

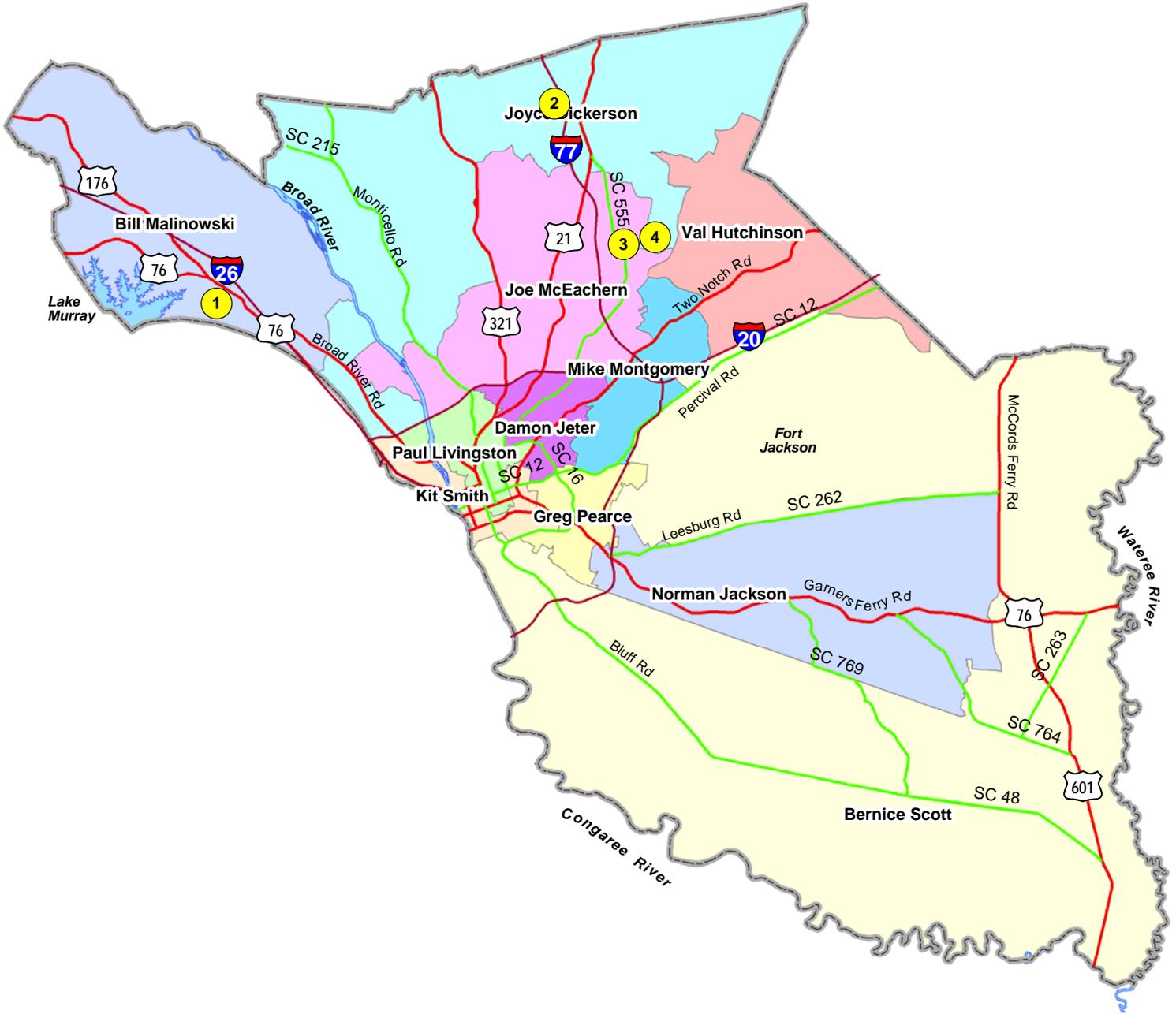
RICHLAND COUNTY  
PLANNING COMMISSION



FEBRUARY 4, 2008



# RICHLAND COUNTY PLANNING COMMISSION FEBRUARY 4, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-01 MA	Stan Mack	03300-07-06	Farming Creek Rd.	Malinowski
2. 08-02 MA	David Gantt	15200-01-09 (p) & 13 (p)	Blythewood Rd.	Dickerson
3. 08-03 MA	Charlie Waite	17400-05-30	Clemson Rd. & Longreen Pkwy.	McEachern
4. 08-04 MA	David Armstrong, Jr.	20200-01-02	600 Longtown Rd.	Dickerson



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, February 4, 2008**

**Agenda**

**1:00 PM**

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

**STAFF** Joseph Kocy, AICP ..... Planning Director  
Anna Almeida, AICP ..... Development Services Manager  
Jennie Sherry-Linder ..... Land Development Administrator  
Amelia R. Linder, Esq. .... Assistant County Attorney

**I. PUBLIC MEETING CALL TO ORDER** ..... Deas Manning, Chairman

**II. PUBLIC NOTICE ANNOUNCEMENT**

**III. PRESENTATION OF MINUTES FOR APPROVAL**

a. Consideration of the December Minutes

**IV. AGENDA AMENDMENTS**

**V. NEW BUSINESS- APPEALS**

<b>CASE #</b> SD-07-21	<b>Page 01</b>
<b>APPLICANT</b>	Steeplechase Subdivision
<b>CURRENT ZONING</b>	RS-LD (Residential Single Family - Low District) 44.45 acres
<b>PURPOSE</b>	75 Single-Family Residential lots
<b>TAX MAP SHEET NUMBER (S)</b>	
<b>LOCATION</b>	Trotter Road; one-mile southwest of Lower Richland Boulevard and one and a half miles north of Garners Ferry Road

**VI. MAP AMENDMENTS**

<b>CASE #</b> 08 - 01 MA		<b>Page</b>
<b>APPLICANT</b>	Stan Mack	<b>23</b>
<b>REQUESTED AMENDMENT</b>	NC to PDD (9 acres)	
<b>PURPOSE</b>	Construction Company & Commercial Mixed Use	
<b>TAX MAP SHEET NUMBER (S)</b>	03300-07-06	
<b>LOCATION</b>	Farming Creek Rd.	

CASE # 08 - 02 MA		<b>Page</b>
APPLICANT	David Gantt	<b>33</b>
REQUESTED AMENDMENT	NC to RU (1 acre)	
PURPOSE	Landscape & Horticultural Service	
TAX MAP SHEET NUMBER (S)	15200-01-09 (p) & 15200-01-13 (p)	
LOCATION	Blythewood Rd.	

CASE # 08 - 03 MA	Charlie Waite	<b>Page</b>
APPLICANT	Summit Contractors, Inc.	<b>41</b>
REQUESTED AMENDMENT	HI to RM-HD (27.86 acres)	
PURPOSE	Multi-Family Apartments	
TAX MAP SHEET NUMBER (S)	17400-05-30	
LOCATION	Clemson Rd. & Longreen Parkway	

CASE # 08 - 04 MA		<b>Page</b>
APPLICANT	David Armstrong Jr.	<b>49</b>
REQUESTED AMENDMENT	RU to GC (1.15 acres)	
PURPOSE	Wash Shed	
TAX MAP SHEET NUMBER (S)	20200-01-02	
LOCATION	600 Longtown Rd.	

**VII. TEXT AMENDMENT**

- a. Ordinance to amend special requirements for Sexually Oriented Businesses
- b. Decker Boulevard Redevelopment Overlay Zone. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-83, ESTABLISHMENT OF ZONING DISTRICTS; SUBSECTION (D) OVERLAY DISTRICTS; SO AS TO PROVIDE FOR A "CRD CORRIDOR REDEVELOPMENT OVERLAY DISTRICT".

**VIII. ROAD NAME APPROVALS..... Page 57**

**IX. ADJOURNMENT**

**Planning Commission workshop has been cancelled due to technical difficulties.**

# Memo

To: Planning Commissioners  
From: Anna Almeida, Development Services Manager  
CC: Joseph Kocy, Planning Director  
Date: 1/29/2008  
Re: Appeal – Steeplechase Subdivision

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Pg. 2 Updated Memo from Staff  
Pg. 3 E-mails from SCDOT  
Pg. 5 – 9 Appeal letters from adjoining Property owners  
Pg.10 Conditional Sketch Plan letter for Steeplechase Subdivision  
Pg.11- 12 Staff report for Steeplechase  
Pg.13 Sketch Plan Layout  
Pg.14 Aerial of Site  
Pg.15 Drainage Statement  
Pg.16-20 Traffic Diagram & SCDOT Encroachment Permit Application  
Pg.21-22 Response letter from SCDOT regarding encroachment application

# Memo

To: Planning Commissioners  
From: Anna Almeida, Development Services Manager  
CC: Joseph Kocy, Planning Director  
Date: 1/29/2008  
Re: Appeal – Steeplechase Subdivision

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Update:

Attached is a copy of an e-mail from Diann Baldwin, SCDOT with reference to the installation of an access drive onto Trotter Road. SCDOT's position is "given the existing geometrics of Trotter Road it is highly unlikely that a drive would be approved by the Department".

For informational purposes I would like to highlight the following:

Sec. 26-54 (3) Major Subdivision Review d. Sketch Plan Appeals

- *"Appeals shall only be filed by the applicant, a contiguous landowner, or an adjacent landowner, and must be filed within fifteen (15) days of the date the decision is received by the applicant for land development permit."*

Mr. Jerome Prezzy, Mr. Carl McIntosh and Ms. Anne Vickers are adjacent landowners and have submitted appeals. However, the HOA, according to the code of ordinances, can not be party to the appeal.

Sec. 26-181 Road Standards (2) Connectivity.

- Extension of existing roads. *"The arrangement of roads in a subdivision shall provide for the alignment and continuation or extension of existing roads in adjoining areas in compliance with the standards set forth in this section."*
- (b) Access to undeveloped property. *"Where it is deemed necessary to the development of a logical road pattern and transportation network, roads and rights-of-way shall be extended to the boundary of adjoining property."*

The Richland County Code of ordinances encourages connectivity for better vehicular and emergency access. The Planning Department supports Steeplechase subdivision as approved. While we support additional access onto Trotter Road, we do not support removing approved road connections.

**ANNA ALMEIDA**

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**From:** Baldwin, Diann M. [BaldwinDM@dot.state.sc.us]  
**Sent:** Wednesday, January 02, 2008 2:05 PM  
**To:** ANNA ALMEIDA  
**Subject:** RE: Steeplechase Subdivision

Ms. Almeida,

Although there is not a request currently in place requesting permission to install an access drive onto Trotter Road, given the existing geometrics it is highly unlikely that a drive would be approved by the Department.

Diann

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**From:** ANNA ALMEIDA [mailto:ALMEIDAA@rcgov.us]  
**Sent:** Wednesday, January 02, 2008 9:23 AM  
**To:** Baldwin, Diann M.  
**Subject:** RE: Steeplechase Subdivision

Ms. Baldwin:

Thank you for your response, one of my questions regarding the above subdivision is if the developer proposed an access onto Trotter Road would your department approve the access. The traffic study was required by my department and I have provided you with a copy.

Anna F. Almeida , AICP  
 Development Services Manager  
 Richland County Planning & Development Services  
 2020 Hampton Street  
 Columbia, South Carolina 29202  
 (803) 576-2168 Fax: (803) 576-2182

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**From:** Baldwin, Diann M. [mailto:BaldwinDM@dot.state.sc.us]  
**Sent:** Wednesday, January 02, 2008 8:57 AM  
**To:** ANNA ALMEIDA  
**Subject:** RE: Steeplechase Subdivision

Ms. Almeida,

With regards to the above project, the Department does not have an issue with extending Steeplechase South nor Loblolly Lane. Trotter Road was not included in the scope of the project that was submitted to the Department. Therefore, we have no interest nor concerns regarding an access drive to Trotter Road. It is also important to note that at no such time did the Department request a Traffic Study related to a drive onto Trotter Road.

Should you have any additional questions please feel free to contact me at 786-0128.

Respectfully,  
 Diann

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**From:** ANNA ALMEIDA [mailto:ALMEIDAA@rcgov.us]  
**Sent:** Thursday, December 27, 2007 2:16 PM  
**To:** Baldwin, Diann M.; MagwoodT@dot.state.sc.us  
**Subject:** FW: Steeplechase Subdivision

FYI

Anna F. Almeida , AICP  
Development Services Manager  
Richland County Planning & Development Services  
2020 Hampton Street  
Columbia, South Carolina 29202  
(803) 576-2168 Fax: (803) 576-2182

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**From:** ANNA ALMEIDA  
**Sent:** Thursday, December 27, 2007 2:12 PM  
**To:** 'Baldwin, Diann M.'; Magwood, Tony  
**Subject:** Steeplechase Subdivision

Ms. Baldwin:

Staff has e-mailed Mr. Magwood regarding the above mentioned subdivision and a request for access onto Trotter Road. I am attaching a traffic study that was submitted to this office for review and approval along with a copy of a letter that's dated October 5, 2007 addressed to Mr. Simon of your office. This project has been brought before our Planning Commission for an appeal by the adjoining property owners. This office advocates multiple access points which the developer has provided on their plan ( Loblolly Lane and Steeplechase South). Please advise this office as to SCDOT's position on this matter.

