



spring hill community
RICHLAND COUNTY STRATEGIC COMMUNITY MASTER PLAN



SPRING HILL



Envisioning a Future

The Strategic Community Master Plan for Spring Hill envisions a future that preserves and protects the rural character of the area for existing and future generations.





RICHLAND COUNTY
strategic community master plans

Spring Hill



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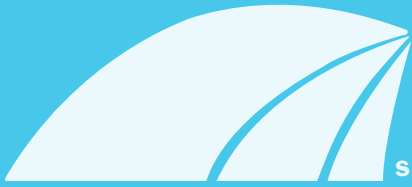
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Introduction

The Strategic Community Master Plan for Spring Hill envisions a future that preserves and protects the rural character of the area for existing and future generations.

This plan is an effort coordinated by the Richland County Neighborhood Improvement Program (NIP) to fund master plans and improvement projects in Richland County. The vision of the Richland County Neighborhood Improvement Program is to build healthy communities of high performing schools, quality infrastructure, parks and trails, and viable thriving neighborhoods and business corridors. Sustaining this quality of life requires coordination between many facets of the community including neighborhood organizations, businesses, schools and local government. NIP's mission is to coordinate and empower citizens with the resources necessary to achieve and sustain healthy neighborhoods.

The Strategic Community Master Plan for Spring Hill brings together residents, land owners, elected officials and county staff in a conversation around how best to ensure that Spring Hill remains a great place to live. It is

a policy document that conveys a future vision and the steps to achieve that vision.

The Plan is intended to clearly reflect the community's expectations and desires and to guide decisions of Richland County staff, appointed and elected officials, developers and others involved in local development-related activities. More importantly, it will facilitate consistency in the decision making that affects this area. Such decisions include those related to development proposals, regulatory changes, and public infrastructure investments, as each should support the implementation of the Plan. Its findings are based on a detailed analysis of existing and future demographic and market trends, environmental features and constraints, existing and planned infrastructure improvements, historical and cultural assets, existing and planned military operations, and land use and development trends.

Community Participation

Key to this process is a robust and inclusionary public engagement process. Community participation and input is critical in shaping the Strategic Community Master Plan for Spring Hill. Understanding community values today ensures that this plan can support recommendations to maintain those priorities in the future.

Approximately 727 postcards were mailed to property owners to notify them of the meetings and invite their participation. In addition, 50 informational signs were posted throughout the area to provide information about the plan and to provide contact information for any questions regarding the plan or process.

STAKEHOLDER INTERVIEWS

Stakeholder interviews were conducted in the fall of 2012 to verify and supplement the data gathered and mapped, to explain the conditions observed and to further the understanding of issues and opportunities that affect the Planning Area. Stakeholder input supplements the information received directly from citizens and property owners participating in the process.

The stakeholders include key personnel from County organizations and agencies, residents of the area, and representatives of interest groups who can address questions about the following topics: schools, utilities, transportation, emergency services, government, economic development, parks and the environment.



*Open House Meeting, December 12, 2012
Mt. Olivet Lutheran Church*



*Open House Meeting, December 12, 2012
Mt. Olivet Lutheran Church*



*Community Workshop, January 30, 2013
Mt. Olivet Lutheran Church*

COMMUNITY MEETINGS

A community open house was held on December 12, 2012 at Mt. Olivet Lutheran Church. This meeting offered citizens and other stakeholders the opportunity to learn about the project, process, and related schedule, and to provide input. Over 53 people signed-in at the meeting. Attendees listed community assets that should be acknowledged in the plan as features to protect or to leverage for a better community in the future. With those assets in mind, attendees provided input on possible community goals to guide the development of the Strategic Community Master Plan for Spring Hill.

On January 30, 2013, a workshop provided an opportunity to work together to develop a future plan for Spring Hill. The draft concept was presented during a public meeting on January 30, 2013 at Mt. Olivet Lutheran Church. Over 57 people attended the meeting. During this meeting, participants came to consensus on the desired future land use for the area. This report presents those findings.

A third and final community meeting was held April 22, 2013 at the church. During this meeting community members reviewed the final plan, discussed recommendations to implement the vision and prioritized action steps.

All feedback provided in community meetings is located in Appendix B of this report.

WEBSITE

In addition, to augment the input gathered through meetings, a Web site (<http://wikiplanning.org>) was created so Spring Hill residents, property owners and other stakeholders could take a survey and submit comments and questions in response to information posted to the site. Such input was recorded and, like the input shared at the community meeting, was used to clarify the issues and desires of the community. The website also provided project information including a schedule, project materials, and contact information.



*Community Workshop, January 30, 2013
Mt. Olivet Lutheran Church*



*Community Workshop, January 30, 2013
Mt. Olivet Lutheran Church*



*Community Workshop, January 30, 2013
Mt. Olivet Lutheran Church*



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SPRING HILL

This community, named by 1791 for the springs at the foot of the Stone Hills, included Eleazer's Tavern, a post office, schools, grist mills, and Spring Hill Baptist Church before the Civil War. In February 1865, as the war ended in S.C., Federal troops camped nearby looted and burned several homes. Mt. Olivet Lutheran Church was founded in 1873; the town was incorporated in 1889.

CREATED BY MT. OLIVET LUTHERAN CHURCH, 1999

LUT

LIVET
CHURCH

Spring Hill Profile

Northwest Richland County is an area experiencing significant residential growth. Areas that were once considered largely rural have, over time, been developed into thriving suburban communities. Spring Hill sits on the northwest edge of this suburban growth.

Residents of Spring Hill have either lived in the area for generations or have moved there to escape the bustle of urban and suburban living. Elected officials, County staff and community stakeholders realize that in order to sustain and enhance the quality of life valued by residents it is necessary to preserve the existing rural character of Spring Hill.

Planning Area

Richland County is located on the eastern edge of the Piedmont Plateau and on the western edge of the Atlantic Coastal Plain. The Spring Hill Planning Area is located in the northwest portion of Richland County. The Planning Area consists of 16 square miles and is named after the crossroads community of Spring Hill, located at the intersection of Broad River Road and Chapin Road (SC 39). The Planning Area is bordered by the Broad River and Fairfield County to the North, Newberry County to the northwest and Lexington County to the south. Spring Hill is located 22 miles from Downtown Columbia, SC. The two nearest incorporated towns are

Peak to the northwest and Chapin, located just south of I-26, just across the Lexington County line.

Community Identity

The Spring Hill Planning Area is a relatively small area with a population of 1,217 residents. The predominant land use in Spring Hill is dispersed low density residential intermixed with tree farms, timberland, and scattered patches of farmland. As noted in the stakeholder interviews and community meetings, residents of Spring Hill value their community for its rural character, the feeling of “being out in the country” and away from sprawling neighborhoods and noisy traffic. In addition, stakeholders suggest that the natural beauty of the area, the wildlife and the privacy afforded by large wooded lots are key elements that should be preserved as Spring Hill continues to grow. Ensuring that future generations can experience this rural character that their parents and grandparents enjoyed is a guiding principle of this plan.

Issues & Opportunities

The State of South Carolina suggests nine elements be included in the Comprehensive Planning Process to include population, economic development, natural resources, cultural resources, community facilities, housing, land use, transportation and priority investment areas. This report identifies a summary of issues and opportunities for the first eight elements based on an analysis of the existing conditions and supplemented with feedback from stakeholders. A complete report detailing the existing conditions in Spring Hill can be found in Appendix A of this document.

POPULATION GROWTH



The population density in Spring Hill is much lower than in most parts of the county.

Spring Hill has experienced above average population growth during the last decade growing at a pace more than twice that of Richland County and the State. By 2030, the Planning Area is expected to have a population of 1,848 residents. The projected annual average percent change is 2.11% year-over-year. As Spring Hill continues to grow, it will be increasingly difficult to maintain the rural character of the area. Residential housing development will continue to pressure Spring Hill.

LAND USE



Over 99% of the Planning Area is either residential, timber or farmland.

Average residential density in the area is currently one dwelling unit per 4.76 acres. The existing land use supports a variety of objectives including preservation of the rural landscape, privacy provided by large lot residential and conservation efforts. Over 99% of the land use in the Planning Area is either residential, timber or farm use. However, Spring Hill is located in the Rural Area in the currently adopted Richland County Comprehensive Plan.

This designation calls for low density residential development with minimum lot sizes of $\frac{3}{4}$ of an acre as well as limited commercial, office and industrial at appropriately located and buffered sites. If Spring Hill were to develop at this standard, many of the characteristics valued by existing residents would be compromised.

ECONOMIC CONDITIONS



There is lack of demand and support for any type of use other than farming and residential in Spring Hill.

As Spring Hill continues to grow, it will be increasingly difficult to maintain the rural character of the area. Residential housing development followed by neighborhoods serving commercial development will continue to pressure Spring Hill.

However, Spring Hill will most likely not be a location of choice for office and industrial uses. Given the high capacity to absorb growth in demand for office space in the St. Andrews area, the rest of the Columbia metro market, and the desire by area residents to not have additional commercial establishments in the area, it is not anticipated that the Planning Area will experience substantial demand in new office space during the planning period. In addition, the industrial market in the Spring Hill Planning Area is also almost non-existent. Given the desire by area residents to not have additional industrial establishments in the area, it is not anticipated that the Planning Area will experience any significant demand in new industrial space during the planning period.

HOUSING



Homes on large lots, buffered by significant yard frontage and landscaping are the preferred pattern of residential development in Spring Hill.

Over the next twenty years, it is projected that the number of housing units in Spring Hill will increase from 519 to 788 units. Homes on large lots, buffered by significant yard frontage and landscaping are the preferred pattern of residential development in Spring Hill. However, recent development in neighboring Chapin and Irmo indicate a trend for homes on smaller lots. This type of development threatens the rural character of Spring Hill. Development standards such as well-buffered conservation subdivisions and large front yard setbacks could maintain the rural character while allowing for some residential growth.

COMMUNITY CHARACTER

A rural, natural landscape, abundant wildlife and sense of privacy all define Spring Hill's character. One stakeholder called Spring Hill, "the jewel of Richland County." Preserving this character in light of residential development pressure is a key challenge for the community.

TRANSPORTATION

Broad River Road is the main transportation corridor through the center of the Planning Area. Stakeholders indicate that traffic is heavy along Broad River Road during morning and afternoon rush hours and during shift changes at the nearby nuclear plant. The congestion along Broad River Road is concentrated at the I-26/Broad River Road interchange.

In addition, on the weekends, the roadways in the Planning Area are also utilized by recreational road bicyclists. Stakeholders suggest safety is a main concern for both motorists and bicyclists during periods of heavy traffic.

ENVIRONMENT AND NATURAL RESOURCES

The Spring Hill area is very rural and comprised of forested ridges and rolling hills. Vegetative productivity rates for Loblolly pine is above average for the majority of the soils in the Planning Area. This productivity has led many property owners to place their land in timber production. There is "wet ford" vehicle crossing on the Wateree Creek on Muddy Ford Road, one of the last in Richland County, which is symbolic of the rural nature of the Planning Area.

There are 104 acres of conservation easements in the Planning Area. These easements provide land owners with tax benefits, while also ensuring that open space and the rural character of the land will be maintained.

The South Carolina GAP habitat model* predicts that two species of concern could be present within the Planning Area. One of these is the bald eagle, listed as threatened in the state of South Carolina. Stakeholder interviews indicate that there have been sighting of



One stakeholder referred to Spring Hill as the "jewel of Richland County."



Road bikers regularly ride along Spring Hill's roads.



Bald eagles have been sited in the Planning Area along the Broad River.

bald eagles along the Broad River. The second species that could potentially be present is Rafinesque's Big-eared Bat, which is listed as endangered in the state of South Carolina.

*The South Carolina GAP habitat model identifies and highlights areas where certain species may be present.

CULTURAL AND HISTORIC RESOURCES

Few identified cultural and historic resources exist within the Planning Area. However, those that are present are a reflection of the past and provide a glimpse into the early evolution of the area and the strong sense of community that exists today. As development continues, such resources could be negatively affected if development does not adequately acknowledge and respond to the presence of such resources.

The following are among the locally important places and sites that may be worthy of protection from encroaching development.

Mt. Olivet Lutheran Church and Cemetery
Spring Hill Historic Marker

In community meetings, stakeholders suggested further research was needed into some of the many historic and cultural assets in the Planning Area including the old stagecoach road, family cemeteries, and century farms.

PARKS, RECREATION, GREENWAYS AND OPEN SPACE

Currently there are no formal parks, recreation or greenway facilities operated by the Recreation Commission in the Spring Hill Planning Area. In community meetings, stakeholders indicated a desire for walking, biking and running trails as both a community amenity and as a way to preserve the natural assets of the area. However, stakeholders did not support the idea of these amenities being funded by tax dollars.

UTILITIES

Currently the Spring Hill Community relies on well and septic for their water supply, treatment and distribution. Existing facilities currently extend only to the CATE (Center for Advanced Technical Education) Center and new high school site just outside of the Planning Area. Of note, the soil in the area is limited in its absorption capacity, which will limit the density of development as long as sewer connections are not readily available.

COMMUNITY FACILITIES AND SERVICES

There is one fire station located in Spring Hill. According to stakeholders, the existing station is unmanned. Residents of the area would like to see permanent staff at the facility. Police services for Spring Hill are provided by the Sheriff's Office Region Four of Richland County. An analysis of recent sheriff's data indicates few incidents in the area. However, stakeholders suggest an increase in petty crimes and vandalism.

