-02-01		05/12/06
Boylston Farms	Development Plan		Conditional	248	248	MA-06-12	Longtown Road/Wilson Blvd.	R15100-06-07	8	03/10/06
Boylston Plantation PDD	Plan		Deferred	710	305.5	MA-06-38	Along Wilson Blvd.	R14600-03-27	43,44	06/23/06
Boylston Plantation PDD	Development Plan		Conditional	710	305.5	SD-06-10	Wilson Blvd.	R14600-03-27		07/14/06
Brickside Villages	Sketch		Approved	41	14.54	SD-05-396	No.Brickyard Road	R20100-02-23		10/14/05
Bright-Meyers Wal-mart	Site Plan		Deferred			SP-06-88	Killian Road	R17400-11-03		08/25/06
Bright-Meyers Wal-mart	Site Plan		Conditional			SP-06-88	Killian Road	R17400-11-03	17400-11-03: 14781-04-12, 13, 14	09/14/06
Broad River Rd/Food Lion	Commercial Project		Approved	5	17.9	SP-05-128	Broad River Rd. (Peake Exit)	R02600-07-08	R02600-09-06	09/23/05
Brookcrest	Sketch		Conditional	126	50.55	SD-05-405	Sloan Road	R20100-03-16	18,20,29	11/04/05
Brookhaven	Preliminary	11,12	Approved	62	19.57	SD-05-359	Mungo Longtown Tract	R17500-03-42		06/23/06
Brookhaven	Preliminary	10	Approved	87	27.62	SD-05-359	Westmoreland Road	R17500-03-42		03/10/06
Brookhaven	Preliminary	8	Approved	79	17.42	SD-05-359	Wilkinson Dr	R17500-03-42		10/14/05
Brookhaven	Preliminary	9	Approved	79	17.42	SD-05-359	Wilkinson Dr	R17500-03-42		10/14/05
Centennial @ Lake Carolina	Sketch	19	Conditional	142	29.82	SD-05-231	Lake Carolina Blvd.	R23200-01-20		03/24/06
Chelsea Park Phases	Preliminary	C,D,E	Approved			SD-05-212	West Shady Grove Rd.	R03500-01-32		10/14/05
Club Colony	Sketch		Conditional	25	11.56	SD-06-016	Colony Circle	R1027/06		10/27/06
Colonial Brooks	Sketch		Approved	25	8.10	SD-05-394	Burdell Road	R19100-02-01		09/23/05
Colonial Farms	Sketch		Pending	45	12.35	SD-05-395	Caughman/Halbrook Rd.	R19100-02-01	3	09/23/05
Coopers Pond	Sketch		Conditional	112	62.91	SD-05-404	Rimer Pond Rd	R17800-04-39		11/04/05
Cooper's Pond PDD	Sketch		Approved			SP-05-404	Bvd.			05/26/06
Copper Beach Town Homes	Sketch		Conditional	274	24.18	SP-06-112	Between Bluff & Shop Rd	R13607-02-01		08/25/06
Copper Beach Town Homes	Site Plan		Conditional			SP-06-112	Bluff Road	R13607-02-01		08/25/06
Courtyards @ Salem Plaza	Development Plan		Approved	70	80.2	SD-05-242	Salem Methodist Church Road			10/12/06
Courtyards @ Rolling Creek	Development Plan		Deferred	251	54.29	SD-04-258	Broad River Road			
Courtyards @ Rolling Creek	Development Plan		Approved	60	91	MA-06-025	Crawford and Fairfield Rd	06,7,8,9,2,5 &		04/21/06
Creek Ridge	Sketch	8	Conditional	27	33.77	SD-06-15	Miles Road N.E.			09/29/06
Crescent Lake	Sketch	8	Conditional	42	29.6	SD-04-095	Longtown Road	R20401-01-03		04/21/06
Crickentree	Sketch	4	Conditional	72	64.62	SD-01-222	Kelly Mill Road			09/29/06
Crystal Cove	Preliminary		Conditional	18	7.04	SD-05-220	Johnson Marina Road	R02308-02-03		12/02/05
Farms on McCord's Ferry	Sketch		Conditional	550	125.5	SD-06-008	Trotter Road	14 and 21900-09-		07/14/06
Farrow Pointe	Preliminary		Approved	209	44.65	SD-05-360	Hardscrabble/Farrow	R17300-02-10		09/09/05
Haven @ Windsor Lakes	Site Plan		Approved			SP-05-171	Oakcrest Drive	R19802-01-01	R19802-01-01/17015-04-03	01/13/06
Hawthorne Ridge	Sketch	1	Conditional	50	20.22	SD-05-036	Rice Creek Farms Rd.	R20300-02-02		03/10/06
Heather Green	Preliminary	4	Conditional	14	4.61	SD-05-135	Longeen Parkway	R17500-03-42		09/14/06
Heather Green	Preliminary		Approved	78	22.73	SD-05-135	Longtown Road	R17500-03-42		12/02/05
Highland Center	Sketch Plan		Deferred	9	23.8	SD-06-011	Farrow & Hardscrabble	R17300-02-10		07/14/06
Highland Center	Sketch Plan		Conditional	9	23.8	SD-06-011	Farrow & Hardscrabble	R17300-02-10		08/04/06
Highland Center	Sketch		Conditional	9	23.8	SD-06-011	Farrow and Hardscrabble	17300-02-40		08/04/06
Hunters Run	Sketch		Conditional	155	117.3	SD-06-006	Langford Road	R23400-01-14	16	05/05/06
Jacobs Creek	Preliminary		Conditional	568	284	SD-05-314	Bookman Road	R28900-03-14		12/02/05
Killian Commons	Sketch		Conditional	5	79.85	SD-05-329	Killian Road	R17400-09-11	12,13,14	09/23/05
Killian Lake Apartments PDD	Site Plan		Conditional	774	95.5	SP-06-066	Along Farrow Rd. near Longtown	R17300-02-03		06/23/06
Killian Lake Apartments PDD	Development Plan		Approved	774	95.5	SD-06-066	Farrow Road near Longtown			05/26/06
Killian-Crossing South	Sketch		Approved	4	35	SD-06-022	Longtown Road			10/12/06
Killian-Crossing South	Development Plan		Conditional			MA-06-028	Farrow	R17400-02-04	R17400-10-02	05/12/06
Killian-Crossing South	Development Plan		Conditional			SP-06-089	Dutch Fork Road	R01500-02-09 & 10(p)	R01500-02-09 & 10(p)	07/14/06
Lake Murray Utilities PDD	Development Plan		Conditional			MA-06-039	Peacehaven and Three Dog Road	R01500-02-09		06/23/06