Anna F. Almeida , AICP  
Development Services Manager  
Richland County Planning & Development Services  
2020 Hampton Street  
Columbia, South Carolina 29202  
(803) 576-2168 Fax: (803) 576-2182

Rawlinson Place Homeowners Association

November 1, 2007

Anna Almeida  
Development Services Manager  
Richland County Planning and Development Services

Dear Ms. Almeida:

I am writing this letter to protest the conditional approval made by the Development Review Team allowing the developer of the Steeple Chase Final Phase development to use Loblolly Lane, Steeple Chase South, and Steeple Chase North as means of ingress and egress to the Steeple Chase development. Homeowners of Rawlinson Place subdivision share this protest and request buffers such as shrubs or a fence to the adjacent property. According to a marketing plan (exhibit A) by B. P. Barber & Associates, Inc., file #32,713-B73, the former owner of this property had a marketing plan on file that proposed sixty-five homes for this development, sixteen of which were to be accessed from Trotter Road. This would leave a total of forty-nine homes having access to streets in our subdivision if the aforementioned roads were to be used. I have attached copies of signature sheets (exhibit C) of Rawlinson Place subdivision homeowners (highlighted names are landowners adjacent to Steeple Chase land) who share the same concerns and protest this decision.

I personally met with Mr. Frank Griffin prior to purchasing my land at 209 Pinckney Drive, and he assured me that Loblolly Lane would not be a street that this development would use as an access road. He made it clear that it wasn't a good idea for the developer to use this street as a means of ingress and egress to the development. I purchased my property with this understanding and constructed my home accordingly. The street happens to be in the center of two properties and doesn't have an extension or continuation; using it as a connection to Steeple Chase would result in the dumping of traffic into our subdivision when other options are feasible. It poses a chaotic situation for our homeowners, especially since traffic would have to return to Trotter Road to reach outside destinations. We find it absurd to funnel traffic that is obligated to return to Trotter Road through our subdivision when the greater part of Steeple Chase property already fronts Trotter Road. Other land is undeveloped within the Rawlinson Place subdivision and is likely to be developed in the near future, which would create more traffic.

During your September 13 meeting, you requested that the developer return for community input (yet to occur) and asked that DOT be contacted to consider feasibility of an access road from Trotter Road. The developer's representative stated he spoke with DOT and this was not approved due to the 500 ft. visibility rule. I spoke to Mr. Scott Simon on October 12, 2007 and was informed that his conversation with the developer's representative entailed no specific requests to determine options for access streets to this development from Trotter Road. Mr. Scott is willing to accept three plans from the developer or his representative proposing viable access streets from Trotter Road. I contacted the developer on October 23, 2007 and invited him to meet with the Rawlinson Place Homeowners Association on November 13, 2007 to work out a compromise.

As homeowners, we feel the developer of Steeple Chase is attempting to use the success of our subdivision to profit his development; should his access road plan be realized, it will interrupt the peace and tranquility of our neighborhood.

We feel other means of coming and leaving Steeple Chase are feasible. I toured the entire property

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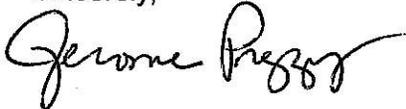
with Mr. Mark Nolt (engineer from DOT for our area) and he made no indications that an access road was not appropriate from Trotter Road. A service request (reference #109027) was made to DOT on October 12, 2007 by Laurie Wozniak for a traffic light at the intersection of Rabbit Run and Trotter Road. We request consideration be given to a proposal that such a light be placed so as to include access to the Steeple Chase development from Trotter Road. If the former owner of this property proposed sixteen driveways from Trotter Road, I presume it would be suitable for one point of ingress and egress from Trotter Road--the main corridor of the Steeple Chase development. A number of sites recently developed such as Chandler Hall and Surrey Place have access to Trotter Road and pose the same concerns of visibility.

Finally, I would like to direct your attention to a deed restriction dated May 17, 2005 (exhibit B) where Mr. Frank Griffin stated that homes constructed on Steeple Chase property would all consist of brick veneer with a minimum of 1800 square feet of heated/cooled living space. It also stipulated that no open ditches be constructed. This raises questions concerning the proposed holding pond and who would be responsible for maintaining this nuisance. As homeowners, we question whether this would contaminate our wells which supply water to residents of Rawlinson Place subdivision.

Per our phone conversation, I would like to schedule a time to meet with you at the Rawlinson Place subdivision to provide more information and tour the area planned for development. Please confirm if November 9, 2007 at 10:00 AM would fit in to your schedule.

Please contact me at 647-9147 (H); 467-5822 (cell); or 799-0144 (W).

Sincerely,



Jerome Prezzy  
President of Rawlinson Place  
Homeowners Association

CC: County Councilman Norman Jackson  
Representative Jimmy Bales

Carl R. McIntosh  
Anne M. Vickers  
133 Steeplechase North  
Columbia South Carolina 29209

October 30, 2007

Ms. Anna Almedia  
Development Services Manager  
Richland County  
2020 Hampton Street  
Columbia, South Carolina 29202

Dear Ms. Almedia:

We are writing to ask the Development Review Team to delay final approval of the Steeplechase Final Phase Development (tax map number 21912-01-03) pending further study of the ingress and egress of those living in the proposed neighborhood and further discussion of the proposed development between the developer and adjacent property owners. We believe that most of the issues of concern to residents of the Rawlinson Place sub-division can be worked out with the developer. The only time we had an opportunity to meet with him was somewhat confusing, because people from other neighborhoods were invited. To some extent, this caught both parties off guard.

It is my understanding that new planning theory discourages cul-de-sac neighborhoods and Rawlinson Place is not a cul-de-sac neighborhood. It seems unfair for residents of Rawlinson Place to potentially be subject to higher traffic volumes by making this development, which we thought was an extension of Rawlinson Place, (**note name Steeplechase Final Phase**) primarily a cul-de-sac neighborhood. This is probably why the original plans for these additional homes had driveways that intersected with Trotter Road.

We also think it would be wise at this time to consider the amount of traffic passing through the intersection of Rabbit Run and Trotter Road. If the volume of traffic supports the addition of a traffic light, we would certainly be in favor of it. We believe another consideration in this matter is the number of school buses that use this road due to the location of the school bus garage on Rabbit Run near Lower Richland Boulevard.

Finally, we are concerned about the proposed pond as part of the Steeplechase Development. Unless there are provisions for the levels of this pond to be kept up with a supply of either well water or city water, it is inevitable that during drought periods that this will not be an attractive area. We would also like assurances that there is some provision for the long-term maintenance of this pond. We would also like assurances from DHEC that this pond poses no unusual threat to the ground water or deeper aqua fir.

We respectfully request that these matters be given due consideration and study prior to the final approval of the Steeplechase Development.

Sincerely,

Handwritten signatures of Carl R. McIntosh and Anne M. Vickers in cursive script.

Carl R. McIntosh  
Anne M. Vickers.

113 Pinckney Drive  
Columbia, SC 29209  
November 28, 2007

Anna Almedia  
Development Services Manager

Dear Ms. Almedia:

I am writing this letter to protest the conditional approval made by the Development Review Team allowing the developer of the Steeplechase Final Phase development to use Loblolly Lane and Steeplechase South and Steeplechase North as means of ingress and egress to the Steeplechase development. I share this protest request buffers such as shrubs or a fence to the adjacent property.

During your September meeting, a request was made that the developer return to community input and asked DOT be contacted to consider an access road from Trotter.

As a homeowner, I feel the developer of Steeplechase is attempting to use the success of our subdivision to profit his development, should his access road plan be realized, it will interrupt the peace and tranquility of our neighborhood.

Sincerely,



Willie Chiles  
Homeowner



DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES  
Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29202  
Zoning & Land Development: (803) 576-2180 • Zoning Fax: (803) 576-2182

November 7, 2007

Weaver Engineering, Inc.  
Attn: Martin Fox  
4340 Alligator Road  
Timmonsville, SC 29161

RE: Steeplechase - Final Phase Sketch Plan  
RCF # SD-07-21 / 75 lots / 44.45 acres  
TMS # 21912-01-03

Dear Mr. Fox:

Please be advised the Sketch Plan entitled "Steeplechase – Final Phase", located off Trotter Road, Richland County, SC, and dated June 2007 for the subject project has been conditionally approved at the Development Review Team meeting on October 11, 2007.

All conditions must be reviewed and approved prior to a land disturbance permit or building permit being issued.

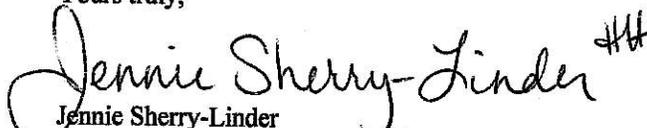
The conditions of approval are as follows:

1. Submission of revised sketch plans addressing the following:
  - a) Remove parcel lines from the dry pond.
  - b) Identify 25 foot buffer along Trotter Road.
  - c) Show sidewalks along Trotter Road.
2. Proof of approval from Miranda Spivey, Fire Marshal
3. Proof of approval from Howard Boyd, Public Works Engineer
4. Proof of approval from Alfreda Tindal, Addressing Coordinator
5. All state and federal approvals must be obtained.
6. Provide copy of SCDOT letter regarding access points
7. Provide updated TMP based on removal of one access point

Please note all revised sketch plans must be reviewed and approved by the various agencies. All revisions are required to reflect revision date and source. Please submit one (1) 11 x 17 and ten (10) full size copies of folded revised plans. A Sketch Plan approval letter will be issued upon receipt of all approvals by this office.

It has been my pleasure to assist you. If you have further questions, please feel free to contact me or Deborah Moore at 576-2178, or [moored@rcgov.us](mailto:moored@rcgov.us).

Yours truly,

  
Jennie Sherry-Linder  
Land Development Administrator

**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW TEAM STAFF REPORT**

September 13, 2007

<b>RC Project # SD-07-21</b> Steeplechase Subdivision Sketch Plan	<b>Applicant:</b> Weaver Engineering, Inc.
<b>General Location:</b> Trotter Road; one-mile southwest of Lower Richland Boulevard and one and a half miles north of Garners Ferry Road.	
<b>Tax Map Number:</b> R21912-01-03	<b>Subject Area:</b> 44.45 acres
<b>Current Parcel Zoning:</b> RS-LD (Residential Single Family - Low District)	<b>Proposed Use:</b> 75 Single-Family Residential lots

**STAFF ANALYSIS**

Steeplechase Subdivision is a proposed 75-lot single-family residential community to be located on Trotter Road southwest of Lower Richland Boulevard. The area for the proposed development is 44.45 acres located in a Flood Zone “X” with poor grass, low brush, and a thirty-foot elevation change.

According to County records, no map amendment has been requested to date and the current zoning of Residential Single Family Low Density District (RS-LD) reflects the original zoning as adopted September 7, 1977. The RS-LD District 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. The minimum lot size for this district is 12,000 square feet and the minimum lot width is 75 feet.

Surrounding development within a one mile radius of the proposed site includes: Chandler Hall Subdivision (1000+ lots) located northeast of the subject site, Myers Creek Subdivision (65+ lots) located southeast of the subject site, Alexander Point (255+ lots) also located southeast of the subject site, single-family residences immediately west of the subject site, single-family residences (350+) to the east across Starling Goodson Road, Caughman Ridge Subdivision located west of the subject site off Caughman Road. There are two churches on Trotter, and a public park at the intersection of Trotter and Caughman.

The first phases of Steeplechase are currently developed and surround the subject property to the north and west. They contain a total of 50 single-family residential lots.

The Steeplechase Development is proposing to construct 75 single-family residences on 44.45 acres along Trotter Road with new infrastructure (50’ right-of-way), to include three cul-de-sac streets, extending throughout the site with internal access to two stub-outs on Pinckney Road and one on Steeplechase North Road. Each of these stub outs is a two-lane paved road that are 24 feet in width.

The smallest lot is 18,000 square feet and the largest lot is 35,578 square feet with lot widths from 110.20 feet to 174.53 feet. The sketch plan indicates that the project is the final phase; however, the lot numbers on the sketch plan, dated June 2007 by Weaver Engineering, Inc., starts with the # 1. Lots 69-71, 54-55, 58-62 are encroached by a pond. Sidewalks are not labeled on the sketch plan.