There are no library facilities in the Spring Hill area. The closest facility is the Chapin Branch Library located south of Interstate 26 a few miles from Spring Hill. However, since Chapin is in Lexington County, Spring Hill residents have to pay an out-of-county resident fee.

FAIRFIELD COUNTY

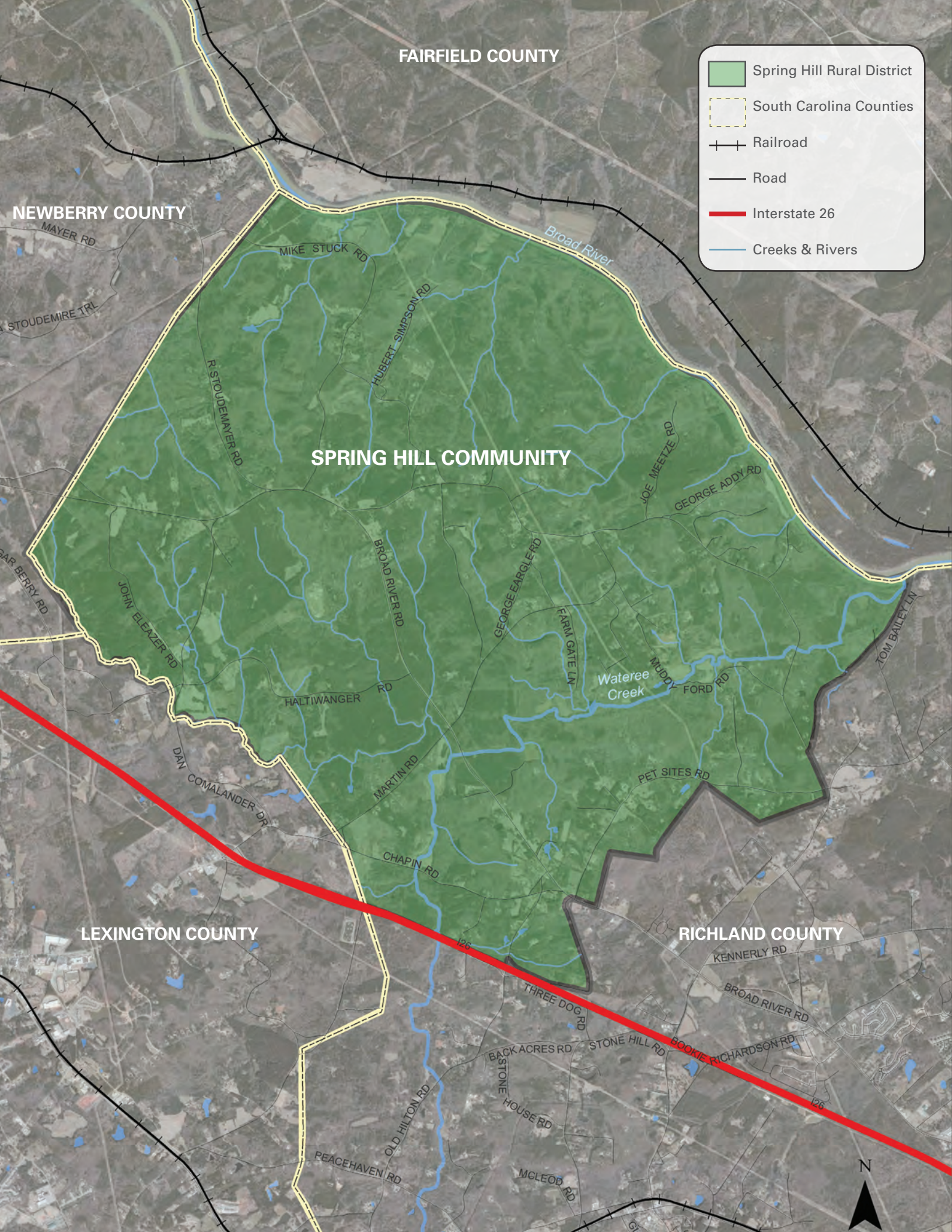
- Spring Hill Rural District
- South Carolina Counties
- Railroad
- Road
- Interstate 26
- Creeks & Rivers

NEWBERRY COUNTY

SPRING HILL COMMUNITY

LEXINGTON COUNTY

RICHLAND COUNTY



A Plan for Spring Hill

The Strategic Community Master Plan for Spring Hill envisions a future that preserves and protects the rural character of the area for existing and future generations.

The Spring Hill Future Land Use Map is a conceptual representation that illustrates the development pattern residents and property owners of Spring Hill envision for the future of the Planning Area. The map is descriptive, not prescriptive, conveying the community's desires for the future.

The map's features include the following:

- Clearly defined and delineated land use areas that reflect the community's desire to maintain its existing character and quality of life
- Transportation network improvements that support the future land use pattern envisioned by the community.

One land use category is depicted on the map. It is intended to indicate a predominant land use as well as other features that define the character of the category. The description is consistent with the ideas and vision the community has for the future of Spring Hill. These descriptions do not suggest a change to existing development; instead, they suggest a direction moving forward to be embodied by new development.

SPRING HILL

General Recommendations

The following set of recommendations support the goal of the draft land use concept for Spring Hill. In addition, some areas directly adjacent to the Spring Hill study area are similar in character and use and therefore may benefit from implementation of similar recommendations. However, additional study and outreach to those individual property owners would be necessary.

GOVERNANCE

- Encourage residents to form a Spring Hill Community Association.
- Coordinate with Lexington County and Town of Chapin in the planning of future growth in and around Spring Hill.

LAND USE

- Adopt a more rural lot size and density to better compliment the current character of the Planning Area.
- Explore tools such as conservation easements and purchase of development rights to facilitate acquisition of priority conservation lands.
- Coordinate with Lexington County and Town of Chapin in the planning of future growth in and around Spring Hill.

HOUSING

- New housing development should complement existing neighborhoods' character and scale.

UTILITIES

- Develop a new water/sewer Master Plan to address land use concept recommended in the Strategic Community Master Plan for Spring Hill.
- Work with the City of Columbia to understand the potential for water service in Spring Hill.
- Ensure that any new private systems developed meet established standards.

ENVIRONMENTAL & NATURAL RESOURCES

- Partner with the Conservation Commission and Richland Soil and Water Conservation District (Richland Soil & Water Conservation District) to identify and prioritize lands, build community awareness and interest and secure funding sources for natural resource conservation.
- Assist in the creation of a database of high priority conservation lands.
- Encourage conservation through tools such as conservation easements, purchase of development rights and less-than-fee simple transactions.
- Identify critical natural areas (bald eagle nesting areas) and wetlands for protection.
- Preserve buffers along creeks, streambeds and the Broad River.
- Protect key wooded areas.
- Protect critical natural areas from residential development encroachment. Where appropriate, allow for clustered residential development.
- Encourage residents to create a Spring Hill Conservation Committee.
- Assist landowners with grant writing to secure additional funds to purchase lands for conservation.

TRANSPORTATION

- Widen shoulders to four feet along the following roads: Jake Eargle Road, Dan Comlander Road, Broad River Road, Wash Lever Road, Freshly Mill Road, Haltiwanger Road to improve transportation safety in the area and provide safe on-road facilities for bicyclists.
- If rumble strips are required, mitigate the negative

effect of the strip on bicyclists by adjusting rumble strip dimensions, providing gaps in regular intervals and providing a larger shoulder area.

- Add north and south bound turn lanes at key intersections between Broad River and the following roads: Pet Sites Road, Mt. Olive Church Road, Martin/Jake Earlge Road, Haltiwanger Road, Wash Lever Road, Mike Stuck Road, R. Stoudemayer Road, Dan Comlander Road.
- Improve the visibility and accessibility of I-26, Exit 85: Parr Road to encourage more vehicles to access the interstate instead of traveling down Broad River to a more southerly exit.

HISTORIC & CULTURAL RESOURCES

- Encourage residents to create a Spring Hill Historical Committee.
- Partner with local historians to identify the stagecoach route.
- Work with the Conservation Commission to identify all family cemeteries in Spring Hill.

PARKS, RECREATION, GREENWAYS & OPEN SPACE

- Work with the Palmetto Conservation Foundation to identify a greenway on the north side of the Broad River.

COMMUNITY FACILITIES & SERVICES

- Initiate discussions with the Richland County Fire Department to man the Spring Hill fire station.
- Consider working with Lexington County to offset library fees at Chapin Library for Spring Hill residents.



spring hill community
RICHLAND COUNTY STRATEGIC COMMUNITY MASTER PLAN

Appendix A: **SNAPSHOT OF SPRING HILL**



JANUARY 2013

Spring Hill Community Profile

RICHLAND COUNTY, SOUTH CAROLINA



spring hill community

RICHLAND COUNTY STRATEGIC COMMUNITY MASTER PLAN

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INTRODUCTION

The Strategic Community Master Plan for Spring Hill brings together residents, elected officials, county staff and civic groups in a conversation around how best to ensure that Spring Hill remains a great place to live.

This plan is an effort coordinated by the Richland County Neighborhood Improvement Program (NIP) to fund master plans and improvement projects in Richland County. The vision of the Richland County Neighborhood Improvement Program is a healthy and happy community of high performing schools, quality infrastructure, parks and trails, and viable thriving neighborhoods and business corridors. Sustaining this quality of life requires coordination between many facets of the community: neighborhood organizations, businesses, schools, local government, etc. Thus NIP's mission is to coordinate and empower citizens with the resources necessary to achieve and sustain healthy and happy neighborhoods.¹

PLANNING AREA BOUNDARY

Richland County is located on the eastern edge of the Piedmont Plateau and on the western edge of the Atlantic Coastal Plain. The Spring Hill Study Area is located in the northwest portion of Richland County. The Study Area consists of 16 square miles and is named after the crossroads community of Spring Hill, located at the intersection of Broad River Road and Chapin Road (SC 39). The study area is bordered by the Broad River and Fairfield County to the North, Newberry County to the northwest and Lexington County to the south. Spring Hill is located 22 miles, from Downtown Columbia, SC. The two nearest incorporated towns are Peak to the northwest and Chapin, located just south of I-26, just across the Lexington County line.

PURPOSE OF INVENTORY AND ASSESSMENT

The primary purpose of this memo is to detail an inventory and assessment of the characteristics of Spring Hill and to gain an understanding of the potential impacts of various factors on future development and redevelopment. By documenting the inventory and assessment in the Existing Conditions report, those involved in the process can identify the potential issues and opportunities, which will be the basis for the Strategic Community Master Plan for Spring Hill.

Information in this report was gathered through review of plans, reports, policies and regulations. Mapping and analysis was performed to further the team's understanding of existing conditions. Elements examined are further described herein and include demographic, housing and economic conditions, land use, urban design, transportation, environment and natural resources, parks and recreation, cultural and historic resources, community facilities, utilities and stormwater management.

¹ <http://www.richlandonline.com/departments/planning/NeighborhoodMasterPlans.asp>

In addition to data collected for mapping purposes, data was also collected to gain a better understanding of the conditions reflected in the data depicted on maps. Much of this additional data was gathered through a review of relevant documents, interviews of key stakeholders, a study area tour, the first community meeting and meetings with planning staff and elected officials.

DOCUMENTS REVIEWED

In the first phase of the planning effort, various documents were gathered from a variety of sources. Plans, reports, policies and regulations were reviewed to further our understanding of existing conditions. Other documents related to prior or ongoing planning efforts were provided and those documents also were reviewed for pertinent information. The following were among those reviewed prior to the development of the plan:

- Richland County Comprehensive Plan (2009)
- Richland County Land Development Code
- Soil Survey of Richland County, South Carolina
- Richland County Stormwater Best Management Practices Manual
- Central Midlands Council of Governments Bike and Pedestrian Pathways Plan
- Columbia Area Transportation Study 2035 Long Range Transportation Plan
- Richland County Soil and Water District Newsletters
- U.S. Geological Survey Gap Analysis of South Carolina (2010)
- South Carolina Department of Natural Resources Comprehensive Wildlife Conservation Strategy

STUDY AREA TOUR

The consultant team and county planning department staff performed a study area tour. The purpose was to make observations and gather photos throughout the study area. Also, data gathered and information shown on preliminary mapping was verified. Observations made were intended to document the established character of the built environment, including the development pattern and scale of existing buildings.

COMMUNITY PARTICIPATION

In order to develop a plan that represented the values and viewpoints of the Spring Hill community a number of community engagement opportunities were held over the course of the project including stakeholder interviews and multiple community open houses. In addition, a project website was developed to provide an additional project resource for community members to provide feedback and access project information.

ECONOMIC & DEMOGRAPHIC CONDITIONS

Demographics

The Spring Hill Study Area is a relatively small area covering only about 16 square miles. It is a predominately rural area with a mix of uses including residential, home-based commercial, and some light industrial. In 2010, the population of the Spring Hill Study Area was 1,217 residents. The Area has experienced above average population growth during the last decade growing at a pace more than twice that of Richland County and the State.

As seen in Table 1, the Spring Hill Study Area is projected to continue to grow at rates above that of the County and State averages.