**RICHLAND COUNTY, SOUTH CAROLINA  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

**TO:** Planning Commission Members: Interested Parties  
**FROM:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator  
**DATE:** November 22, 2006  
**RE:** Subdivision and Street Name Approval

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

The proposed street/road/subdivision names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements. **The proposed subdivision/commercial names are included for your information only.**

**Action Requested**

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Palmetto Cove	Off Shadowood Dr, Irmo
Quartz Creek S/D	Off Lorick Rd

PROPOSED STREET NAMES	GENERAL LOCATION
Allan Mills Dr	Proposed Allan Mills S/D
Amethyst Heights	Quartz Creek S/D, Off Lorick Rd
Battle St	Alexander Point, Off Rabbit Run
Briar Jump Ln	Deer Creek S/D, Off Longtown Rd
Calabash	Proposed Allan Mills S/D
Chariot	Alexander Point S/D, Off Rabbit Run
Conquerer	Alexander Point S/D, Off Rabbit Run
Crown Jewel	Quartz Creek S/D, Off Lorick Rd

Crystal Peak	Quartz Creek S/D, Off Lorick Rd
Darius	Alexander Point S/D, Off Rabbit Run
Emerald Forest	Quartz Creek S/D, Off Lorick Rd
Fieldrush	Summit Hills S/D, Off Hard Scrabble Rd
Garnet Berry	Quartz Creek S/D, Off Lorick Rd
Jesup	Proposed Allan Mills S/D
Kimpton	Proposed Allan Mills S/D
Macedon	Alexander Point S/D, Off Rabbit Run
Manzanita	Proposed Allan Mills S/D
Nightshade	Summit Hills S/D, Off Hard Scrabble Rd
Persian	Alexander Point S/D, Off Rabbit Run
Ruby Ridge	Quartz Creek S/D, Off Lorick Rd
Smokewood	Proposed Allan Mills S/D
Sorrell Tree	Proposed Allan Mills S/D
Topaz Hill Hill Ct	Quartz Creek S/D, Off Lorick Rd