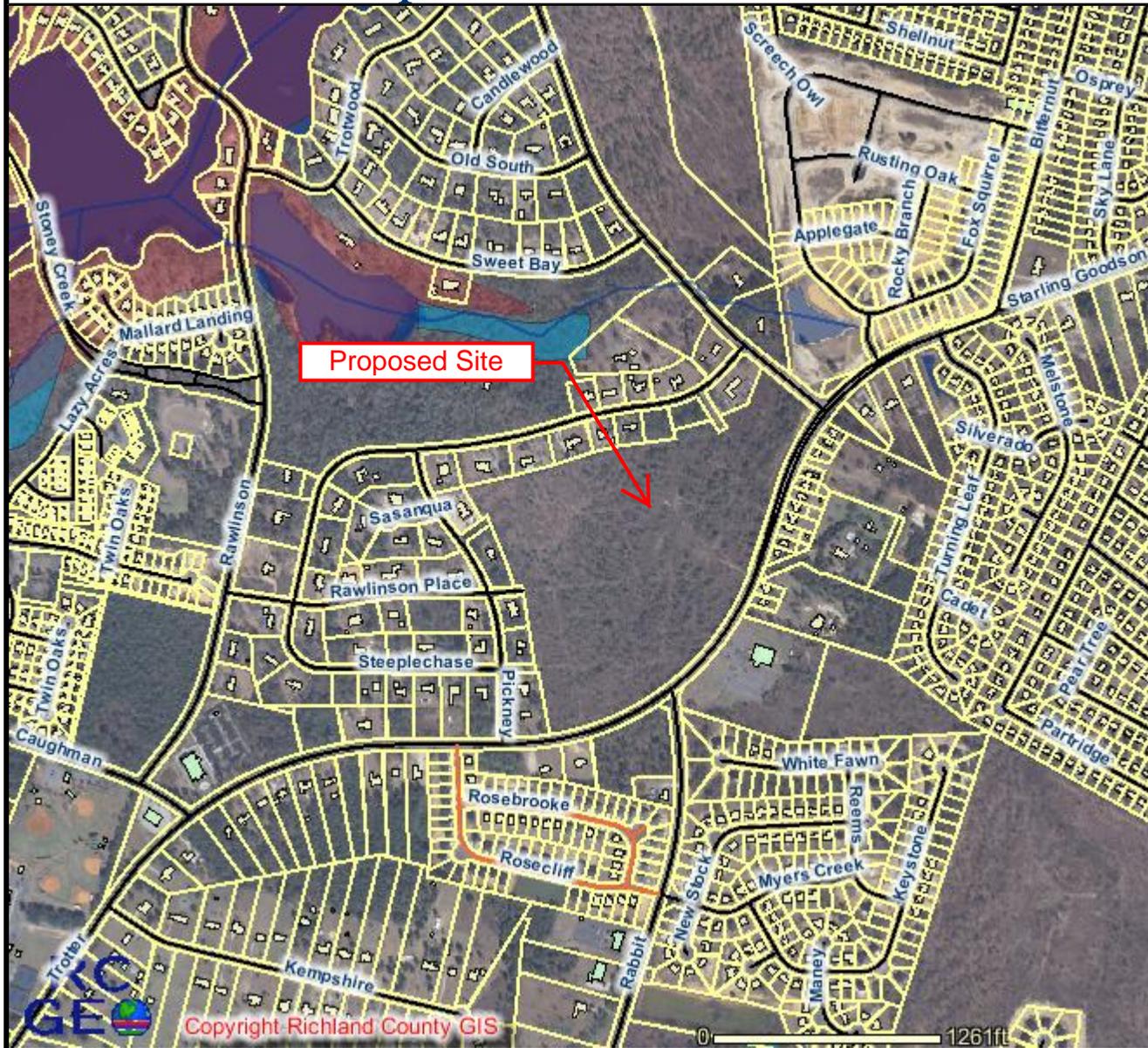
A Traffic Management Plan was submitted. A 16" water line and a sewer line runs along Trotter Road provided by the City of Columbia.

Existing Zoning and Land Use

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Subject Parcels</b>	RS-LD	Vacant / Wooded
<b>Adjacent Northwest</b>	RS-LD	Single-Family Residences
<b>Adjacent Southwest</b>	RS-LD	Single-Family Residences
<b>Adjacent Southeast</b>	RS-MD/NC/GC	Trotter Road
<b>Adjacent Northeast</b>	RS-MD	Trotter Road



# Steeplechase Final Phase



Copyright 2007  
 Richland County GIS  
 2020 Hampton St.  
 Columbia, SC 29204



**DISCLAIMER :** This is a product of the Richland County GIS Department. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local governments agencies. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of this map.

**PROPRIETARY INFORMATION:** Any resale of this information is prohibited, except in accordance with a licensing agreement.

## Legend

- County Boundary
- Private Schools
- Public Schools
- Police Stations
- Fire Stations
- County Assets
- Daycares
- Streets
- Buildings
- 2 Ft. Contours
- Streams
- Lakes
- Council Districts
- Zip Codes

# South Carolina Department of Transportation Drainage Statement

**Project:** Steeple Chase Final Phase

**Owner:** T&J Builders, Inc.  
c/o Weaver Engineering, Inc.  
4340 Alligator Road  
Timmonsville, SC 29161

**Contact / Prepared by:** Martin Fox, P.E., *Weaver Engineering, Inc.*

**Date:** October 18, 2007

**Calculation Input:**

**Basin Size:** 44.45 acres (both pre- and post-development)  
**Existing Conditions:** Cleared vacant lot (brush & weeds, some trees)  
**Proposed Conditions:** 75 single-family residential lots

**Calculation Results:**

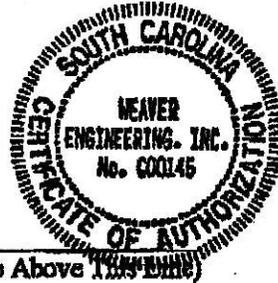
Peak flow rate to existing 30" dia RCP (located beneath Steeplechase Road) in a 10-year storm:

Pre-Development: 41.57 cfs  
Post-Development: 31.49 cfs

Based upon information available to me and the results of sound engineering analysis, it is my professional opinion that this plan complies with applicable state and local stormwater management requirements, and that the properties downstream, including SCDOT right-of-way, will not be significantly affected by changes in stormwater volume resulting from the 10-year storm event, provided the proposed drainage improvements are constructed in accordance with approved plans and are properly maintained.

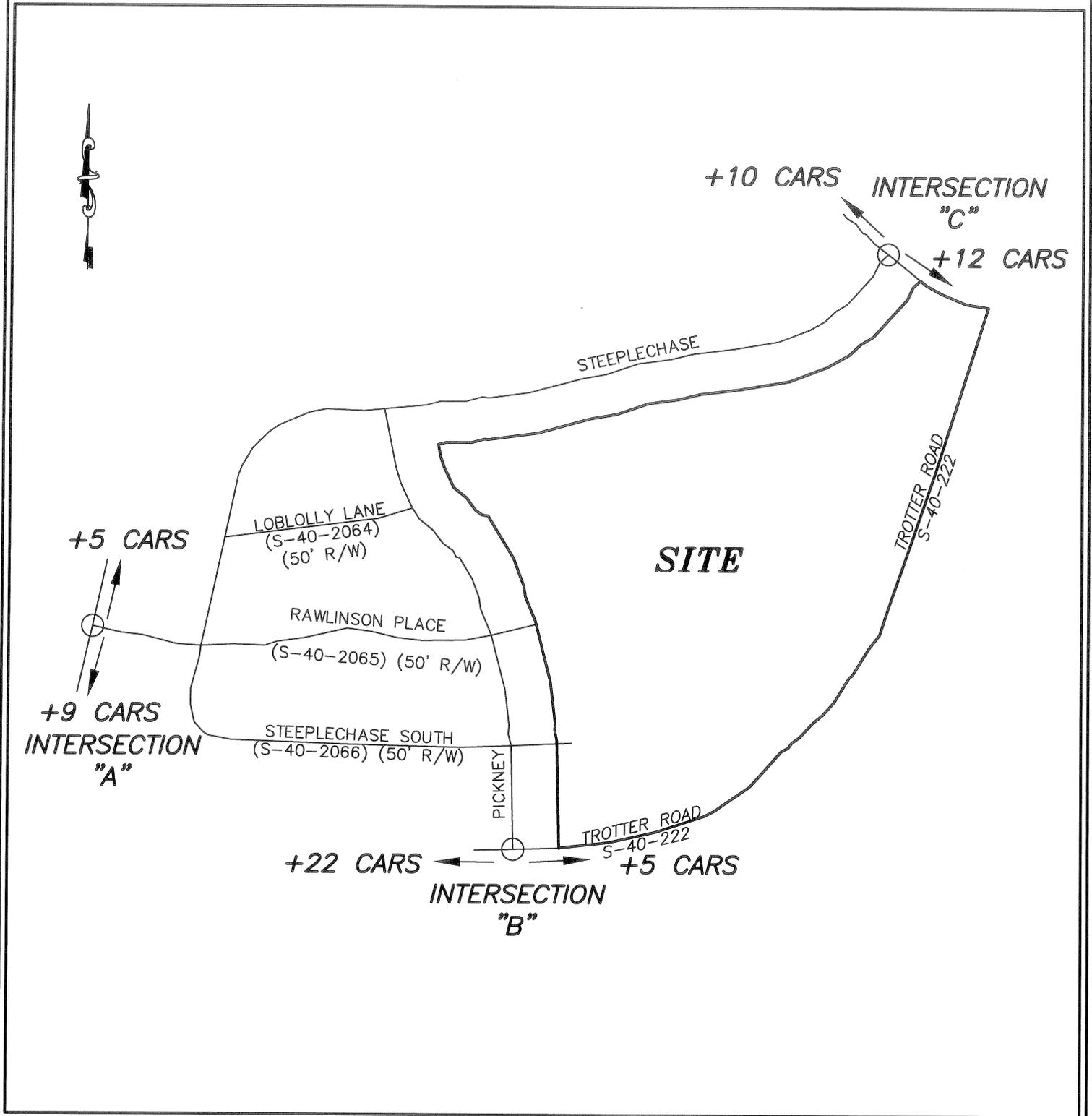
*Martin Ruh Fox*  
10/18/07

(Signature)



(Stamp Above This Line)

STEEPLECHASE FINAL PHASE  
TRAFFIC STUDY



NEIGHBORHOOD MAP

SHOWING TRAFFIC LOADING LEAVING  
THE STEEPLECHASE AREA  
DURING THE WEEKDAY MORNING PEAK HOUR

## APPLICATION FOR ENCROACHMENT PERMIT

**NAME OF APPLICANT:**

T & J BUILDERS, INC.  
C/O WEAVER ENGINEERING, INC.  
4340 ALLIGATOR ROAD  
TIMMONSVILLE, S.C. 29161

**COUNTY:**

RICHLAND

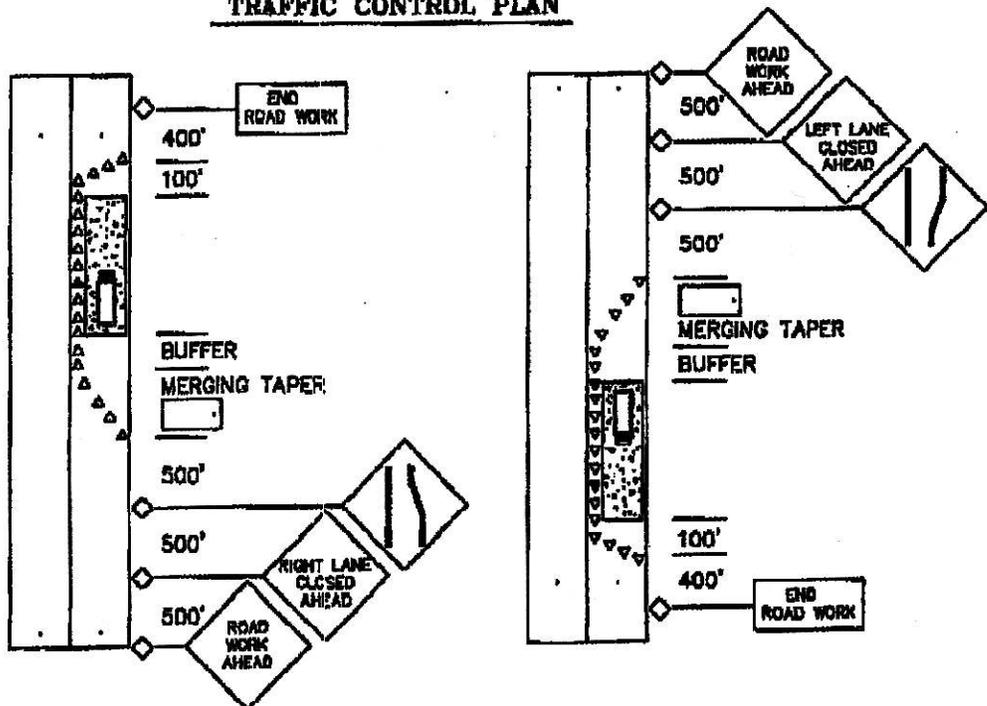
**ROUTE:**

S-40-2064 LOBLOLLY LANE  
S-40-2066 STEEPLECHASE SOUTH  
S-40-222 TROTTER ROAD

### TRAFFIC CONTROL PLAN

SPEED LIMIT	MERGING TAPER	BUFFER (FT)
35	250	120
45	540	220
55	660	335

- ◇ TRAFFIC SIGN
- TRAFFIC FLOW
- △ CONES



**NOTES**

1. FOR FREEWAYS OR EXPRESSWAYS, CONSULT PART V OF THE SCMUTCD
2. USE OF A FLASHING ARROW PANEL IS OPTIONAL, BASED ON TRAFFIC VOLUME, SPEED, & VISIBILITY.
3. GENERALLY, THE USE OF "END ROAD WORK SIGNS IS OPTIONAL FOR SHORT DURATION WORK SITES. HOWEVER, IF THE WORK SITE ITSELF IS LONG, OR THE BEGINNING & THE END OF THE WORK SITE ARE NOT VISIBLE TO A DRIVER PASSING THROUGH IT, "END ROAD WORK" SIGNS SHOULD BE USED.