Table 1: Population Projections

	2010	2015	2020	2030
Spring Hill	1,217	1,351	1,500	1,848
Annual Average Percent Change	n/a	2.11%	2.11%	2.11%
Richland County	384,504	404,400	424,300	456,000
Annual Average Percent Change	n/a	.86%	.86%	.86%
South Carolina	4,625,364	4,823,200	5,020,800	5,451,700
Annual Average Percent Change	n/a	.83%	.83%	.83%

Source: SC B&CB and ESRI, 2012

The racial mix in the Area is shown in Table 2. As seen below in Table 2, the Spring Hill Study Area is much less diverse than the County and the State averages.

Table 2: Ethnic Composition

	Spring Hill	Richland County	South Carolina
Black	4.0%	46.3%	28.1%
White	93.4%	48.9%	68.4%
Other	2.6%	4.8%	3.5%

Source: U.S. Bureau of the Census

The population density in the Area is shown in Table 3. As seen below in Table 3, the Spring Hill Study Area is much less densely populated than the County average.

Table 3: Population Density

	2010 Population	Area in Square Miles	Population per Square Mile
Spring Hill	1,217	16.3	74.8
Richland County	384,504	757.1	507.9
South Carolina	4,625,364	30,060.7	153.9

Source: U.S. Bureau of the Census

As seen below in Table 4, the Median Household Income in 2010 in the Spring Hill Study Area was \$63,891. This is 33% above that of the County average of \$47,922 and 45% above the statewide average Household Income of \$43,939.

Table 4: Median Household Income

	Spring Hill	Richland County	South Carolina
Income	\$63,891	\$47,922	\$43,939

Source: U.S. Bureau of the Census

As seen below in Table 5, in 2010 the majority of Spring Hill residents earned over \$50,000 annually.

Table 5: Income Distribution

	Spring Hill
<\$15,000	8.0%
\$15,000 - \$24,999	5.3%
\$25,000 - \$34,999	5.5%
\$35,000 - \$49,999	17.5%
\$50,000 - \$74,999	22.7%
\$75,000 - \$99,999	20.5%
\$100,000 - \$149,999	13.7%
\$150,000 - \$199,999	3.6%
\$200,000+	6.3%

Source: U.S. Bureau of the Census

As seen in Table 6, there are 34 business establishments in the Spring Hill Study Area according to ESRI estimates with just less than 100 employees. These businesses represent a less diverse economic base than the County.

Table 6: Business Establishments by Type

Industry Group	Number of Establishments	Employment
Agriculture	NA	NA
Bldg/Contracting	6	28
Manufacturing	NA	NA
Wholesale	NA	NA
Transportation	5	12
Retail	5	15
Services	14	28
Eating/Drinking/Lodging	NA	NA
Health Care related	NA	NA
All other	4	13
Total	34	96

As seen below in Table 7, there are an estimated 619 persons employed in the Study Area. Employment in the Spring Hill Study Area is concentrated in the retail trade and services sectors.

Table 7: Employment by Industry

2010 Employed Population 16+ by Industry	
Total	619
Agriculture/Mining	2.7%
Construction	8.1%
Manufacturing	7.1%
Wholesale Trade	1.6%
Retail Trade	13.6%
Transportation/Utilities	4.7%
Information	1.8%
Finance/Insurance/Real Estate	8.4%
Services	45.4%
Public Administration	6.6%

Source: U.S. Bureau of the Census, 2010 and ESRI 2012 estimates.

Note: Data in Tables 6 and 7 are not directly comparable. The Establishment data are by place of work and the Census data are by place of residence.

As seen below in Table 8, residential home taxable values averaged \$164,482 in 2011. Residential property represents almost 75% of the tax base in the Study Area. Timber land represents about 15% and Farm land represents about 11%.

Table 8: Residential Home Values

Spring Hill Area					
Land Use	Number of Parcels	Total Taxable Value 2011	Average Taxable Value 2011	Total Acres 2011	Average Parcel Size in Acres 2011
Residential	417	\$68,588,900	\$164,482	1,989.4	4.8
Commercial	2	\$0	\$0	0.6	0.3
Timber	149	\$13,446,100	\$90,242	4,248.1	28.5
Farm	136	\$10,086,620	\$74,166	3,508.5	25.8
Other	4	\$0	\$0	73.1	18.3
Total	708	\$92,121,620	\$129,022	9,819.7	13.9

Source: Richland County Assessor's Office

Residential Scenarios

The following section provides two forecast scenarios for residential growth in the Spring Hill Area. The Consensus scenario is based on the most probable population growth rate of 2.11% a year during the planning period. As seen in Table 9, the population in the Spring Hill Area is projected to increase by about 600 residents by 2030 and reach 1,848 residents. Residential housing units would increase by almost 230 units, with all these units being single-family units due to current zoning.

Table 9: Consensus Growth Scenario, Spring Hill Residential Projections

	2010	2015 Projected	2020 Projected	2030 Projected
Population	1,217	1,351	1,500	1,848
Households	454	504	560	689
Housing Units	519	576	640	788
Annual Population % Change	2.11%			
Persons per Household	2.68			

Source: SC B&CB, 2012 and Miley & Associates, Inc.

The higher growth scenario is based on a rate of annual population growth of 50% higher growth rate per year, i.e., about 3% per year during the planning period. As seen in Table 10, under this scenario the population in the Spring Hill Area is projected to increase by about 1,000 residents by 2030 and reach 2,270 residents. Residential housing units would increase by almost 500 units, with the majority of these units being single-family units.

Table 10: Higher Residential Growth Scenario, Spring Hill Residential Projections

	2010	2015 Projected	2020 Projected	2030 Projected
Population	1,217	1,422	1,662	2,270
Households	454	508	594	811
Housing Units	519	581	679	927
Annual Population % Change	2.11%			
Persons per Household	2.68			

Potential Retail Spending

Based on the estimated population projections of 2030 and the 2010 estimated median household income for the study area, estimates of the potential retail expenditures within the study area are generated and provided in Table 11. These dollar estimates are in 2012 dollars and do not reflect inflation during the planning period. The retail expenditures by the residents in the study area are currently occurring in nearby retail and commercial areas due to the relative scarcity of commercial and retail establishments within the study area.

These retail patterns would be expected to shift to the study area to some degree during the planning period. However, based on the community input, the vast majority of the residents prefers to travel outside the study area to shop and would prefer the retail and commercial establishments needed to serve the potential spending in the future remain outside the area.

As seen in Table 11, the total potential retail spending by residents in the study area in 2030 is estimated to be \$76 million in 2012 dollars. In Spring Hill the average household retail spending was \$41,389 in 2010. This is about 30% above that of the average retail spending in Richland County of \$31,670 per household. Although the average retail spending in Spring Hill is relatively high, due to the small number of residents, the total spending is relatively small and is estimated to be \$76 million in 2030 (in 2012 dollars).

Table 11: Potential Annual Retail Spending

	Aggregate Dollars	Average Dollars
Appliances and Electronics Stores	\$2,081,375	\$1,126.40
Art Dealers	\$27,819	\$15.06
Auto Parts and Accessories	\$1,275,292	\$690.17
Book Stores	\$760,490	\$411.56
Camera and Photography Stores	\$158,560	\$85.81
Childrens' and Infant's Clothing Stores	\$270,345	\$146.31
Clothing Accessory Stores	\$52,572	\$28.45
Computer Stores	\$3,687,215	\$1,995.46
Convenience Stores	\$657,979	\$356.09
Cosmetics and Beauty Stores	\$129,171	\$69.91
Department Stores	\$7,087,495	\$3,835.63
Drinking Places	\$210,794	\$114.08
Family Clothing Stores	\$1,023,518	\$553.91
Fish and Seafood Markets	\$33,229	\$17.98
Floor Covering Stores	\$299,106	\$161.87
Florists	\$69,452	\$37.59
Fruit and Vegetable Markets	\$65,660	\$35.53
Fuel Dealers	\$1,774,856	\$960.52
Full Service Restaurants	\$2,339,911	\$1,266.32
Furniture Stores	\$1,127,430	\$610.15
Gasoline Stations with Convenience Stores	\$2,538,268	\$1,373.67
Gasoline Stations without Convenience Stores	\$424,413	\$229.69
Gift and Souvenir Stores	\$222,095	\$120.19
Grocery Stores	\$13,687,669	\$7,407.53
Hardware Stores	\$474,039	\$256.54
Hobby, Toy, and Game Stores	\$133,784	\$72.40
Home Centers	\$1,212,578	\$656.23
Hotels and Other Travel Accommodations	\$347,765	\$188.20
Jewelry Stores	\$603,331	\$326.51
Limited Service Restaurants	\$2,320,013	\$1,255.55
Liquor Stores	\$381,066	\$206.23
Luggage Stores	\$481,959	\$260.83
Mail Order and Catalog Stores	\$5,121,067	\$2,771.43
Meat Markets	\$139,700	\$75.60
Men's Clothing Stores	\$158,584	\$85.82
Mobile Home Dealers	\$2,004	\$1.08
Motorcycle and Boat Dealers	\$444,312	\$240.45
Musical Instrument Stores	\$444,312	\$240.45
New Car Dealers	\$9,695,432	\$5,247.00
Nursery and Garden Stores	\$328,664	\$177.87
Office and Stationary Stores	\$655,178	\$354.57
Optical Goods Stores	\$287,876	\$155.79
Other Apparel Stores	\$127,843	\$69.19
Other Building Materials Stores	\$1,220,040	\$660.26
Other Direct Selling Establishments	\$444,360	\$240.48
Other General Merchandise Stores	\$829,532	\$448.93
Other Health and Personal Care Stores	\$240,835	\$130.34
Other Home Furnishing Stores	\$347,983	\$188.32
Other Miscellaneous Retail Stores	\$329,122	\$178.12
Other Specialty Food Markets	\$103,018	\$55.75
Outdoor Power Equipment Stores	\$40,715	\$22.03
Paint and Wallpaper Stores	\$42,115	\$22.79
Pet and Pet Supply Stores	\$147,597	\$79.88
Pharmacy and Drug Stores	\$2,979,803	\$1,612.62
RV Parks	\$5,651	\$3.06
Record, Tape, and CD Stores	\$211,204	\$114.30
Recreational Vehicle Dealers	\$26,564	\$14.38
Rooming and Boarding Houses	\$2,463	\$1.33
Sewing and Needlecraft Stores	\$56,701	\$30.69
Shoe Stores	\$334,725	\$181.15
Special Food Services and Catering	\$389,518	\$210.80
Sporting Goods Stores	\$475,391	\$257.27
Tire Dealers	\$584,060	\$316.08
Used Merchandise Stores	\$147,283	\$79.71
User Car Dealers	\$601,809	\$325.69
Vending Machines	\$208,427	\$112.80
Warehouse Superstores	\$2,834,742	\$1,534.11
Women's Clothing Stores	\$511,590	\$276.86
Total Annual Retail	\$76,479,470	\$41,389.37

Retail, Office and Industrial Real Estate Outlook

The Spring Hill study area is relatively small and very rural area. The trends in real estate have been and are expected to continue to be rural in nature. Over 99% of the land use in the study area is either residential, timber or farm use. Again, based on the community input, the vast majority of the residents prefer that the land use patterns in the study area remain as they are today.

RETAIL

As stated earlier, the retail expenditures by the residents in the study area are currently occurring in nearby (primarily outside the Study Area) retail and commercial areas due to the relative scarcity of commercial and retail establishments within the study area.

Given the high capacity to absorb growth in retail space in nearby market areas and the desire by area residents to not have additional commercial establishments in the area, it is not anticipated that the study area will experience substantial demand in new retail space from now until 2030 which is considered the planning period.

OFFICE

The office market in the Spring Hill study area is almost non-existent. There are only two parcels of land (comprising a total of 0.6 acres) classified as commercial parcels. While data are not available for the study area, one of the more developed areas adjacent to the study area, the St. Andrews area, still has a vacancy rate of 27% according to Colliers International Real Estate Research. The rest of the Columbia office market is suffering as well. The average vacancy rate for the entire Columbia market is over 23%.

There is almost 10.0 million square feet of office space in the metro area. Almost 50% of the space is in the central business district and 85% of all office space is in the downtown, St. Andrews and Northeast areas.

Given the high capacity to absorb any growth in the demand for office space in the St. Andrews area, the rest of the Columbia metro market, and the desire by area residents to not have additional commercial establishments in the area, it is not anticipated that the study area will experience substantial demand in new office space during the planning period.

INDUSTRIAL

The industrial market in the Spring Hill study area is also almost non-existent. Given the desire by area residents to not have additional industrial establishments in the area, it is not anticipated that the study area will experience any significant demand in new industrial space during the planning period.

References:

ReferenceUSA. (2009). Crawford Textiles Company Inc. profile. Retrieved Nov 29, 2012, from <http://www.referenceusa.com/>.

THE ECONOMIC IMPACT OF THE MILITARY COMMUNITY IN SOUTH CAROLINA, South Carolina Department of Commerce, November 2012.

Colliers International, Various Market Research Reports, 3Q 2012, <http://www.colliers.com/~ /media/Files/MarketResearch/UnitedStates/MARKETS/Columbia/Q22012ColumbiaRetailReport.pdf>

LAND USE

Existing Land Use Pattern

Land Use in the Spring Hill study area is primarily dispersed low density residential intermixed with tree farms, timberland, and scattered patches of farmland. There are two churches in the study area; Mt Olivet Lutheran and Pine Grove African Methodist Episcopal. Both are located on Broad River Road. The Dutch Fork/Spring Hill fire station is also located on Broad River Road. There are 418 residential parcels in the study area, made up of 1,990 acres. Average residential density is currently one dwelling unit per 4.76 acres. Most homes are located in small subdivisions.

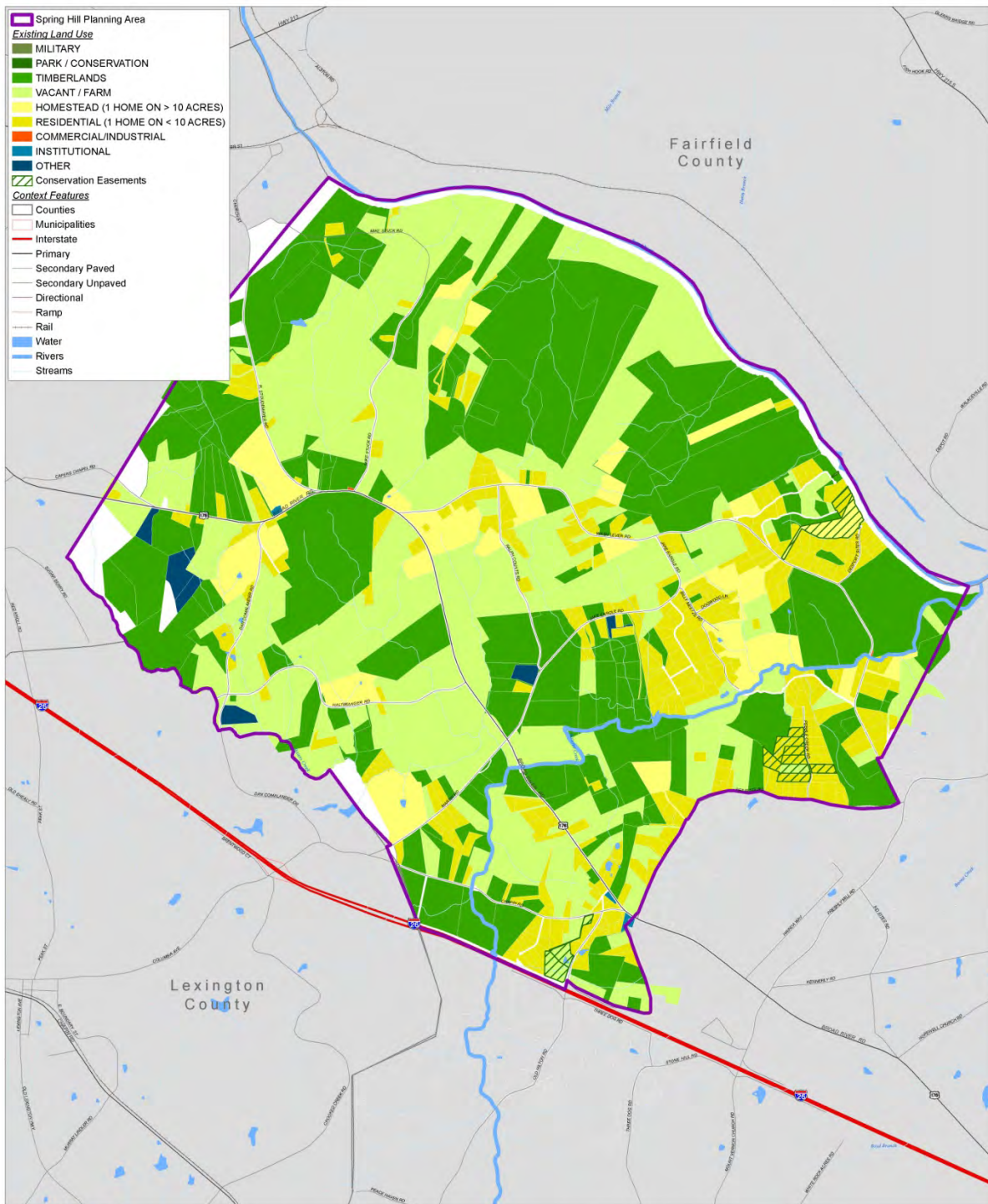
The table below details existing land use in the Spring Hill study area. Map 1 illustrates the existing land use in Spring Hill.

Table 12: Generalized Existing Land Use

Generalized Land Use	Description	Parcels	Acres	%
FARM	Farm (Pasture and Cropland)	136	3,508.47	35.73%
TIMBER	Timberland	149	4,248.07	43.26%
HOMESTEAD	Large Lot Residential (< 1 Home per 10 Acres)	27	669.82	6.82%
RES	Residential (> 1 Home per 10 Acres)	390	1,319.59	13.44%
COM	Commercial	2	0.60	0.01%
INST	Institutional, School, Civic	3	6.15	0.06%
OTHER	Miscellaneous Uses	7	66.96	0.68%
Total		714	9,819.66	100%



Map 1: Existing Land Use (2012)



LandDesign.

EXISTING LAND USE AND CONSERVATION AREAS
 SPRING HILL PLANNING AREA
 RICHLAND COUNTY, SC

Date: 12/5/2012 | LDI # 1011133
 Data Source: Richland County, USGS, Esri

0 0.45 0.9 Miles

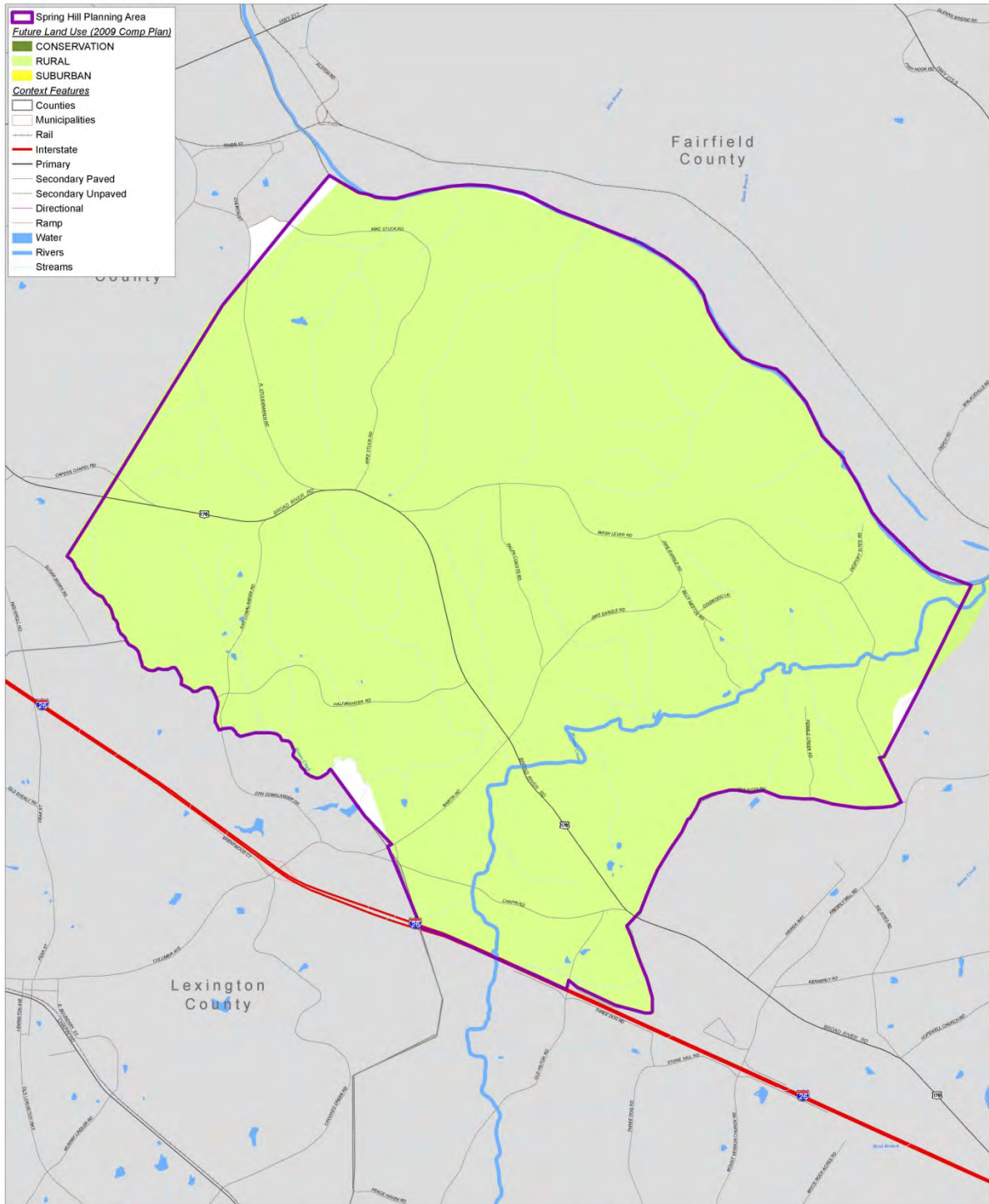
Disclaimer: This map was created with the best available data; however, it is provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. The map does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be with acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance.

Zoning, Future Land Use, and Development Potential

Spring Hill is located in the Rural Area in the currently adopted Richland County Comprehensive Plan. This designation calls for low density residential development with minimum lot sizes of $\frac{3}{4}$ of an acre as well as limited commercial, office and industrial at appropriately located and buffered sites. Future land use designations from the Comprehensive Plan are shown in Map 2.

Per existing regulations, if all timberland and farmland were developed, there could be an additional 9,600 homes in the study area. This level of development is unlikely, given topographical constraints. Also the soil in the area is limited in its absorption capacity, which will limit the density of development as long as sewer connections are not readily available. Map 2 illustrates the Septic Tank Absorption Rating of soils.

Map 2: Future Land Use (from 2009 Comp Plan)



LandDesign.

FUTURE LAND USE (FROM COMP PLAN)

SPRING HILL PLANNING AREA
 RICHLAND COUNTY, SC

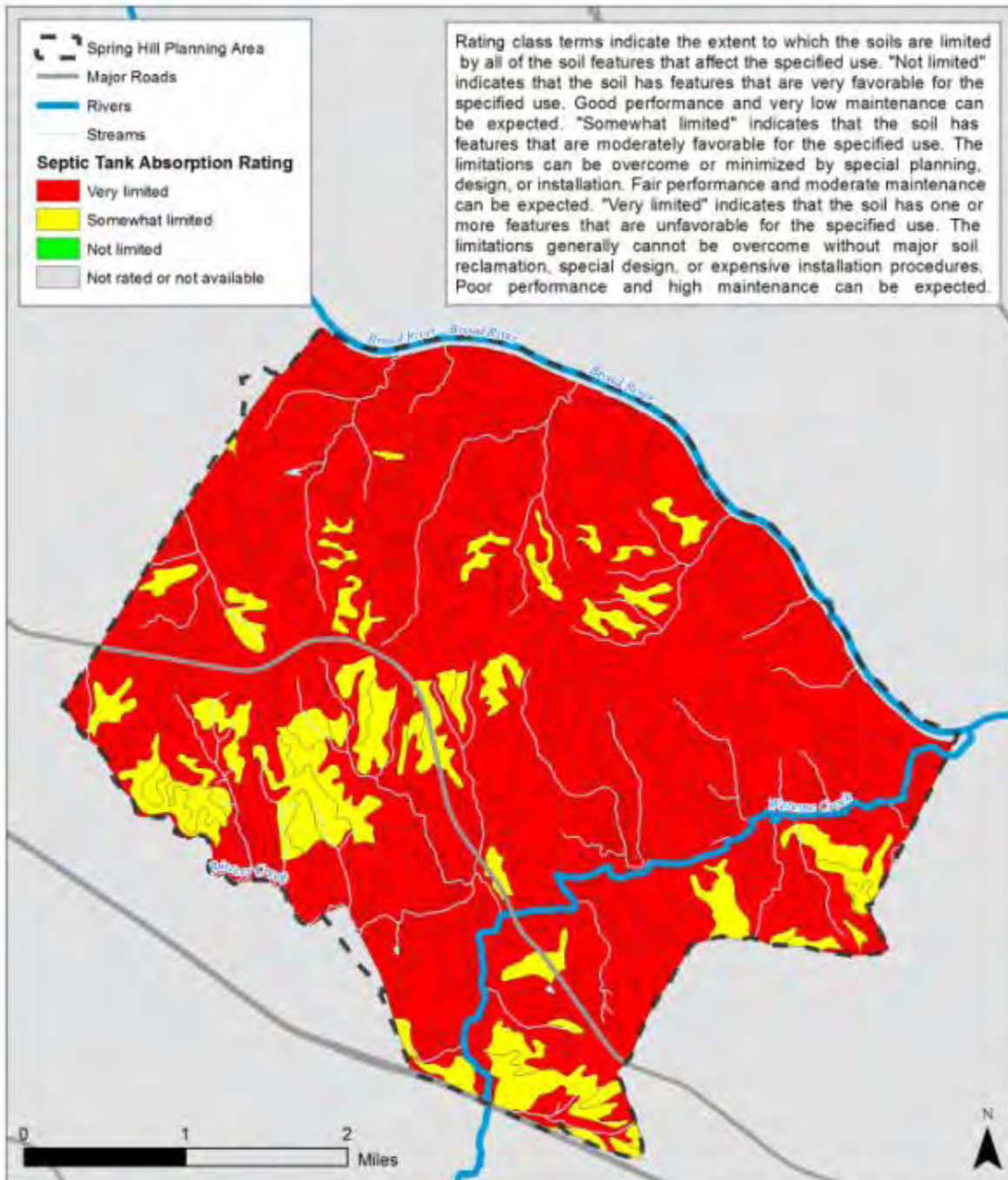


Date: 12/5/2012 | LDI # 1011133
 Data Source: Richland County, USGS, Esri

Disclaimer: This map was created with the best available data. However, it is provided "as is" without warranty of any representation of accuracy, timeliness, reliability, or completeness. This map does not constitute a legal survey or the basis for any legal action. Use of this data for any purpose should be with acknowledgement of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance.