# APPLICATION FOR ENCROACHMENT PERMIT

NAME OF APPLICANT:

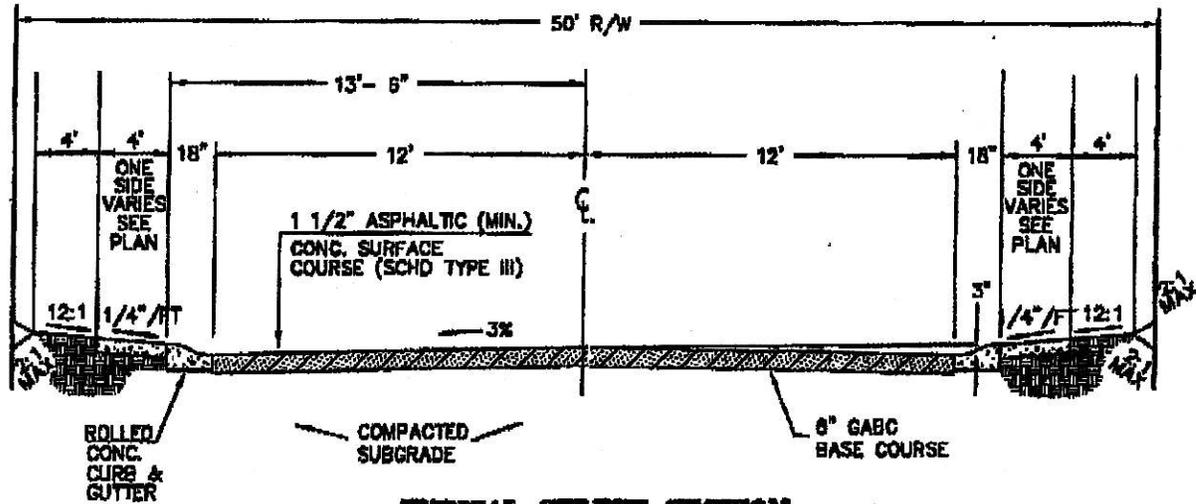
T & J BUILDERS, INC.  
C/O WEAVER ENGINEERING, INC.  
4340 ALLIGATOR ROAD  
TIMMONSVILLE, S.C. 29161

COUNTY:

RICHLAND

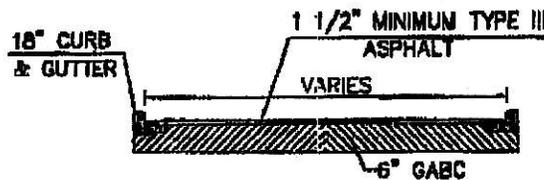
ROUTE:

S-40-2064 LOBLOLLY LANE  
S-40-2066 STEEPLECHASE SOUTH  
S-40-222 TROTTER ROAD

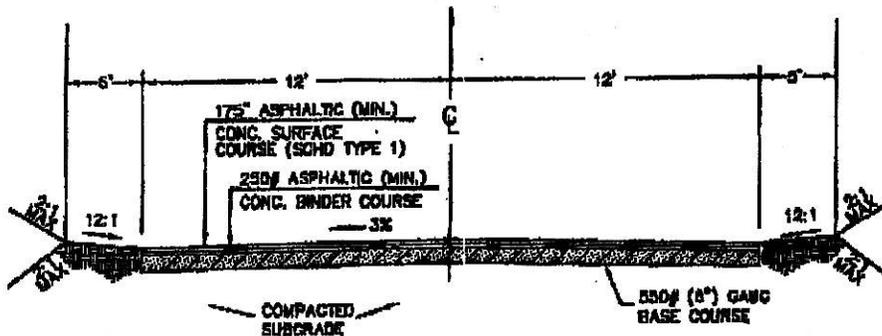


**TYPICAL STREET SECTION WITH ROLLED CURB AND GUTTER**

N.T.S.



**TYPICAL PAVEMENT CROSS-SECTION**



**TYPICAL STREET SECTION WITH STANDARD CURB AND GUTTER (INSIDE THE ROW)**

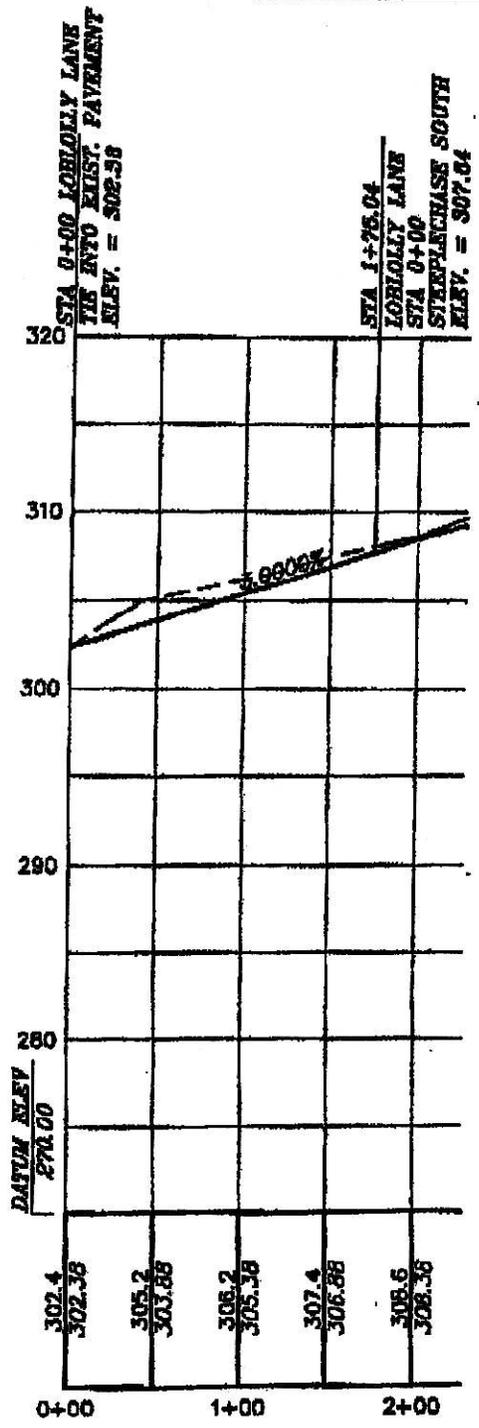
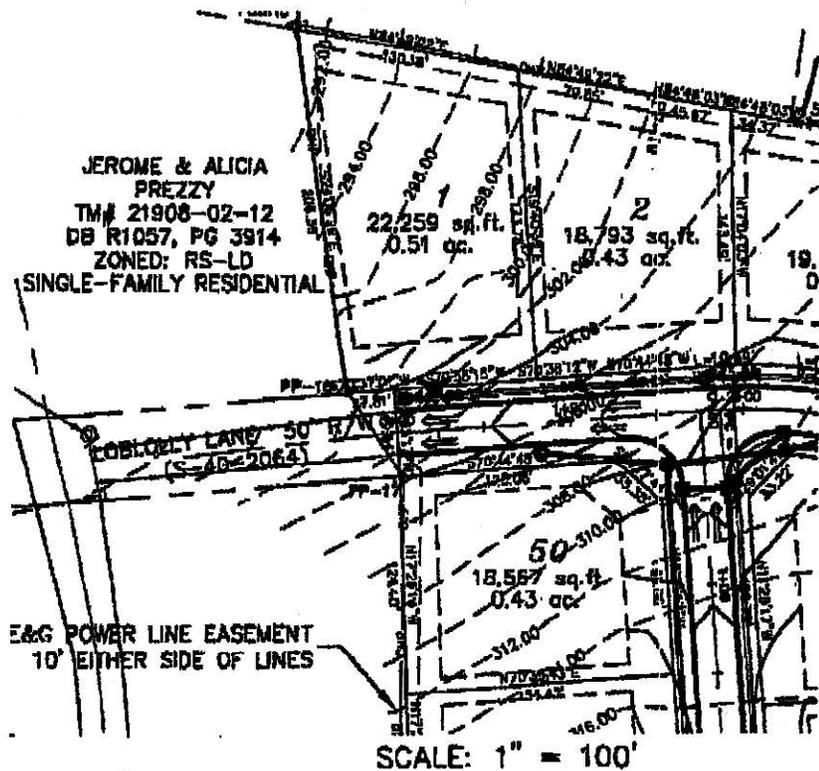
N.T.S.

# APPLICATION FOR ENCROACHMENT PERMIT

**NAME OF APPLICANT:**  
 T & J BUILDERS, INC.  
 C/O WEAVER ENGINEERING, INC.  
 4340 ALLIGATOR ROAD  
 TIMMONSVILLE, S.C. 29161

**COUNTY:** RICHLAND  
**ROUTE:** S-40-2064 LOBLOLLY LANE  
 S-40-2066 STEEPLECHASE SOUTH  
 S-40-222 TROTTER ROAD

TIE-IN #3



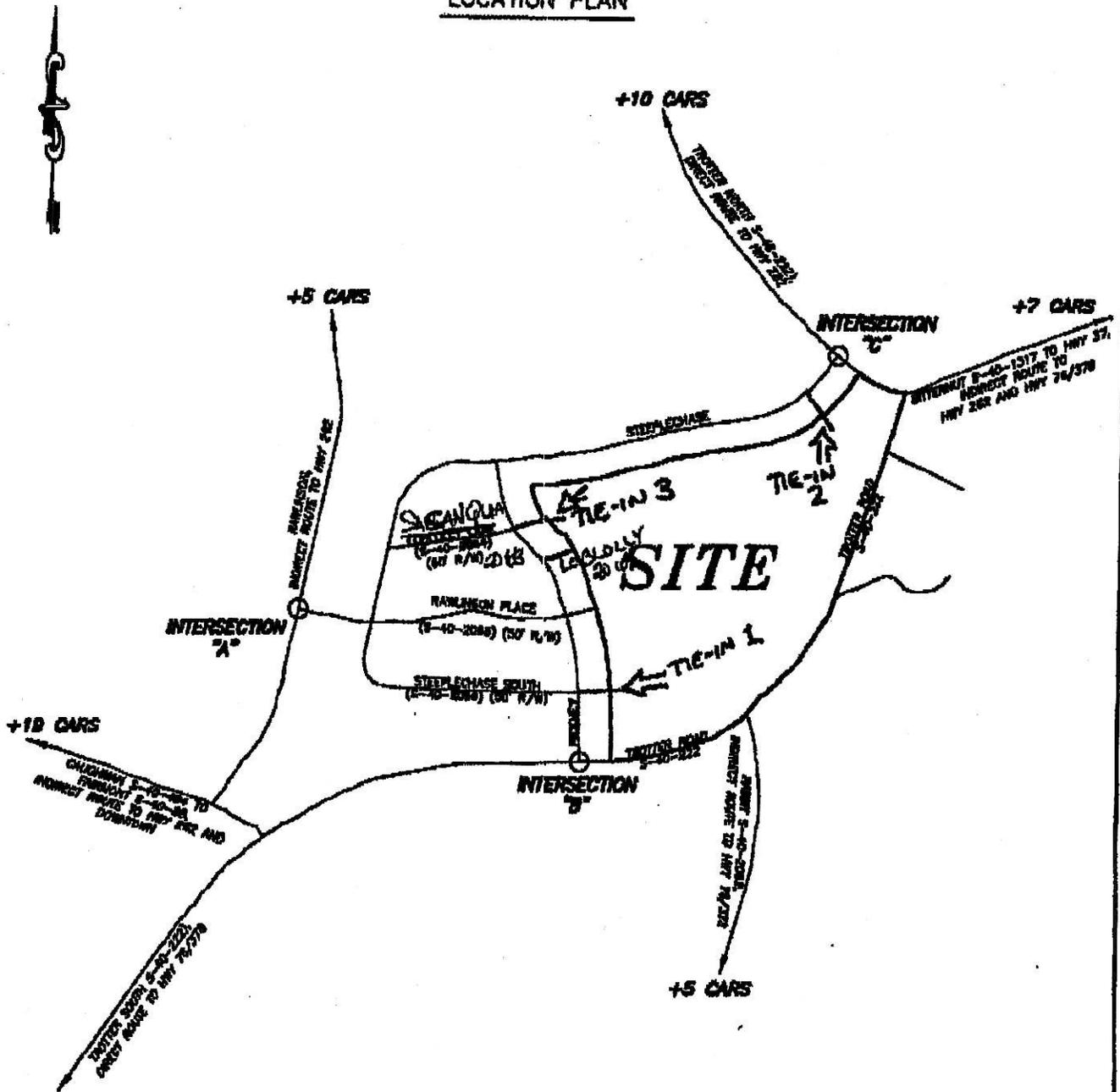
- NOTES:**
1. THERE IS NO INCREASE TO DRAINAGE FLOW ONTO THE SCOOT RIGHT-OF-WAY.
  2. THE SPEED LIMIT IS 30 MPH.
  3. THE NEAREST INTERSECTION IS ±196' WEST. (HICKNEY)
  4. THERE IS NO SIGHT DISTANCE. THE ROAD TIES INTO A DEAD END.

# APPLICATION FOR ENCROACHMENT PERMIT

**NAME OF APPLICANT:**  
**T & J BUILDERS, INC.**  
**C/O WEAVER ENGINEERING, INC.**  
**4340 ALLIGATOR ROAD**  
**TIMMONSVILLE, S.C. 29161**

**COUNTY:** RICHLAND  
**ROUTE:** S-40-2064 LOBLOLLY LANE  
 S-40-2066 STEEPLECHASE SOUTH  
 S-40-222 TROTTER ROAD

## LOCATION PLAN



SCALE: 1" = 800'



South Carolina  
Department of Transportation  
Richland Maintenance  
7201 Fairfield Road  
Columbia, SC 29203

18433465802 TO: 18035762182

P. 2/14

January 3, 2008

RE: Permit No.: S40-07-53118

Dear Mr. Fox:

This is in reference to Permit Application 07-53118 that was submitted to our office for review. Please submit the following information to allow a thorough review of your package to be conducted:

- Please provide an Impact Study to include the entrances to the new development as well as other intersections in the surrounding area that will be impacted by the increase in traffic flows as a result of the additional residents to include Trotter Road.
- Tie entrance roads into existing roads using proper turning radii and super elevation (no kinks).
- Is Rawlinson Place going to be used as entrance to Lot# 47? If not a "Road Closed" sign will be needed.
- Provide sight distance information at locations where entrance roads intersect Pickney Road and Steeplechase South.
- Please provide Richland County information regarding Permits, Land Disturbance, etc.
- The extended portions of roadway will not be State Routes; they need to be constructed according to SCDOT Specifications should they ever become State Routes.
- Pavement sections to be 200 PSY Surface Type "B", 200 PSY Intermediate Type "B", & 500 PSY Base Type "A". Proof rolls will be required on R/W.
- All tie-ins should extend the full width of pavement section.
- Steeplechase South, Rawlinson Place, and Loblolly Lane should be resurfaced out to Pickney with 200 PSY Surface Type "B".
- Please show all tie-ins for affected areas.
- Ensure that each street has a SCDOT approved Stop Sign.
- Please provide property line offsets for each drive.
- Please make the requested revisions to the existing plan(s) and resubmit to the Department.

When the necessary corrections have been made, please return the entire package in order to expedite approval.

Richland Maintenance  
7201 Fairfield Road  
Columbia, South Carolina 29203



Phone: (803) 786-0128  
Fax: (803) 786-9140

AN EQUAL OPPORTUNITY  
AFFIRMATIVE ACTION EMPLOYER

Please reference the permit number associated with this application in all correspondence and submittals upon return. I trust that you will understand the Departments position in this matter. If we can offer any assistance, please contact Diann M. Baldwin or myself at (803) 786-0128.

Sincerely,



Brian O. Motley  
Contract Managing Engineer  
Richland Maintenance



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

**PC MEETING DATE:** February 4, 2008  
**RC PROJECT:** 08-01 MA  
**APPLICANT:** Stan Mack/Ideal Construction  
**LOCATION:** Farming Creek Road

**TAX MAP NUMBER:** 03300-07-06  
**ACREAGE:** 9.0  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** January, 2008

## **Staff Recommendation**

**Disapproval**

## **Background /Zoning History**

The site is currently zoned Office Industrial District (OI) and is located on Farming Creek Road with approximately 720 linear feet of frontage. The lot had been subdivided from a nine (9.0) acre parent tract, however, the new submission requests the rezoning of the entire original parcel of nine (9) acres.

According to County records in 2001 a map amendment was before the Planning Commission requesting to rezone from Rural District (RU) to Office Institutional District (C1), County Council approved the rezoning request in September 2001.

In 2003 a map amendment request was to be heard by the Planning Commission to rezone this property from Office Institutional District (C1) to General Commercial District (C3) however, the applicant withdrew the application September 2003, prior to being heard.

In February 2007 a map amendment was before the Planning Commission requesting a rezone from Office Institutional (OI) to Light Industrial (LI), planning staff's recommendation was for denial which was affirmed by the Planning Commission recommendation. The applicant subsequently withdrew his application and submitted the Planned Development proposal, suggested by the Planning Commission.

On January 10, 2008 the project was reviewed by the Development Review Team and was conditionally approved. The conditions of approval included the following:

- Maximum square footage of outside storage area,
- Maximum square feet of building
- Maximum proposed height of structure.
- Maximum impervious surface.
- Number of parking provided.
- Detailed list of permitted uses, with prohibition for fuel storage and hazardous materials on site.
- Buffers shall be increased,
- Minimum setbacks for structures and accessory structures
- Provide complete information on storm water design
- Detail of proposed fencing.
- Details for site lighting.
- Tree Survey and protection plan, as this is a wooded agricultural area
- Operational standards to include hours of operation, maximum noise levels, levels of vibration, smoke, odor, flammable materials, etc
- Parking calculations, site lighting and tree survey

### **Summary**

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned development districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

The current Richland County Land Development Regulations restrict outdoor storage to industrially zoned districts.

### **Roads**

The site is located on Farming Creek Road which is a two lane farm to market road currently maintained by SCDOT.

<b>Existing Zoning</b>		
<b><u>North:</u></b>	RU	Farm house on large lot
<b><u>South:</u></b>	RU	Wooded, farm house
<b><u>East:</u></b>	RU	Pasture with house
<b><u>West:</u></b>	RU/GC	Single Family w/large lot and farm related business

**Plans & Policies**

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

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

Non-Compliance: The site is located off of a two lane farm to market road surrounded by agricultural uses and single family residences.

Principal: “Industrial activities should be confined to areas identified on the Proposed Land Use Map, and not produce noise, smoke, odors, glare or pollutants”.

Non-Compliance: The site is not designated for industrial uses on the Proposed Land Use Map and is adjacent to existing homes on large lots and a farm which is currently active.

**Traffic Impact**

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 147 located on Broad River Road northeast of the site and the current traffic volume is 16,400 ADT which is currently at a Level-of-Service “F”. This intersection is currently being upgraded by SCDOT to include left –turn lanes on both Broad River Road and Farming Creek Road. This upgrade is part of a larger project on Broad River Road that begins at Koon Road and ends at Dutch Fork Road (US 76), and work is anticipated to be completed by August 2007.

The Traffic Management Plan reflects the level of service “F” for post development for Broad River Road. The planning staff recommends the applicant provide a signalization to support the post development impact on roads.

**Conclusion**

The site, which has almost doubled in size from the original submittal of approximately five (5) acres to the current approximately nine (9) acres, is surrounded by pasture land, an active farm, an existing rail line and single family homes on large tracts. The area is rural in nature with little intrusion of any commercial or industrial uses.

An existing boat business is located on the corner of Farming Creek Road and Broad River Road which is approximately 800 + feet from the site, and a small business, agricultural in nature is across the street. The property currently does not have water or sewer; according to the PDD document the applicant has stated that equipment would be serviced on site in an enclosed building. Lowboy trucks which are used to move equipment would be used twice a day morning and evening; the impacts associated with the use on adjacent properties would be increased traffic and noise associated with the nature of the operation.

At the February 5, 2007 Planning Commission, the concerns over the existing contamination of a farm pond from nearby non-agricultural uses. The storm water basin for the Planned Development needs to provide calculations for the preservation and protection of existing agricultural lands adjacent to this development.

Planning Commission suggested the applicant change the map amendment request to a Planned Development District.

### **Development Review Team Requirements**

The Development Review Team on January 10, 2008 conditions of approval were compliance with the previous list of conditions stated above.

### **Proposed PDD Conditions**

1. The site development shall be limited to the following:
  - One (1) 10,000 square foot single story building; Twenty (20) % maximum impervious surface, 43, 560 square foot maximum outdoor storage area, Fifty (50) foot minimum buffers for neighboring agricultural lands, Forty-five (45) foot maximum height for any structure; and
2. The applicant shall provide a fifty (50) foot screening buffer around the entire property inclusive of the outparcels so as to shield all visibility from any road, rail line or property; and
3. The applicant shall provide a minimum twenty (20) foot landscaped street protective yard for all of the outparcels; and
4. The permitted uses on the property shall be Construction, Building, General Contracting, with Outside Storage, Office professional as depicted in the PDD document; and
5. Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
6. 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; and
7. Access to the subject site shall be limited to three (3) curb cuts on Farming Creek Road ;and
8. The applicant shall place the intersection under a STOP sign control; and
9. The applicant shall contribute towards the future installation of a traffic light at the intersection of Farming Creek Road and Broad River Road held in escrow to be utilized at the time SCDOT determines a light is warranted ; and

10. The applicant shall provide sidewalks along the site frontage of the site; and
11. The applicant shall exceed all minimum standards in the Richland County Land Development Code for landscape/tree protection standards due to the impact on neighboring properties; and
12. The applicant shall meet all minimum standards for 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.
13. The applicant shall work closely with Public Works department to exceed minimum storm water standards, due to the sensitivity of this agricultural area and requires maximum protections; and
14. 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;
15. 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
16. 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
17. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.

The parking for the planned development should have a specific minimum and maximum permitted for each use or state compliance with the current land development regulations. References to existing regulations shall be required to be made apart of the documents and ordinance. Buffers have been increased but no planting requirements provided and the depth of the buffer is inconsistent. Site lighting shall conform to the current regulations or may provide for specific regulations with in the documents. There are remaining storm water management questions for an area with a history of water management problems.

The planned development district is intended to present innovative design and exceed the minimum standards provided in the Land Development Regulations. The Planned Development may provide for variations from regulations of the permitted uses, setbacks, lot size, density, bulk, and other such requirements such as special exceptions. The Richland County Planning Commission and County Council may impose conditions and or specific requirements for the relaxation of existing regulations.

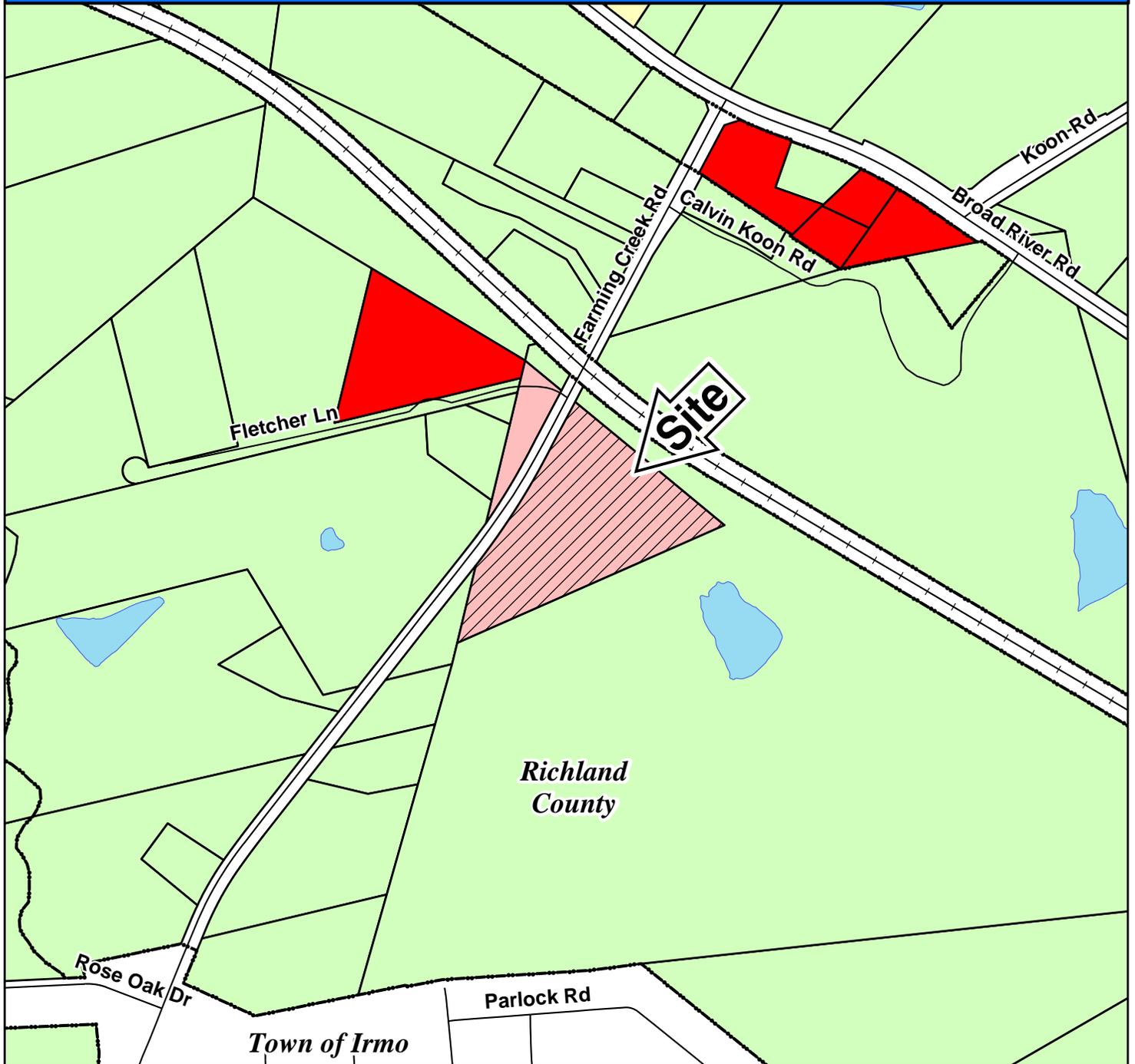
Planned Developments are not intended as a means to defeat zoning.

Planning staff recommends denial of this map amendment.