Map 3: Septic Tank Absorption Rating for Soils



LandDesign

Septic Tank Absorption Rating
 Spring Hill
 Richland County, SC

Date: 11/27/2012 | LDI # 1011133
 Data Source: Richland County, Esri, NRCS

Disclaimer: This map was created with the best available data, however, it is presented "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map does not constitute a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be with acknowledgement of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance.

TRANSPORTATION

Existing Roadway Conditions

This section of the report examines the existing roadway conditions in the Spring Hill study area. Roadway traffic volumes, level of service, vehicle- miles of travel, and mileage by functional classification are evaluated using the COATS travel demand model. Major intersections and commuter travel behavior are evaluated based on field review and information gathered from residents of the study area.

Roadway Classification

Roadway classification is a necessary step toward assessing and evaluating the effectiveness of the roadway network. Individual roads depend on surrounding and intersecting roads to create a functioning network. Currently, there are 226.06 miles of roadway within the study area encompassing all road types. The Federal Functional Classification System is used by SCDOT to classify roads in the study area by categorizing a road section based on attributes common to its role and function in the network.

- **Interstates** – Defined as significant highways featuring limited access and continuous, high- speed movements for a wide variety of traffic types. In the Spring Hill study area, I- 26 traverses through 5.15 miles of the southern part of the study area. The Annual Average Daily Traffic (AADT) on this roadway is 22,750 vehicles per day (vpd). I- 26 provides the area with high- speed connectivity to other locations in and beyond the Columbia Metropolitan area.
- **Arterials** – Classified as a major or minor, these roads connect activity centers and carry large volumes of traffic at moderate speeds. The Spring Hill Study area does not contain any arterial streets.
- **Collectors** – Collectors typically allow access to activity centers from residential areas. Collectors can also be categorized as major and minor, depending on the urbanized or rural setting. Their purpose is to collect traffic from streets in residential and commercial areas and distribute it to the arterial system. The collector system in the Spring Hill study area consists of 6.77 total miles, of which all of them are major rural collector. The AADT on collector roadways averages 2,790 vpd in the study area. The major collector in the Spring Hill study area is Broad River Road (US 176). Broad River Road provides access to I- 26 towards downtown Columbia, and also serves as one of the primary parallel roadways to I- 26.
- **Local Streets** – Local streets feed the collector system from low volume residential and commercial areas. Local streets are usually found in subdivisions and rural areas. Local streets account for 8.36 miles within the study area. SCDOT collects AADT volumes for a limited number of local roadways. The AADT on these segments average 1,006 vpd.

Roadway Statistics

Roadway statistics evaluated in this study include year 2005 and year 2035 traffic volumes, level of service (LOS), and vehicle- miles of travel (vmt) and vehicle- hours of travel (vht).

Traffic Volumes

The traffic volume flow maps in Figure 1 and Figure 2 show projected growth over the 30-year span used in the COATS TransCAD model. The 2005 base year has large volumes along the principle collector (Broad River Road). This is the primary route local residents use to travel to work and school and experiences the most congestion along the southern segment of the study area.

Table 13 shows the 2005 AADT counts and the projected 2035 AADT volumes and percent changes along Broad River Road.

Figure 1: Study Area Traffic Volume Flow (Year 2005)

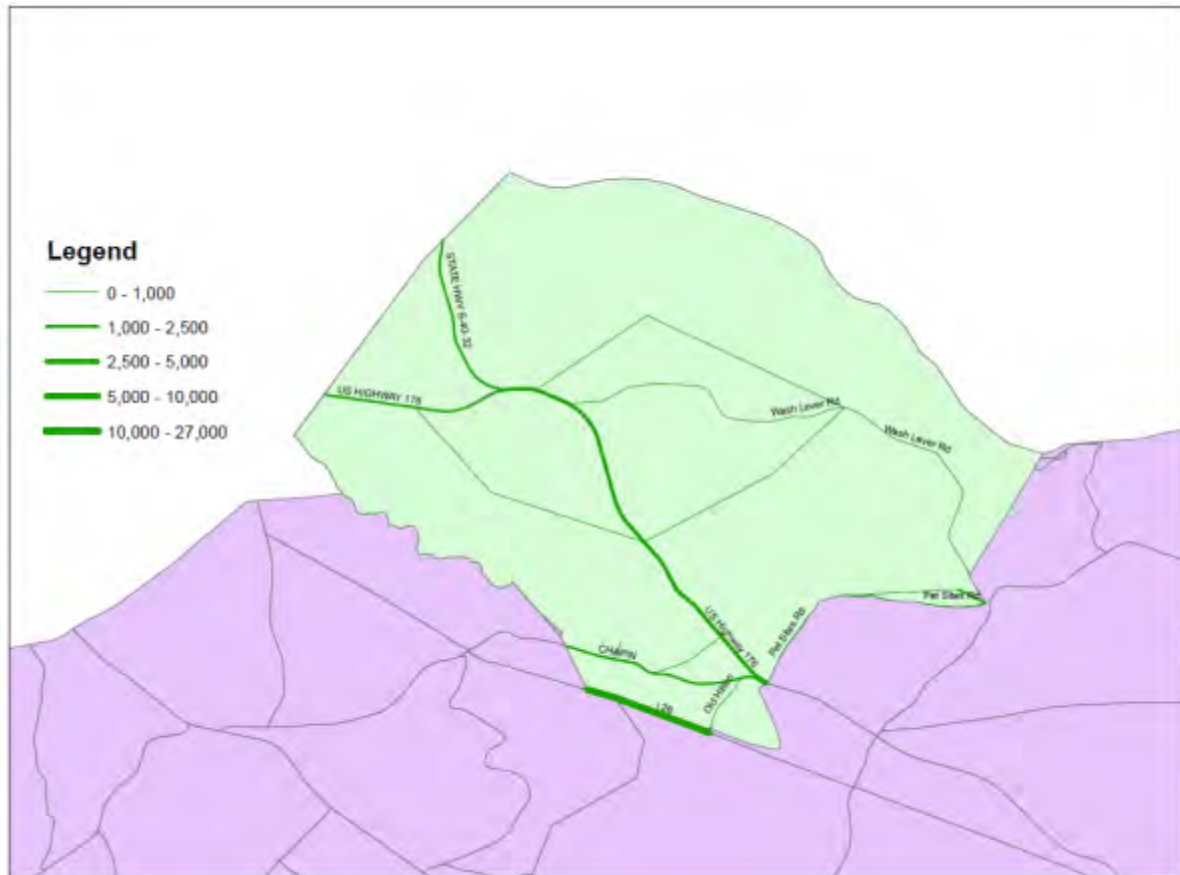


Figure 2: Study Area Traffic Volume Flow (Year 2035)

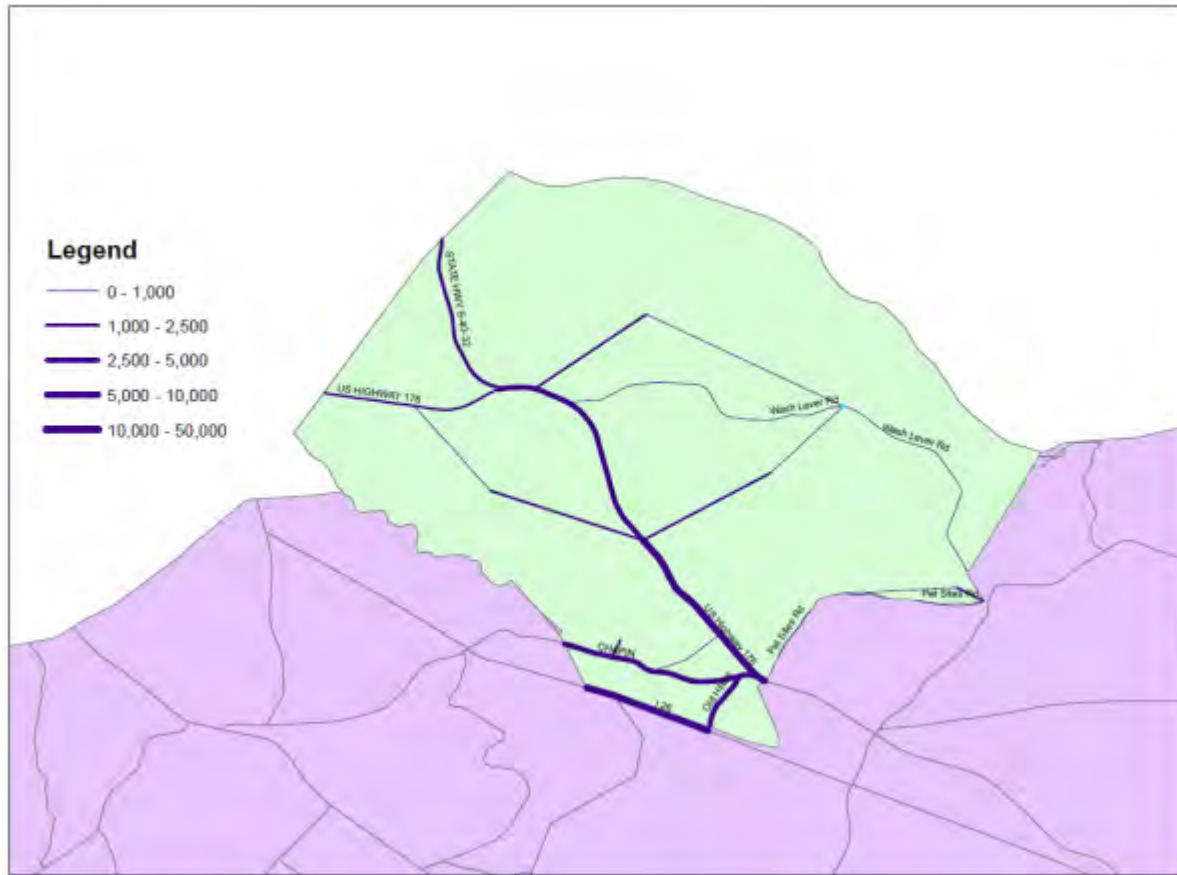


Table 13: Major Roadway Traffic Volumes

Roadway	AADT ⁽¹⁾		Percent Change
	2005	2035	'05 to '35
I-26	22,752		
Broad River Road	3,215	15,620	- 10.3%

Note: (1) All SCDOT roadway count stations were averaged to provide AADT.

Level of Service

The COATS travel demand model was used to evaluate the LOS for years 2005 and 2035. The COATS model is a 24-hour model. Therefore, the LOS is a 24-hour LOS, and not a peak-hour LOS. The LOS for the study area is illustrated in Figure 3 and Figure 4 for year 2005 and 2035, respectively. In 2035, the entire segment of I-26 within the study area and Broad River Road along the southern portion of the study area are projected to have a LOS level of "E". Refer to Table 14 for additional information.

Figure 3: COATS Level of Service Map, Base Year 2005



Figure 4: COATS Level of Service Map, Forecast Year 2035



The LOS is based on level “C” capabilities according to the SCDOT. This means that the roadway volume is equal to the roadway capacity (Volume- to- Capacity Ratio equals 1.0) at level “C”. Below LOS “C”, the roadway volume is under capacity and above LOS “C” the roadway volume is over capacity. The range of Volume- to- Capacity ratios by LOS is shown in Table 2.

Table 14: Volume-to-Capacity Ratios by Level of Service

LOS	V/C Ratio Range
A	V/C = 0 - 0.49
B	V/C = 0.50 - 0.74
C	V/C = 0.75 - 1.00
D	V/C = 1.01 - 1.15
E	V/C = 1.16 - 1.34
F	V/C = 1.35 >

Vehicle-Miles and Vehicle-Hours of Travel

The COATS travel demand model was used to estimate the vehicle- miles of travel (vmt) and vehicle- hours of travel (vht) by roadway type (functional classification). The model calculates vmt by multiplying the length of the roadway links by the assigned volume. The model

calculates vht by multiplying the time [Time = (Length/Speed)*60] of the roadway links by the assigned volume. Table 15 shows the vmt, vht, and congested speed in miles per hour (mph) by roadway type in the study area in 2005. Table 16 shows the corresponding figures for year 2035. Congested speed is calculated by dividing the VMT by the VHT.

Table 15: Vehicle-Miles and Vehicle-Hours of Travel (2005)

Roadway Type	VMT	VHT	Congested Speed (mph)
Interstate	117,107	96,705	72.6
Major Collector	17,218	17,692	58.4
Local	3,957	4,822	49.2

Table 16: Vehicle-Miles and Vehicle-Hours of Travel (2035)

Roadway Type	VMT	VHT	Congested Speed (mph)
Interstate	204,299	18,3075	66.9
Major Collector	4,1143	45,807	53.9
Local	12,749	18,075	42.3

Existing Transit Services

Currently, the Spring Hill study area is not serviced by any transit provider. The community is located near a commuter stop for the Newberry Express SmartRide.