<b>Zoning Public Hearing Date</b>
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**February 26, 2008**

# CASE 08-01 MA NC to PDD



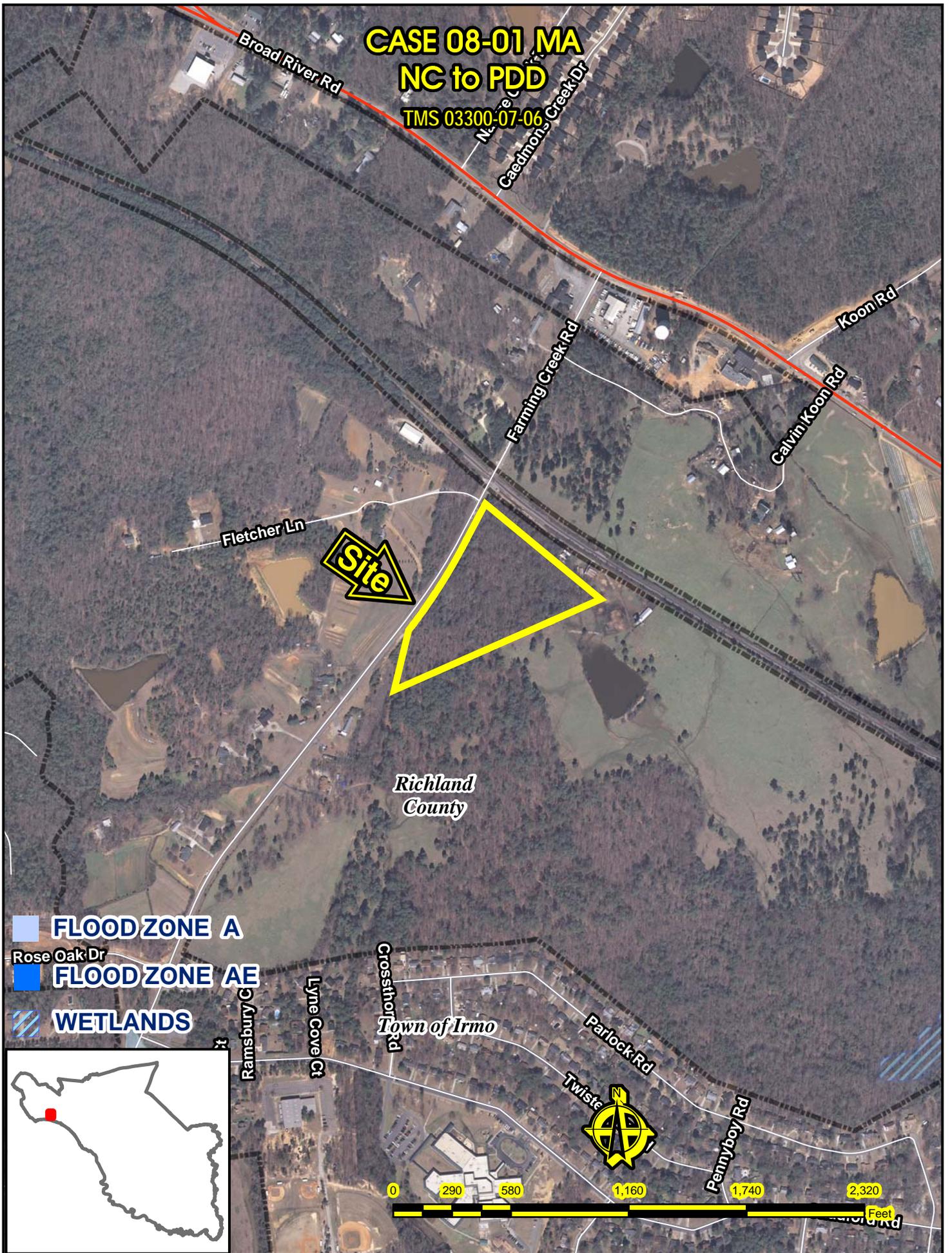
## ZONING CLASSIFICATIONS



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

**CASE 08-01 MA  
NC to PDD**

TMS 03300-07-06







**Looking toward Broad River Rd.**

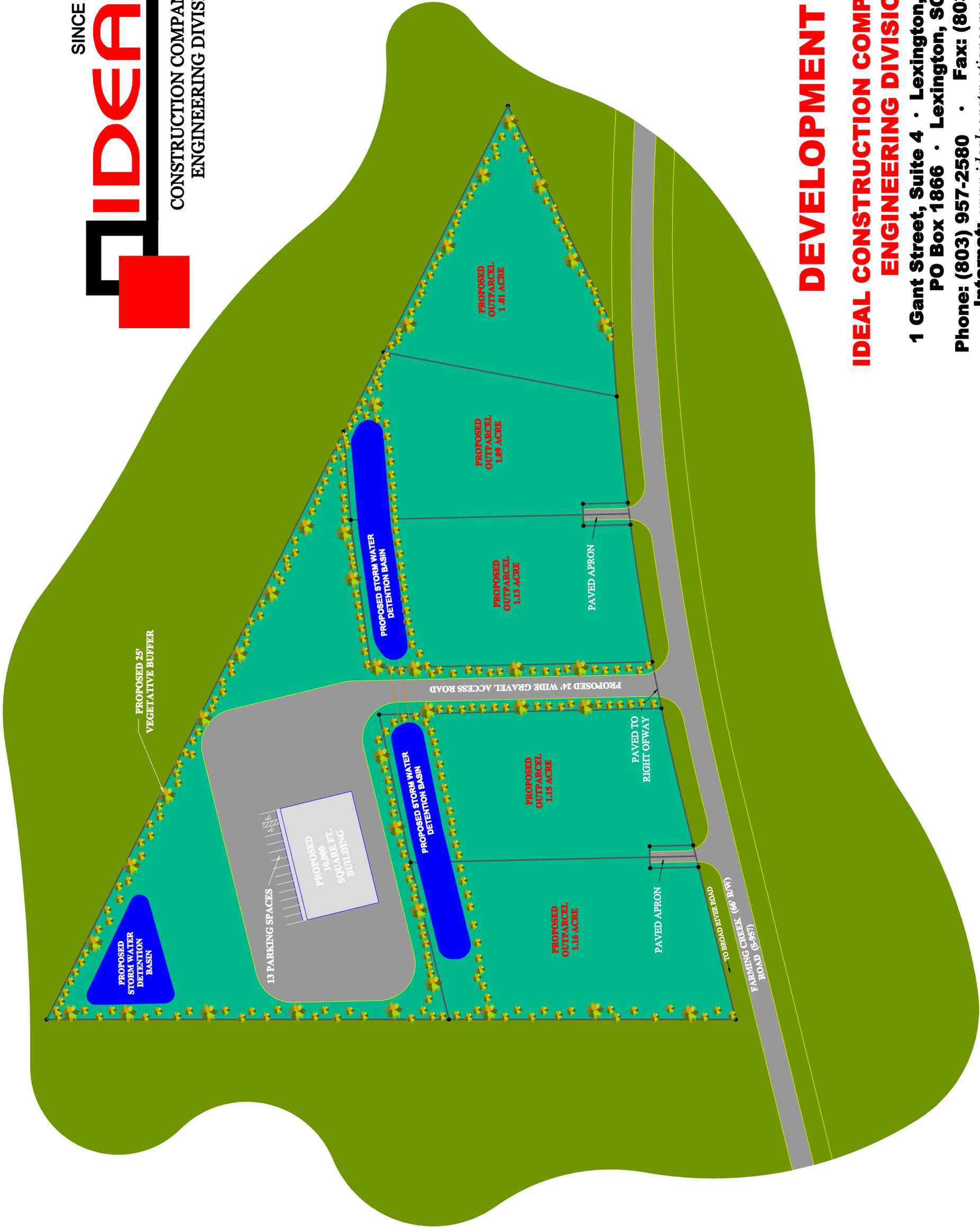


**Looking down Farming Creek Rd.**

SINCE 1958



CONSTRUCTION COMPANY, INC.  
ENGINEERING DIVISION



## DEVELOPMENT PLAN

**IDEAL CONSTRUCTION COMPANY, INC.**  
**ENGINEERING DIVISION**

1 Gant Street, Suite 4 • Lexington, SC 29072  
PO Box 1866 • Lexington, SC 29071

Phone: (803) 957-2580 • Fax: (803) 957-2589

Internet: [www.idealconstructioncompany.biz](http://www.idealconstructioncompany.biz)



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

**PC MEETING DATE:** February 4, 2008  
**RC PROJECT:** 08-02 MA  
**APPLICANT:** David H. Gantt  
**PROPERTY OWNER:** John A. Montgomery, Carole M. Hunt, Carter E. Montgomery  
**LOCATION:** Lot# 6 Montgomery Ridge Business Park- Blythewood Road

**TAX MAP NUMBER:** 15200-01-09 (P); 15200-01-13 (P)  
**ACREAGE:** 1.00  
**EXISTING ZONING:** NC  
**PROPOSED ZONING:** RU

**PC SIGN POSTING:** January, 2008

### **Staff Recommendation**

**Approval**

### **Background /Zoning History**

The site is currently zoned Neighborhood Commercial (NC) and is located on Pond Side Lane which intersects Blythewood Road and backs up to “Cobblestone” subdivision. The site has approximately 78.22 linear feet of frontage on Pond Side Lane.

According to County records the property was rezoned in 2006 from RU to NC (06-35 MA). Rural District (RU) reflected the original zoning as adopted September 7, 1977.

### **Summary**

The Rural (RU) District is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. Rural zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area is 33,000 square feet, or as determined by DHEC; Minimum lot width is 120 feet.

**Roads**

The site is located on Pond Side Lane which is a two lane local road currently maintained by Richland County.

<b>Existing Zoning</b>		
<b><u>North:</u></b>	PDD	Subdivision in the Town of Blythewood “Cobblestone” aka University Club
<b><u>South:</u></b>	RU/D-1	Residence/Town of Blythewood
<b><u>East:</u></b>	OC	Office Commercial building Town of Blythewood
<b><u>West:</u></b>	R-12	Residence Town of Blythewood

**Plans & Policies**

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Area Proposed Land Use Map” designates this area as Low to Density Residential Area in the Developing Urban Area.

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

Compliance: The site is located in an existing business park.

Principal: “Sites that don’t encroach or penetrate established residential areas; and sites of major traffic junctions and cluster locations as opposed to strip development”.

Non-Compliance: “The sites backs up to a planned residential development however all access would be provided from Blythewood Road.

**Traffic Impact**

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 490 located on Blythewood Road near I-77; the current traffic volume is 7,700 ADT which is currently at a level-of-service “B”.

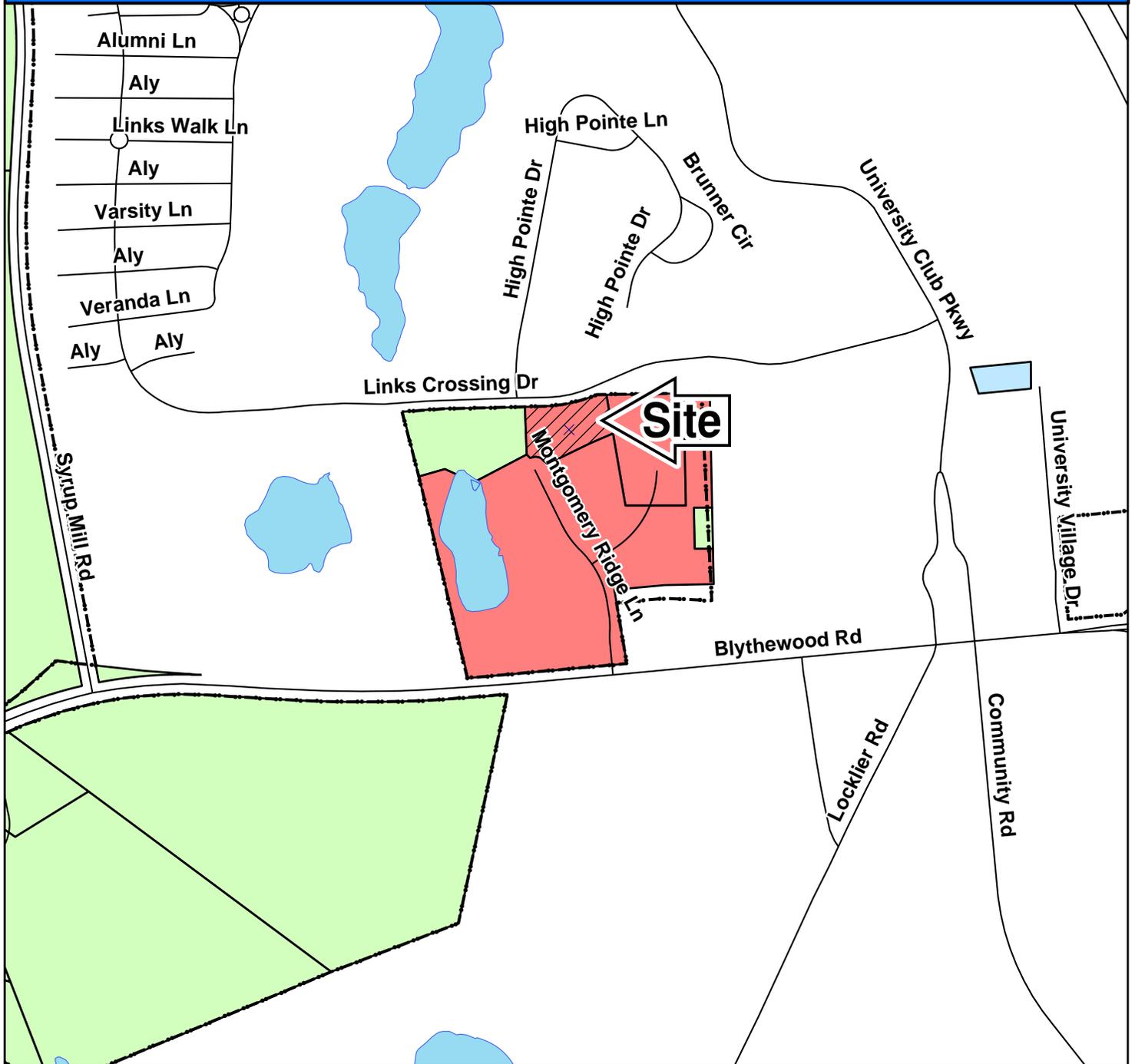
**Conclusion**

The applicant is proposing a landscape business; the adjacent lot TMS# 15200-01-32 is zoned rural (RU). The property is located between commercial and residential uses creating a good buffer with close proximity to I-77. Landscape and horticultural services are permitted in the following zoning designations: RU, GC, M-1 and LI, rural being the least invasive due to the abutting uses.

**Zoning Public Hearing Date**

**February 26, 2008**

# CASE 08-02 MA NC to RU



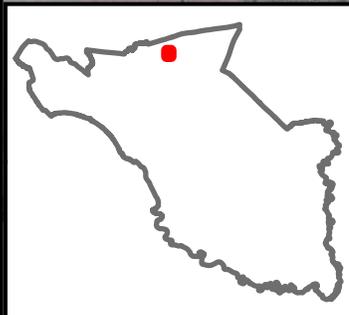
## ZONING CLASSIFICATIONS

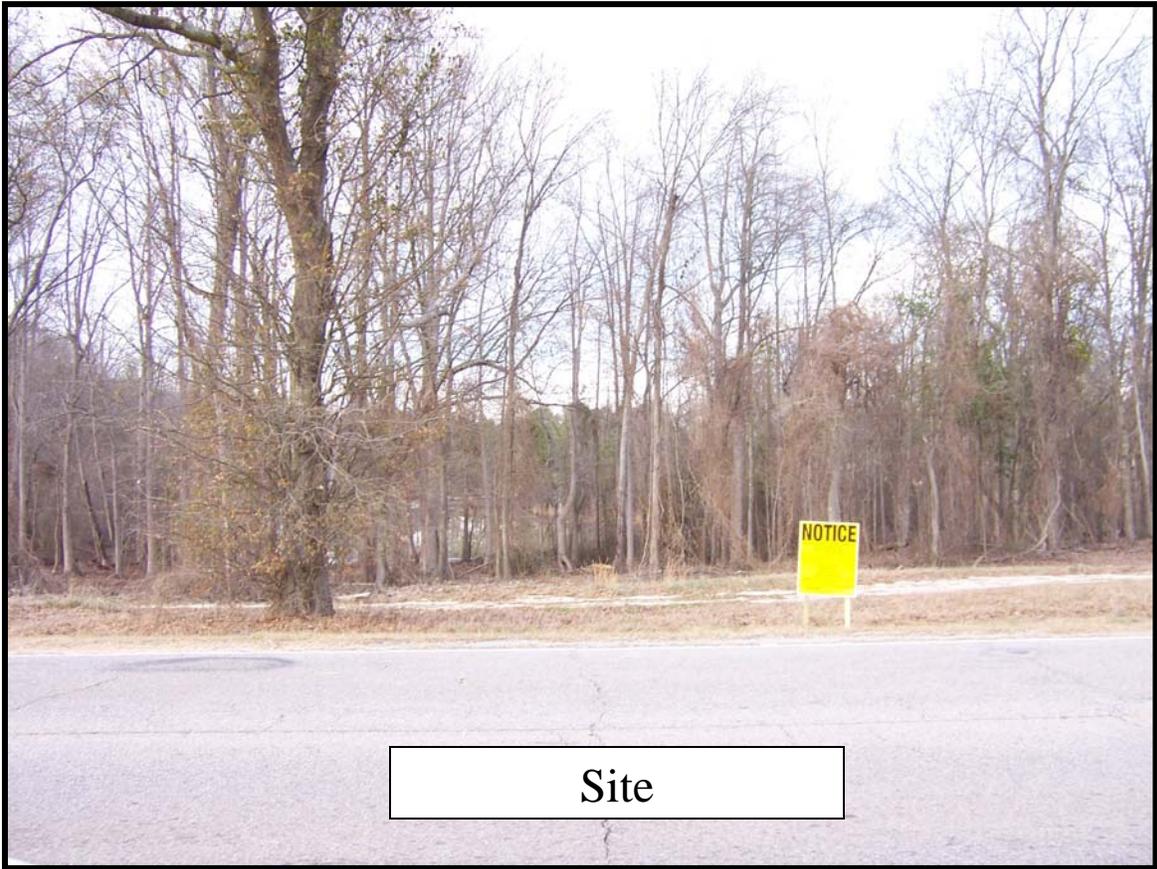


 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

# CASE 08-02 MA NC to RU

TMS 15200-01-09 (p) & 15200-01-13 (p)





Site



Across from site



Looking east of site



Looking west of site





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

**PC MEETING DATE:** February 4, 2008  
**RC PROJECT:** 08-03 MA  
**APPLICANT:** Summit Contractors, Inc/ Charlie Waite  
**PROPERTY OWNER:** Goebel Partners  
**LOCATION:** Northwest corner of Longreen Parkway and Clemson Road

**TAX MAP NUMBER:** 17400-05-30  
**ACREAGE:** 28.11  
**EXISTING ZONING:** HI  
**PROPOSED ZONING:** RM-HD

**PC SIGN POSTING:** January, 2008

**Staff Recommendation**

**Approval**

**Background /Zoning History**

The site is currently zoned Light Industrial District (M-1) and is located at the northwest corner of Longreen Parkway and Clemson Road with approximately 436 linear feet along Clemson Road and bound on the west side by the existing railroad line.

On September 12, 2007 a plat was approved which consolidated three (3) parcels into this one parcel of 28.11 acres.

According to County records the current zoning of High Industrial District (HI) reflects the original zoning as adopted September 7, 1977.

**Summary**

The RM-HD District is intended to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of

residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

No minimum lot area, except as determined by DHEC. Maximum density for residential uses is no more than sixteen (16) dwelling units per acre.

Gross Dwelling Units: 449

Net Dwelling Units: 312

**Roads**

The site is located on Clemson Road classified as a two lane collector road currently maintained by SCDOT.

Existing Zoning		
<b>North:</b>	PDD	Longtown Planned Development/Mixed Use
<b>South:</b>	HI	Commercial
<b>East:</b>	LI/HI/PDD	Commercial/Single Family
<b>West:</b>	HI	Railroad Line/ Manufacturing

**Plans & Policies**

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Area Proposed Land Use Map” designates this area as Industrial Area 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: The general vicinity has commercial, multi-family, single family residential and manufacturing within a five mile radius.

Principal: “Mixed residential densities are appropriate within the Developing Urban Area; high-density is identified as 9 dwellings per acre”.

Compliance: The comprehensive plan identifies high density as nine (9) dwelling units per acre; however the land redevelopment regulations define high density as sixteen units per acre which is almost fifty percent more.

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

Compliance: The existing single family residential will have the high density residential as the adjacent land use, as opposed to the existing High Industrial District (HI) permitted uses.

### **Traffic Impact**

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 285 located on Farrow Road. The current traffic volume is 6,200 ADT which is currently at a level-of-service “B”.

### **Conclusion**

The subject property is located off of a two lane state road which has a guard rail along the frontage, of the only frontage road. The current zoning of High Industrial District (HI) has as the permitted uses the most intense manufacturing and industrial. The Residential Multi-Family – High Density District (RM-HD) also has as permitted and special requirement uses civic, recreation, and personal services.

The neighboring lands within a five mile radius include a middle school, two multifamily developments, single family developments, commercial, manufacturing. In the immediate area, this would be the initial multi-family development as the single family dwelling developments exist. The requested zone district represents the highest density permitted in Richland County and could yield the site a maximum of 449 dwelling units.

Planning Staff recommends approval of this map amendment.

### **Zoning Public Hearing Date**

**February 26, 2008**

# CASE 08-03 MA

## M-1/LI to RM-MD



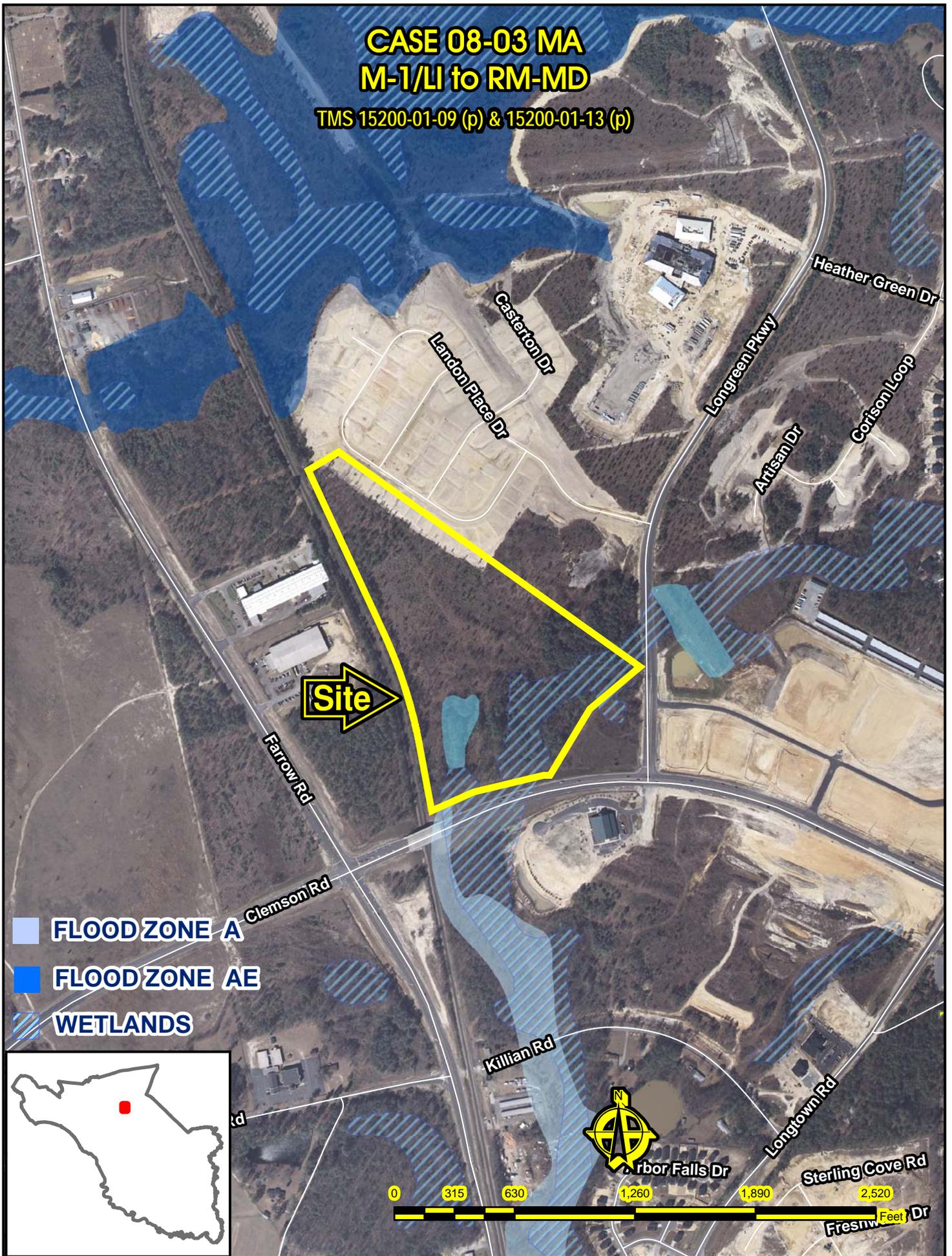
### ZONING CLASSIFICATIONS



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

# CASE 08-03 MA M-1/LI to RM-MD

TMS 15200-01-09 (p) & 15200-01-13 (p)







**Looking east down Clemson Rd.**



**Looking west down Clemson Rd.**



**Intersection of Clemson Rd. and Longgreen Parkway –  
across from site**



**Intersection of Clemson Rd. and Longgreen Parkway –  
looking towards Mungo's PUD**



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

**PC MEETING DATE:** February 4, 2008  
**RC PROJECT:** 08-04 MA  
**APPLICANT:** David Armstrong Jr./ Trip Construction Co., Inc.  
**PROPERTY OWNER:** Trip Construction Co.,  
**LOCATION:** 600 Longtown Road

**TAX MAP NUMBER:** 20200-01-02  
**ACREAGE:** 1.15  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** January, 2008

**Staff Recommendation**

**Denial**

**Background /Zoning History**

The site is currently zoned Rural (RU) and is located on Longtown Road north of Clemson Road with approximately 247 linear feet of frontage along Longtown Road.

On September 19, 2007 a 1.15 acre site was subdivide from the majority parcel of approximately forty-four (44) acres.

According to County records 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 uses which specify a maximum of sixteen (16) dwelling units per acre.

## Roads

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

## Existing Zoning

<b><u>North:</u></b>	RU	Vacant
<b><u>South:</u></b>	RU/GC	Vacant/ residence
<b><u>East:</u></b>	RS-MD	Whitehurst & Winslow Subdivision
<b><u>West:</u></b>	PDD	Longtown PDD/ Heather Green Subdivision

## Plans & Policies

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

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

Non-Compliance: The existing commercial parcels are not contiguous to the subject parcel and the adjacent lands are all residentially zoned.