SMARTRIDE

The Newberry County Council on Aging (NCCOA) operates a fixed-route express bus service between the cities of Newberry and Columbia. There are two separate morning busses starting from the City of Newberry at 6:00 A.M. and 7:00 A.M. and two afternoon runs starting at 4:05 P.M. and 5:05 P.M. from the City of Columbia. The closest stop to the Spring Hill study area is at the Exxon gas station at the Chapin exit (Columbia Avenue) of I-26.

This service offers transportation for participants to and from the two senior centers; operates the Newberry Express SmartRide, a fixed-route bus service for commuters between Newberry and Columbia; and provides transportation to local, non-emergency medical appointments with at least three days prior notice.²

² SC Access – Aging and Disability Information

EXISTING BICYCLE AND PEDESTRIAN FACILITIES

Bicycle and pedestrian facilities are limited in the Spring Hill study area due to its rural and low-density existing environment of the community. There are no existing dedicated bicycle lanes within the Spring Hill study area. Although there are not any dedicated bike lanes in the Spring Hill study area, many cyclists with various levels of experience can be seen on many of the roads in the area, mostly for recreational riding. Some of the roads commonly used for recreational cycling in the study area include Broad River Road (US 176), Dan Comlander Road, Haltiwanger Road, Wash Lever Road and Jake Eargle Road. These roads are used for their rural setting and lower traffic volumes.

SUGGESTED TRANSPORTATION IMPROVEMENTS FROM EXISTING STUDIES

Suggested bicycle and pedestrian facilities within the study area from other recent studies include connections to schools, residential developments, shopping developments, recreational sites, etc.

COLUMBIA AREA TRANSPORTATION STUDY (COATS) 2035 LONG-RANGE TRANSPORTATION PLAN

The COATS 2035 Long-Range Transportation Plan has identified sets of recommended transportation improvements for the study area as shown in Table 17, Table 18 and Table 19.

Table 17: Prioritized Roadway Widening Projects

Route Name	Project Limits
Broad River Road	Chapin Road(S- 39) to north of Jake Eargle Road (S- 92)
Broad River Road	I- 26 to Chapin Road (S- 39)

Table 18: Prioritized Intersection Improvements

Major Route Name	Minor Route Name	Proposed Improvement
Broad River Road (US 176)	Sid Sites/Hopewell Church Road (S- 1150/S- 2475)	Realign Sid Sites Road with Bookie Richardson

2010 CENTRAL MIDLANDS BICYCLE & PEDESTRIAN REGIONAL PATHWAYS PLAN

Table 19: 2010 Bike and Pedestrian Pathways Plan - Recommended Spring Hill Facilities

Facility Name	Description	# of miles
Broad River West Bank Greenway	Northwest Richland County to Interstate 20	20.61
Broad River Greenway	Northwest Richland County to 3 River Greenway	22.13

COMMUNITY FACILITIES

Parks, Recreation and Greenways

The Richland County Recreation Commission, the only nationally accredited parks and recreation agency in the state of South Carolina, operates all public recreational and park facilities in Richland County. Currently there are no formal park, recreation or greenway facilities in operation by the Commission for the Spring Hill study area.

In community meetings, stakeholders indicated a desire for walking, biking and running trails as both a community amenity and as a way to preserve the natural assets of the area.

Education

District Five of Lexington and Richland Counties is responsible for public education in the Spring Hill area. There are approximately 16,000 students in the district at 20 different school sites. The district has a reputation as one of the top school districts in both the State of South Carolina and the nation, “nine of the schools have been named National Blue Ribbon Schools of Excellence. Six of the schools have earned the Palmetto’s Finest Award, South Carolina’s highest recognition for schools of excellence.”³

The district serves the northwestern part of Richland County and the northern part of Lexington County. The Center for Advanced Technical Studies (CATE) and Spring Hill High School are both located adjacent to the study area. The Center opened in August 2012 and provides 17 programs of study for students. Programs range from aerospace engineering to culinary arts. In addition, the Center offers programs for adults in the evenings and is open for community use.

Spring Hill High School is scheduled to open August 2013. Spring Hill High will be a magnet-only school offering five areas of focus for students. The five academies are the Entrepreneurial Academy, Engineering Academy, Environmental Studies Academy and Exercise Science Academy. Both the Center and Spring Hill High are choice programs indicating that anyone within the school district can apply to attend; there are no assigned attendance zones. One additional school is planned for the general area. The design and program of the school has yet to be determined. In addition, a new middle school is also planned to be built adjacent to the high school.

In community meetings, stakeholders indicated a concern that the schools’ presence would increase traffic and development potential in the area.

³ District Five of Lexington and Richland Counties, LexRich5.org

Public Safety

RICHLAND COUNTY SHERRIFF'S DEPARTMENT

Police services for Spring Hill are provided by the Sheriff's Office Region Four of Richland County. An analysis of recent sheriff's data indicates few incidents in the area. However, stakeholders suggest an increase in petty crimes and vandalism.

RICHLAND COUNTY FIRE DEPARTMENT

There is one fire station located in Spring Hill. According to stakeholders, the existing station is unmanned. Residents of the area would like to see permanent staff at the facility.

LIBRARY

There are no library facilities in the Spring Hill area. The closest facility is the Chapin Branch Library located south of Interstate 26 a few miles from Spring Hill.

SOLID WASTE COLLECTION AND DISPOSAL

Solid waste collection and disposal is managed by the county's Solid Waste and Recycling Department.

Utilities

PUBLIC WATER SUPPLY, TREATMENT AND DISTRIBUTION

Currently the Spring Hill Community relies on well and septic for their water supply, treatment and distribution. Existing facilities currently extend only to the CATE Center, new high school site, and proposed middle school site just outside of the study area.

The Town of Chapin does have a sewer line outfall that runs along a creek through the study area and to the Broad River.

Of note, the soil in the area is limited in its absorption capacity, which will limit the density of development as long as sewer connections are not readily available.

BROADBAND

According to Connect South Carolina, the State's broadband initiative, most of Spring Hill is either served by DSL or mobile wireless broadband service.

NATURAL RESOURCES

Land Cover and Ecoregions

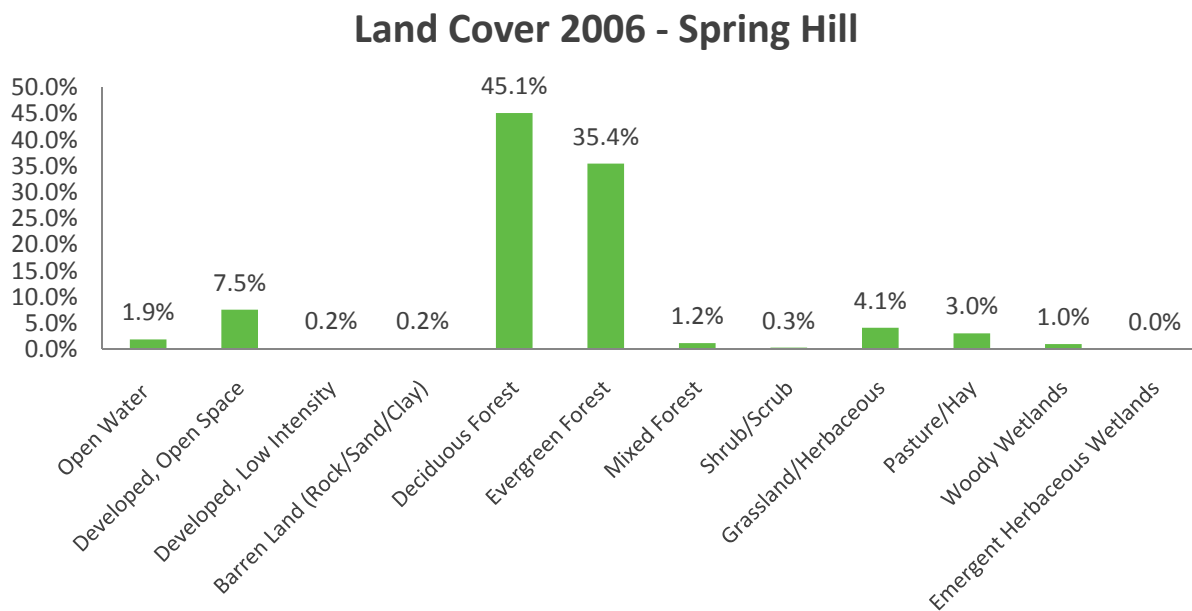
According to the 2006 National Land Cover Dataset, the majority of the land area in Spring Hill is forested. Different classes of forest (Woody wetlands, Evergreen, Deciduous, and Mixed forest) cover a total of 9,678 acres (83% of total land area). Two large pine plantations are located in the center of the study area. Pasture land and sparse, low density residential development make up the remainder of the land area. Figure 6 provides a detailed classification of land cover in the Study Area.

As illustrated in Map 4, the Spring Hill Study Area is located partly in the Southern Outer Piedmont Ecoregion and partly in the Carolina Slate Belt. The Outer Piedmont region is marked by red, clayey subsoils and loblolly pine forests, both naturally occurring and in pine plantations.⁴ The Carolina Slate Belt is a ribbon of mineral rich rocks and weather remnants, in the form of clay, shale and silt, that extends from southern Virginia to Georgia.¹



Pine Plantation on Haitiwanger Road

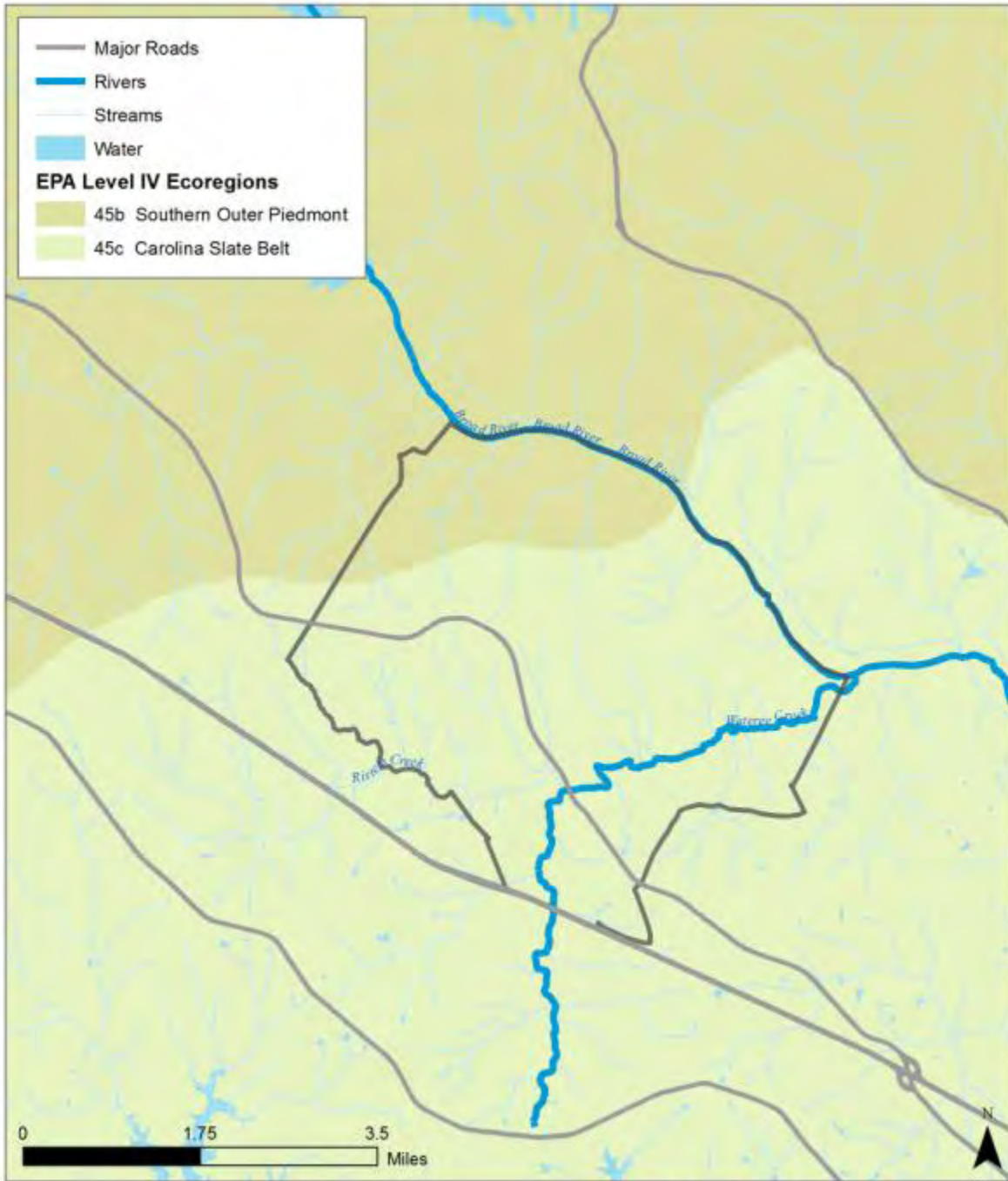
Figure 5: Land Cover 2006 (Source: NLCD)



⁴ Ecoregions of South Carolina, 2002, USDA, NRCS, USGS, EPA



Map 4: EPA Level IV Ecoregions



LandDesign.

EPA Level IV Ecoregions
 Spring Hill
 Richland County, SC

Date: 11/10/2012 | LDI # 1011133
 Data Source: Richland County, Esri, EPA

Disclaimer: This map was created with the best available data, however, it is provided "as is" without warranty of any representation of accuracy, timeliness, ability or completeness. This map does not represent a legal survey of the land and is for graphical purposes only. Use of this Data for any purpose should be with acknowledgment of the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance.

Topography

The Spring Hill area is marked by forested rolling hills and bluffs. Many areas exceed 10% slope. Some bluffs even exceed 25% slope. The steepest relief is located near the Broad River, north of Wash Lever Road. Map 5 illustrates the topography of the Spring Hill study area.

Hydrology

The Spring Hill Study Area is bisected by a ridge that follows Broad River Road and then Wash Lever Road. Land north of this ridge drains northward to the Broad River. Areas south of the ridge drain to Wateree Creek, which flows northeast to meet the Broad River. The Broad River flows to meet the Saluda River, just west of Columbia, this confluence forms the Congaree River, which turns into the Santee River and eventually enters Charleston Harbor and the Atlantic Ocean.

There are 47 miles of streams in the study area. There are 16 acres of wetlands in Spring Hill. Floodplain areas are limited to areas along Wateree Creek and the Broad River. The section of the Broad River that serves as the northern border of Spring Hill is listed on the EPA's 303d list of impaired waters due to high levels of metals.

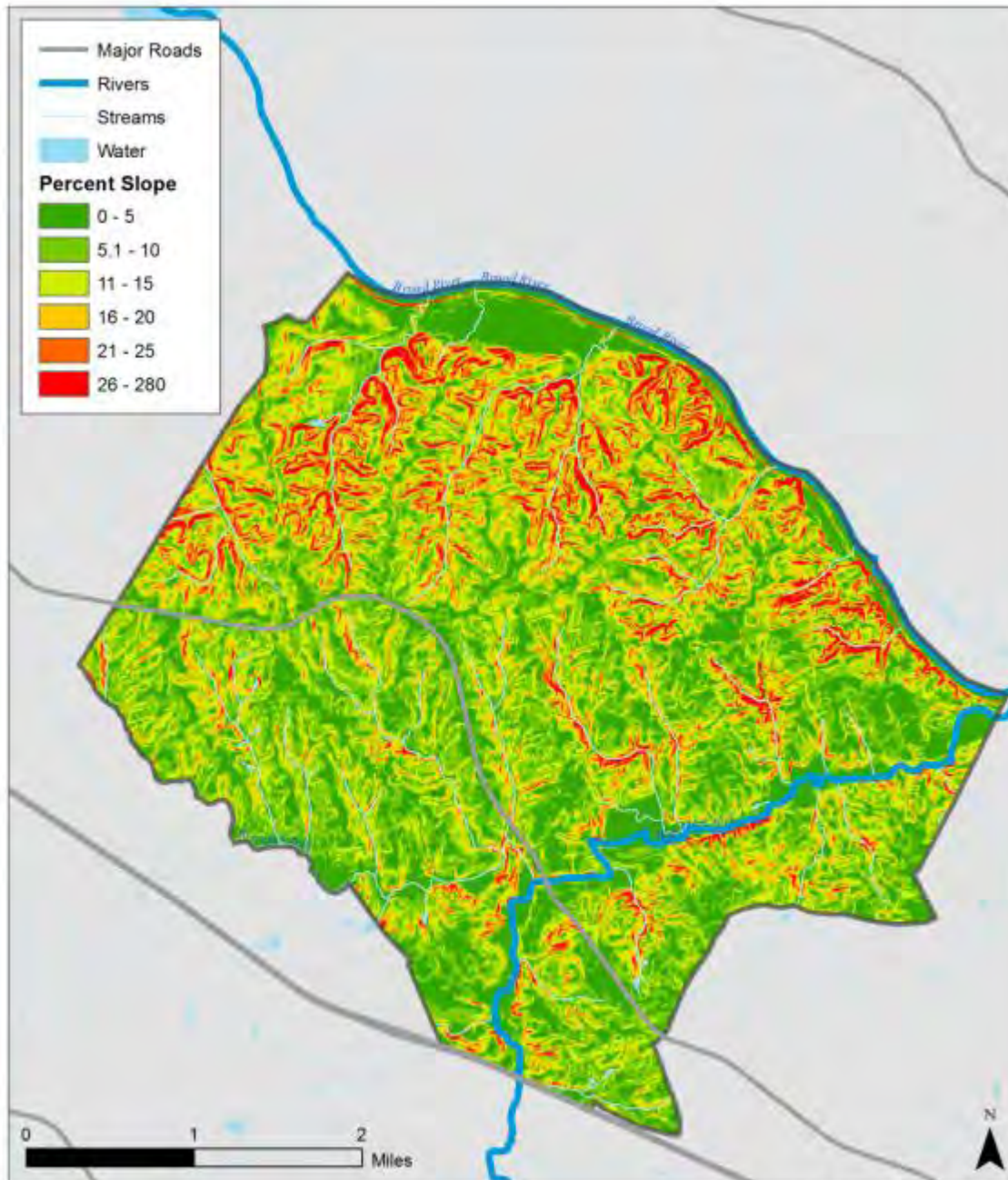
Soils

Over half of the study area is considered prime farmland or farmland of statewide importance. Table 20 details farmland designations derived from a Natural Resources Conservation Service soil inventory. Map 6 illustrates prime farmland in the study area.

Table 20: Prime Farmland Soil Classification (Source: NRCS)

Farmland Classification	Acres	Percent
All areas are prime farmland	2,451.30	24%
Farmland of statewide importance	3,251.75	32%
Not prime farmland	3,845.55	37%
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	178.02	2%
Prime farmland if protected from flooding or not frequently flooded during the growing season	590.90	6%
Total	10,317.51	100%

Map 5: Percent Slope (Source: USGS NED)



LandDesign.

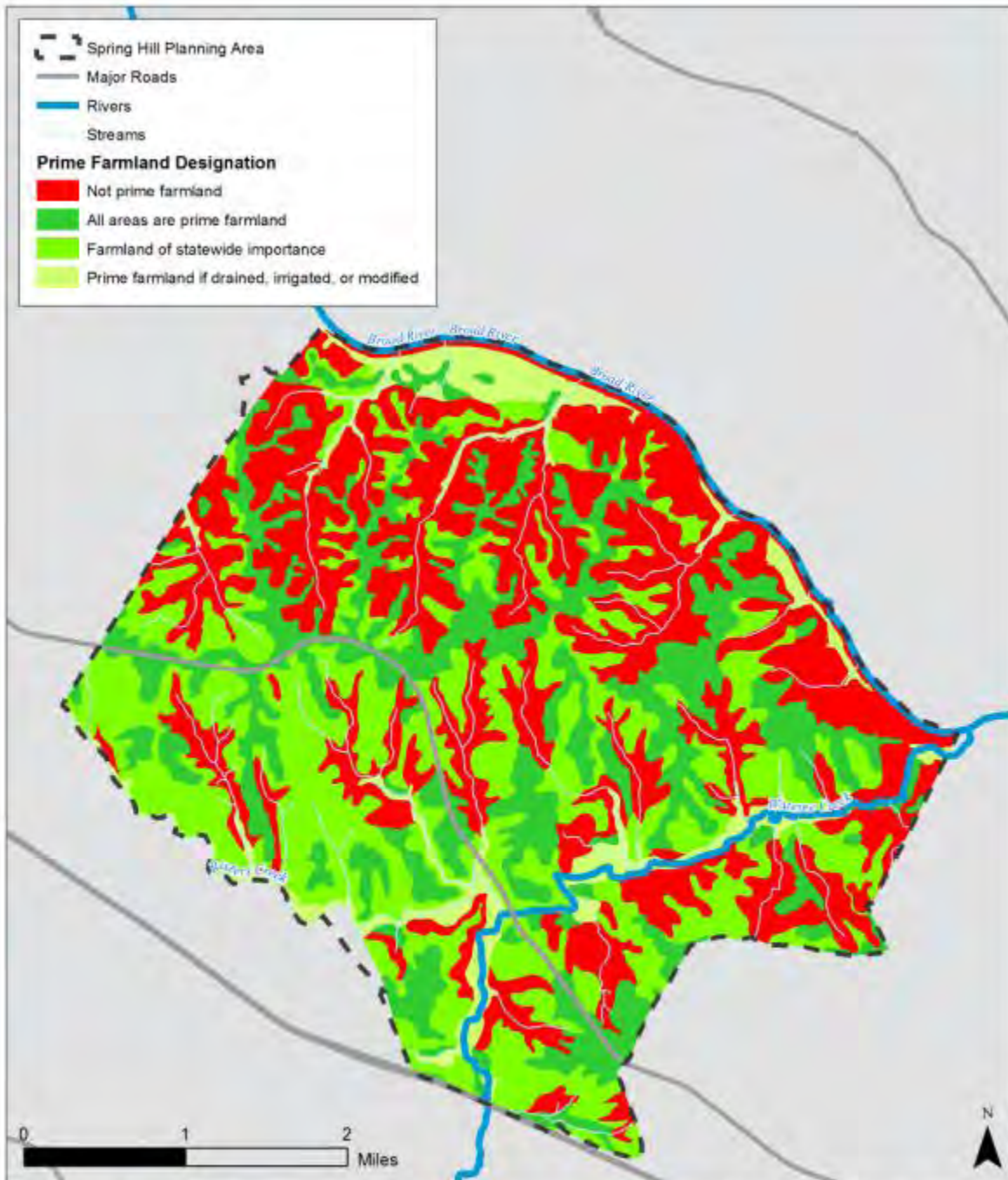
Percent Slope
 Spring Hill
 Richland County, SC

Date: 11/26/2012 | LDI # 1011133
 Data Source: Richland County, Esri, USGS NED

Disclaimer: This map was created with the best available data. However, it is provided "as is" without warranty of any representation of accuracy, timeliness, reliability, or completeness. This map does not represent a legal survey of the land and is for general purposes only. Use of this Data for any purpose should be with acknowledgement of the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of transformation.



Map 6: Prime Farmland Soil Designations (Source: NRCS)



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Prime Farmland
 Spring Hill
 Richland County, SC

Date: 11/26/2012 | LDI # 1011133
 Data Source: Richland County, Esri, NRCS

Disclaimer: This data was created with the best available data, however, it is provided "as is" without warranty of any representation of accuracy, reliability, ability or completeness. This map does not represent a legal survey of the land and is for graphical purposes only. Use of this Data for any purpose should be with acknowledgement of the limitations of the Data, including the fact that the Data is dynamic and it is a constant state of maintenance.

Unique Features & Habitats

The Spring Hill area is very rural and comprised of forested ridges and rolling hills. The area is located in close proximity to the Broad River and has a long history of settlement. Vegetative productivity rates for Loblolly pine is above average for the majority of the soils in the study area. This productivity has led many property owners to place their land in timber production. There is “wet ford” vehicle crossing on the Wateree River on Muddy Ford Road, one of the last in Richland County, which is symbolic of the rural nature of the study area.

There are 104 acres of conservation easements in the study area. These easements provide land owners with tax benefits, while also ensuring that open space and the rural character of the land will be maintained.

The South Carolina GAP habitat model predicts that two species of concern could be present within the study area. One of these is the bald eagle, listed as threatened in the state of South Carolina. Stakeholder interviews indicate that there have been sightings of bald eagles along the Broad River. The second species that could potentially be present is Rafinesque’s Big-eared Bat, which is listed as endangered in the state of South Carolina.