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

Non-Compliance: The existing commercial activity is a legal non-conforming use and cannot be expanded or changed

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 711 located on Longtown Road. The current traffic volume is 7,100 ADT which is currently at a Level-of Service “C”.

## Conclusion

The subject parcel has an existing commercial use of construction offices, which has been in existence prior to zoning being adopted for Richland County in 1977. Therefore, the use is legal non-conforming and encompasses approximately forty-four acres, and by statute may not be expanded or altered to increase the non-conformity.

The parcel is surrounded by residential lands with varying densities of 1.32 dwellings per acre, 3.63 dwellings per acre and the maximum of 16 dwellings per acre in the Planned Development of Longtown. The General Commercial District (GC) has the maximum allowed residential density of sixteen (16) units per acre in addition to a wide range of retail, commercial and wholesale land uses.

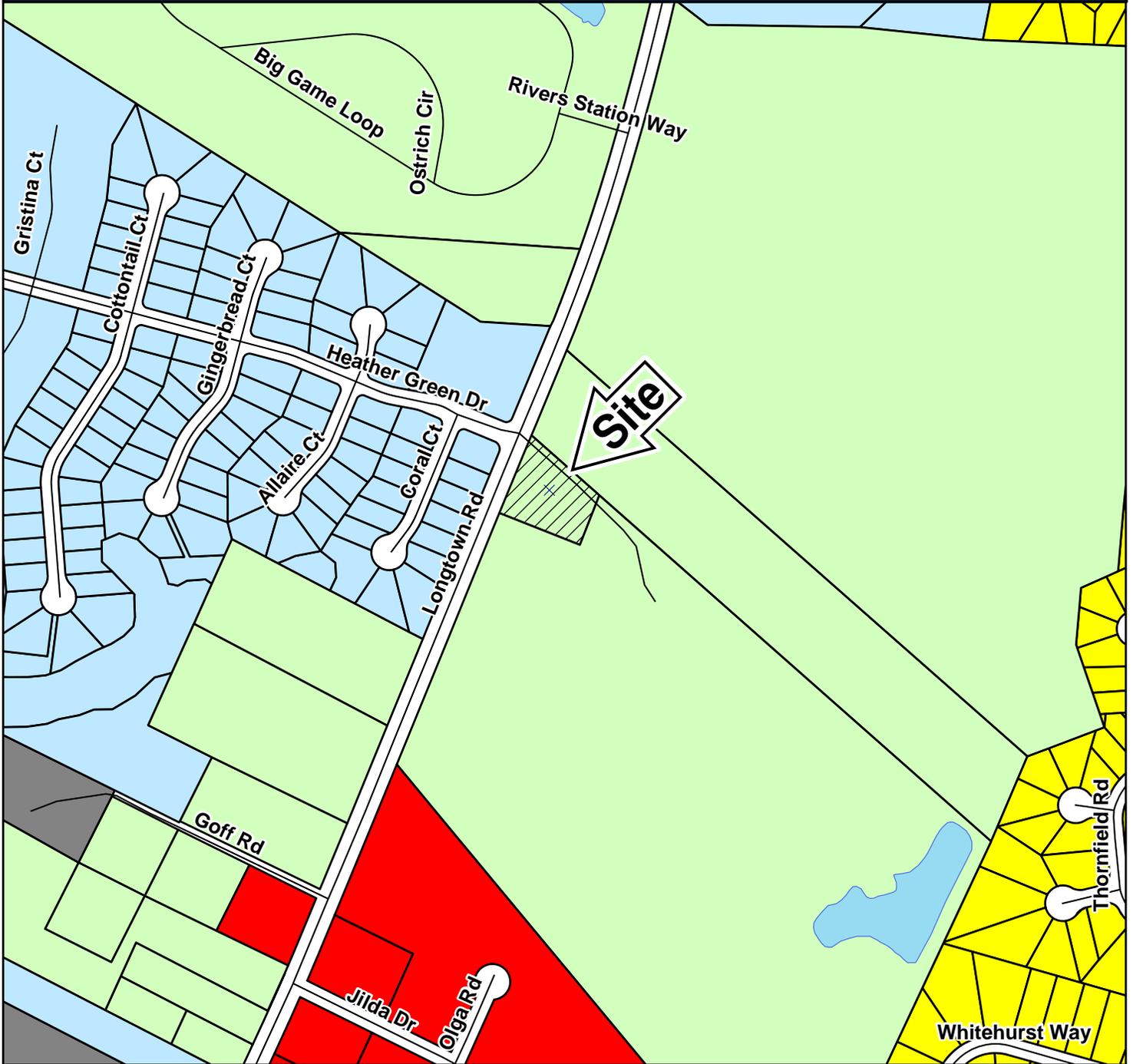
The General Commercial District (GC) is concentrated to the south of the parcel. One of the parcels currently zoned GC is approximately 39 acres and remains undeveloped.

Planning staff recommends denial of this map amendment.

<b>Zoning Public Hearing Date</b>
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**February 26, 2008**

# CASE 08-04 MA RU to GC



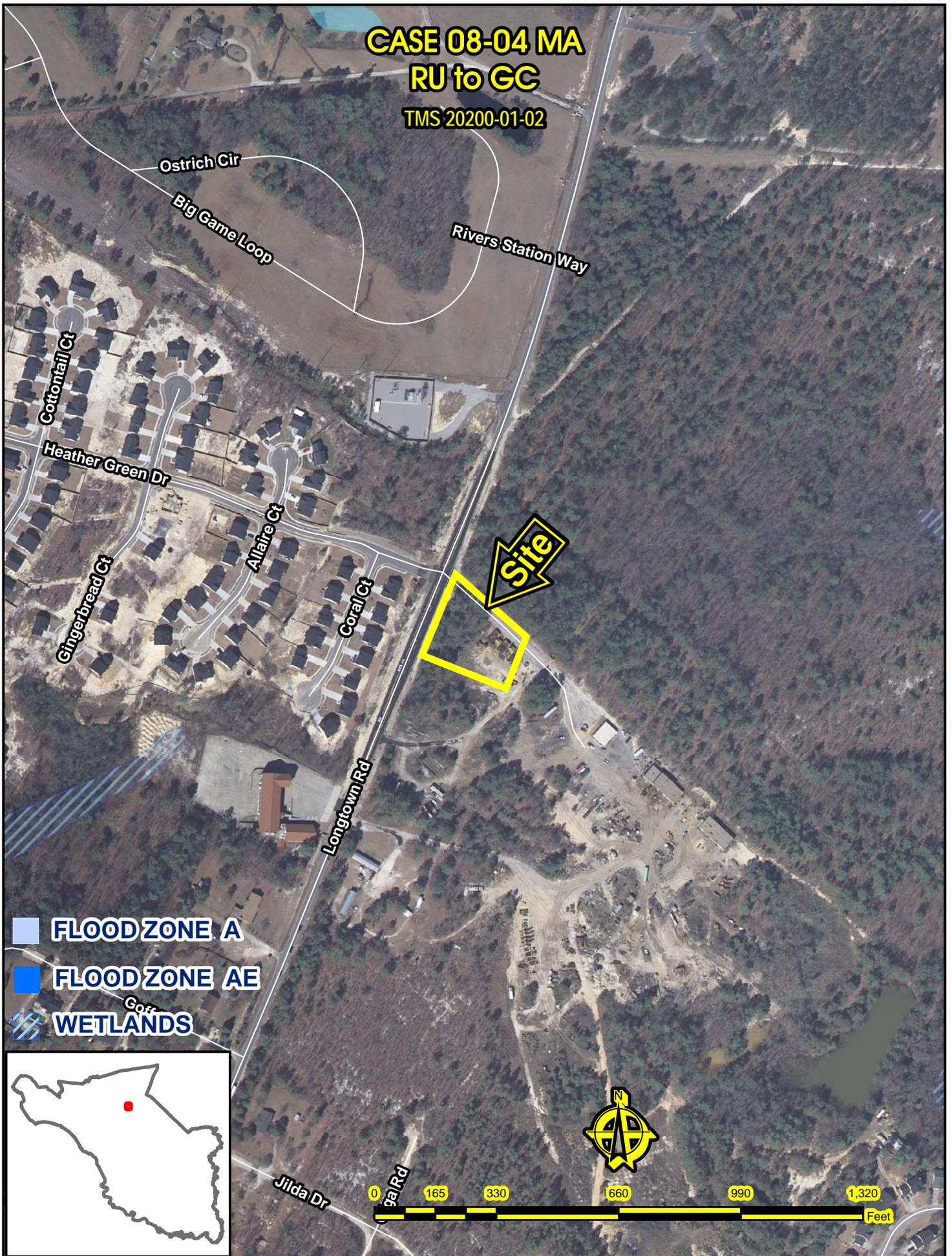
## ZONING CLASSIFICATIONS



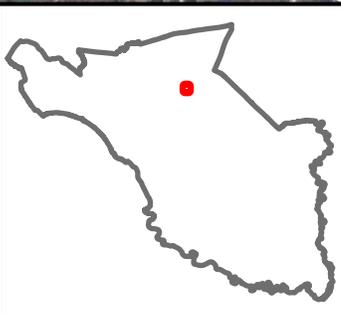
 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

**CASE 08-04 MA  
RU to GC**

**TMS 20200-01-02**

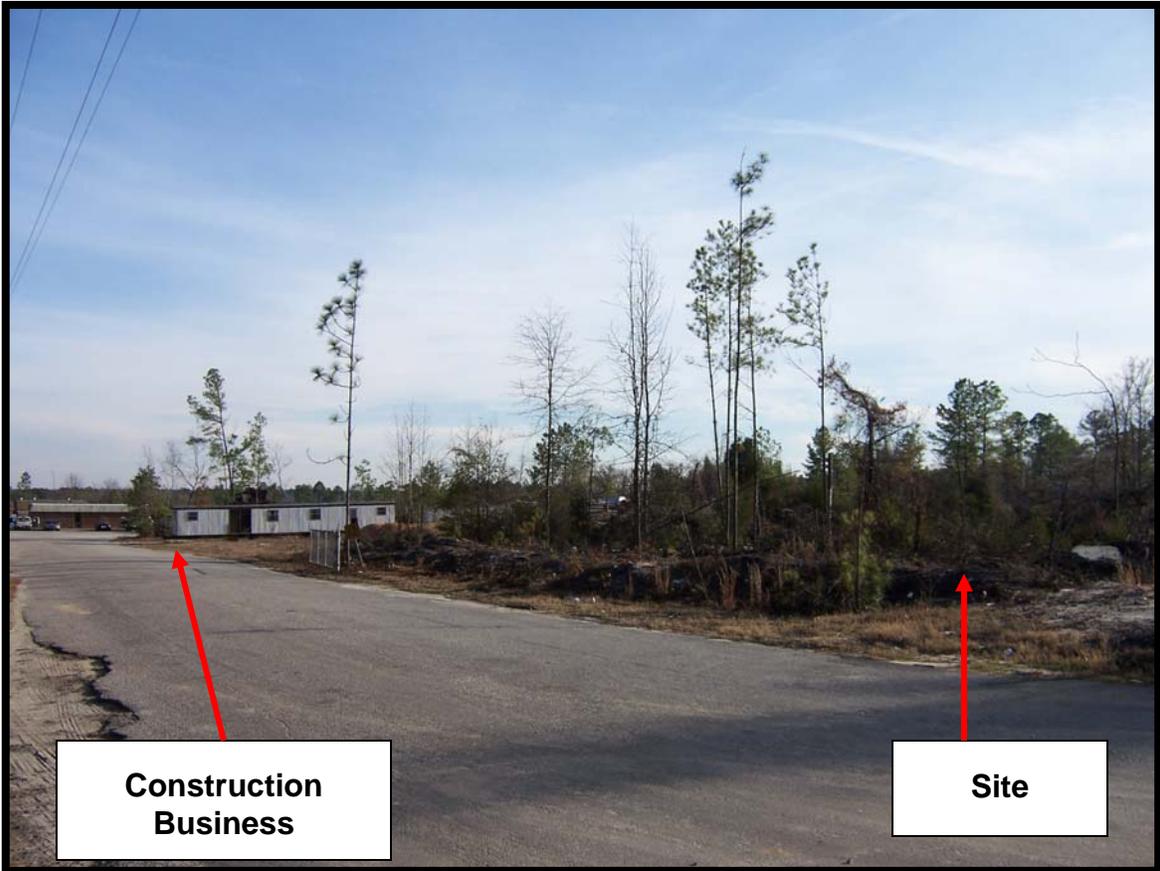


-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





**Site**



**Construction  
Business**

**Site**





**Across from site – Heather Green Subdivision**

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

**TO:** Planning Commission Members: Interested Parties  
**FROM:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator  
**DATE:** January 29, 2008

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
Colony Ridge S/D (f/k/a Creekside)	Off Eleazer & St Johns Roads

PROPOSED STREET NAMES	GENERAL LOCATION
Village Hope Ln	Proposed The Village @ River Edge S/D
Village Edge Ln	Proposed The Village @ River Edge S/D
Apricot Vine	Proposed Colony Ridge S/D, Off Eleazer & St Johns Roads
Passion Flower	Proposed Colony Ridge S/D, Off Eleazer & St Johns Roads
Wild Apricot	Proposed Colony Ridge S/D, Off Eleazer & St Johns Roads
Bell Apple	Proposed Colony Ridge S/D, Off Eleazer & St Johns Roads
Blue Crown	Proposed Colony Ridge S/D, Off Eleazer & St Johns Roads







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