CULTURAL & HISTORIC RESOURCES

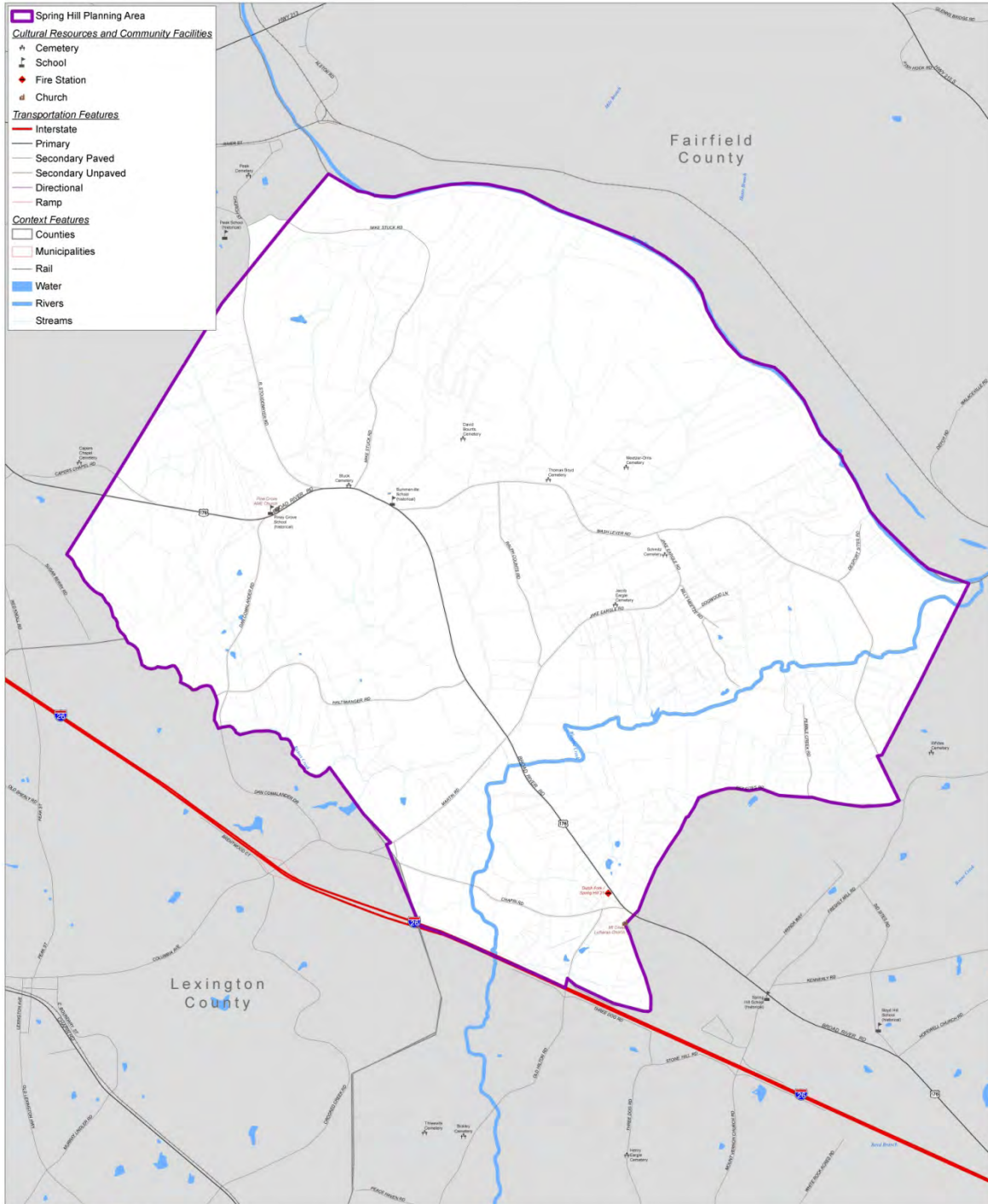
Few identified cultural and historic resources exist within the study area. However, those that are present are a reflection of the past and provide a glimpse into the early evolution of the area and the strong sense of community that exists today. As development continues, such resources could be negatively affected if development does not adequately acknowledge and respond to the presence of such resources.

The following are among the locally important places and sites that may be worthy of protection from encroaching development. Map 7 illustrates these assets.

- Mt. Olivet Lutheran Church and Cemetery
- Spring Hill Historic Marker

In community meetings, stakeholders suggested further research was needed into some of the many historic and cultural assets in the study area including the old stagecoach road, family cemeteries, and century farms.

Map 7: Cultural and Community Facilities



LandDesign.

TRANSPORTATION, COMMUNITY AND CULTURAL FEATURES

SPRING HILL PLANNING AREA
 RICHLAND COUNTY, SC



Date: 12/7/2012 | LDI # 1011133
 Data Source: Richland County, USGS, Esri

Disclaimer: This map was created with the best available data. However, it is provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map does not represent a legal survey of the land and is for general purposes only. Use of this Data for any purpose should be with acknowledgment of the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of re-measurement.

Methodology

Table 1: Population Projections, Source: ESRI 2012

Table 2: Ethnic Composition, Source: U.S. Bureau of the Census, 2010 Census of Population and Housing.

Table 3: Population Density, Source: U.S. Bureau of the Census, 2010 Census of Population and Housing.

Table 4: Median Household Income, Source: U.S. Bureau of the Census, 2010 Census of Population and Housing.

Table 5: Income Distribution, Source: U.S. Bureau of the Census, 2010 Census of Population and Housing.

Table 6: Establishments by type, Source: ReferenceUSA. (2009). Crawford Textiles Company Inc. profile. Retrieved Nov 29, 2012, from <http://www.referenceusa.com/>.

Table 7: Employment by Industry, Source: ESRI 2012

Table 8: Residential Home Values, Source: Richland County Assessor's Office, 2012

Table 9:
 Residential Scenarios, Population Growth -- Source: ESRI 2012
 Household Size -- Source: ESRI 2012
 Residential Units estimated by dividing population by household size
 Number of Single- family units estimated based on % Owner- Occupied in study area -- Source: ESRI 2012

No Multi- family units are assumed to be permitted in the study area based on current zoning.

Table 10:
 Residential Scenarios High Growth
 Population Growth -- Source: Miley & Associates, Inc. (50% above that of ESRI)
 Household Size -- Source: ESRI 2012
 Residential Units estimated by dividing population by household size

Number of Single- family units estimated based on % Owner- Occupied in study area -- Source: ESRI 2012

No Multi- family units are assumed to be permitted in the study area based on current zoning.

Table 11:
 Potential Annual Retail Spending 2030

Richland County Retail spending from DemographicsNOW was adjusted to Spring Hill area based on relative median income relationship in the study area vs. Richland County median income. Richland County retail spending of \$31,670 per household was adjusted upward by 30% to reflect the higher income in the study area resulting in an average household retail spending in the Spring Hill area of \$41,389.



Source: Retail spending data are from DemographicsNow. See <http://libguides.bentley.edu/content.php?pid=176859&sid=1491141>



spring hill community
RICHLAND COUNTY STRATEGIC COMMUNITY MASTER PLAN

Appendix B:

NOTES FROM COMMUNITY MEETINGS

AGENDA

DATE	Wednesday, January 30, 2013
MEETING PURPOSE	Community Meeting for Spring Hill Strategic Master Plan
LOCATION	Mt. Olivet Lutheran Church

YOUR IDEAS SHEET #1

- Light timing at school-(broad)--should not stop w/o cars on Proudly Road (May need to be vehicle activated)
- All traffic route to N. Plant
- Kennerly Rd. accident prevention bumps are dangerous for cyclists.
- No tax breaks for industry growth
- *** Why aren't the new schools & Mungo property Inc. in plan? They are critical elements to future traffic flow
- Interstate access from Mt. Vernon Church Road
- One dwelling per 5 acres or more
- No annexation by Irmo/Chapin
- Do not force homes to public water/sewer

YOUR IDEAS SHEET #2

- Extend boundary area to Freshly Mill (Mt. Vernon Church Road) which are the original Spring Hill boundaries
- 1 house/5 acres for entire area
- No infringement on private property for "public use" entities such as proposed "community facilities", etc.
- We like the idea of a bicycle easement. A bicycle paid annual permit to pay for easement.
- Will we have assurances zoning will be adhered to by (1)The county (2) Builders/Developers
- No stripmalls, no malls, NO COMMERCIAL DEVELOPMENT---Keep it rural-respect our way of life.

YOUR IDEAS SHEET #3

- Please include explanation of "conservation easement" at next community meeting. Invite neighbors who have easements in place to discuss.
- Gary Atkinson-Richland County-Conservation Commission
- Keep **#176** as non-commercial
- Develop **# 76** as commercial
- Protect Wateree Creek (Check to see monitoring data)

YOUR IDEAS SHEET #4

- Keep it rural
 - One unit per 5 acre or higher
 - No clustering of homes
- Impact Services Inc. with large scale development
- **WHERE ARE OUR SERVICES???**

YOUR IDEAS SHEET #5

- 1 unit per 5+ acres ---LEAVE AS IS!!
- No bicycle paths
- We want to develop our land-we want it (the way they want it)
- Want recreation center on Broad River(boat ramp)
- Do not want commercial business (Walgreens, Fast Food, etc. in this area
 - We do not need these because it is available in close proximity
- We all moved out here for the same reason-keep the area rural and with minimal development

YOUR IDEAS SHEET #6

- At least 5 acres/home for the ENTIRE Spring Hill area
- No taxes for any future amenities
- Do not encourage more cyclists in the area
- No new authorities over Spring Hill area
- No private property seized or acquired by the county for public use
- Move planning area to Freshly Mill Road as that includes the ORIGINAL Spring Hill boundaries
- No pavilions, horse parks, and trails--We don't want any of it. This takes someone's property; "road right away" cutting into property
- How do we know anyone is really going to listen to us or just trash and ignore our requests, desires, and wants
- Will future builders and developers who buy large tracks of land be under the "At least 5 acres/house rule??
- No commercial development or strip malls
- No annexation from Irmo or Cola

YOUR IDEAS SHEET #7

- Lots home site 5 Acres + water constraints
- Safe routes to school sidewalks/bike paths
- Bike paths needed on all of the # 176 (Add bike fee to pay for trails)
- Adequate Fire Dept./Emergency Services
- NO BOX RETAILERS/FRANCHISES
- Recycling Center in developed area
- Impact fees on developers/water, sewer, fire, and roads
- Turnoff lanes for developments
- No annexation from Irmo/Columbia
- Protect the river from development



- Don't rezone to make developers happy



spring hill community
RICHLAND COUNTY STRATEGIC COMMUNITY MASTER PLAN

Appendix C: **IMPLEMENTATION MATRIX**

Implementation Matrix

	Strategy	Lead Entity	Potential Partners	Timeframe
Governance	Encourage residents to form a Spring Hill Community Association.	Richland County Planning & Development Services		Short term
	Coordinate with Lexington County and Town of Chapin in the planning of future growth in and around Spring Hill.	Richland County Planning & Development Services		Short term
Land Use	Adopt a more rural lot size and density to better compliment the current character of the Planning Area.	Richland County Planning & Development Services		Short term
	Explore tools such as conservation easements and purchase of development rights to facilitate acquisition of priority conservation lands.	Richland County Planning & Development Services		Short term
	Coordinate with Lexington County and Town of Chapin in the planning of future growth in and around Spring Hill.	Richland County Planning & Development Services		Short term
	Ensure new housing developments complement existing neighborhoods' character and scale.	Richland County Planning & Development Services		Short term
Utilities	Develop a new water/sewer Master Plan to address land use concept recommended in the Strategic Community Master Plan for Spring Hill.	Richland County Utilities	Richland County Planning & Development Services	Short term
	Work with the City of Columbia to understand the potential for water service in Spring Hill.	Richland County Utilities	Richland County Planning & Development Services	Mid term
	Ensure that any new private systems developed meet established standards.	Richland County Utilities	Richland County Planning & Development Services	Short term
Environmental & Natural Resources	Partner with the Conservation Commission and Soil & Water Conservation District to identify and prioritize lands, build community awareness and interest and secure funding sources for natural resource conservation.	Richland County Planning & Development	Richland County Conservation Commission	Short term
	Assist in the creation of a database of high priority conservation lands.	Richland County Conservation Commission	Richland County Planning & Development Services, Soil & Water Conservation District	Short term
	Encourage conservation through tools such as conservation easements, purchase of development rights and less-than-fee simple transactions.	Richland County Conservation Commission	Richland County Planning & Development	Mid term
	Identify critical natural areas (bald eagle nesting areas) and wetlands for protection.	SCDNR	Richland County Planning & Development Services, Stormwater	Short term
	Preserve buffers along creeks, streambeds and the Broad River.	Richland County Planning & Development Services	Richland County Conservation Commission	Mid term
	Protect key wooded areas.	Richland County Planning & Development Services	Richland County Conservation Commission, Soil & Water Conservation District, SC Forestry Commission	Mid term
	Protect critical natural areas from residential development encroachment. Where appropriate, allow for clustered residential development.	Richland County Planning & Development Services	Richland County Conservation Commission, Soil & Water Conservation District	Short term
	Encourage residents to create a Spring Hill Conservation Committee.	Richland County Planning & Development Services	Richland County Conservation Commission	Short term
	Assist landowners with grant writing to secure additional funds to purchase lands for conservation.	Richland County Planning & Development Services	Richland County Conservation Commission	Short term

Transportation	Widen shoulders to four feet along the following roads: Jake Eargle Road, Dan Comlander Road, Broad River Road, Wash Lever Road, Freshly Mill Road, Haltiwanger Road to improve transportation safety in the area and provide safe on-road facilities for bicyclists.	Richland County Public Works	SCDOT, Richland County Planning & Development Services	Mid term
	Add north and south bound turn lanes at key intersections between Broad River and the following roads: Pet Sites Road, Mt. Olive Church Road, Martin/Jake Earlge Road, Haltiwanger Road, Wash Lever Road, Mike Stuck Road, R. Stoudemayer Road, Dan Comlander Road.	Richland County Public Works	SCDOT, Richland County Planning & Development Services	Long term
	Improve the visibility and accessibility of I-26, Exit 85: Parr Road to encourage more vehicles to access the interstate instead of traveling down Broad River to a more southerly exit.	SCDOT	Richland County Public Works , Richland County Planning & Development Services	Short term
Historic & Cultural Resources	Encourage residents to create a Spring Hill Historical Committee.	Richland County Planning & Development Services	Richland County Conservation Commission	Short term
	Partner with local historians to identify the stagecoach route.	Richland County Planning & Development Services	Richland County Conservation Commission	Short term
	Work with the Conservation Commission to identify all family cemeteries in Spring Hill.	Richland County Planning & Development Services	Richland County Conservation Commission	Short term
Parks, Recreation, Greenways & Open Space	Work with the Palmetto Trail Conservation Fund to identify a greenway on the north side of the Broad River.	Richland County Planning & Development Services	Richland County Conservation Commission, Palmetto Trail Conservation Fund	Mid term
Community Facilities & Services	Initiate discussions with the Richland County Fire Department to man the Spring Hill fire station.	Richland County Planning & Development Services	Richland County Fire Department	Short term
	Consider working with Lexington County to off-set library fees at Chapin Library for Spring Hill residents.	Richland County Planning & Development Services	Lexington County	Short term