

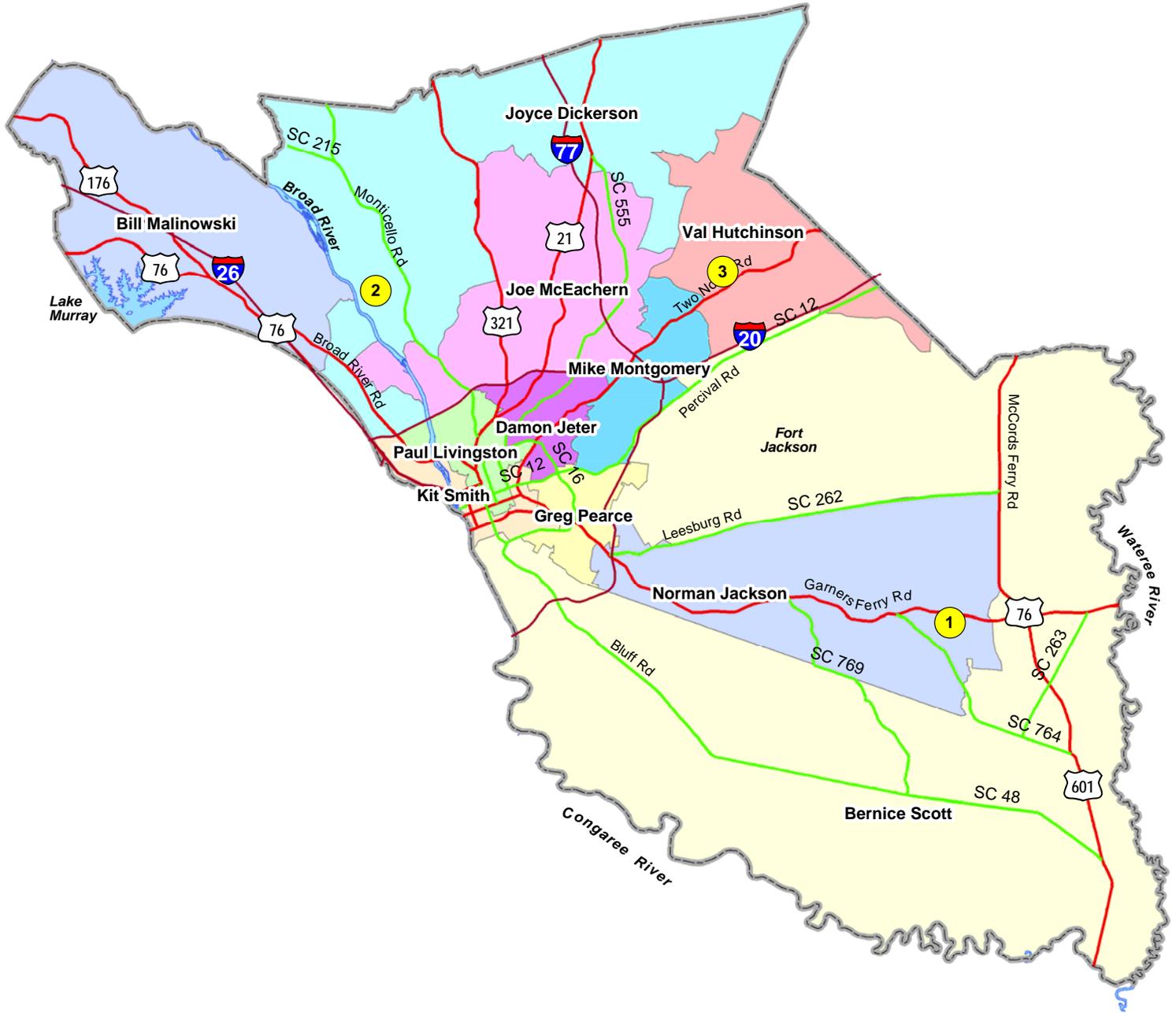
RICHLAND COUNTY  
PLANNING COMMISSION



MAY 5, 2008



# RICHLAND COUNTY PLANNING COMMISSION MAY 5, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-11 MA	Mark Linton	33000-04-01	11235 Garners Ferry Road	Jackson
2. 08-12 MA	Martin Marietta, Inc.	06500-01-04A (p)	3600 feet back from Monticello Rd.	Dickerson
3. 08-13 MA	Village at Sandhills	22900-02-09 (p)	Marketplace Commons & Fashion Dr.	Hutchinson



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, May 5, 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. .... Department Attorney

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

**II. PUBLIC NOTICE ANNOUNCEMENT**

**III. PRESENTATION OF MINUTES FOR APPROVAL**

a. Consideration of the March & April Minutes

**IV. AGENDA AMENDMENTS**

**VI. MAP AMENDMENTS**

CASE # 08-11 MA		
APPLICANT	Mark Linton	
REQUESTED AMENDMENT	RU to LI (10.267 acres)	Page
PURPOSE	Auto Sales & Repairs	5
TAX MAP SHEET NUMBER (S)	33000-04-01	
LOCATION	11235 Garners Ferry Rd.	

CASE # 08-12 MA	Martin Marietta, Inc	
APPLICANT	Robert Fuller	Page
REQUESTED AMENDMENT	RU to H-I (293.2 acres)	13
PURPOSE	Unburden Storage	
TAX MAP SHEET NUMBER (S)	06500-01-04A (p)	
LOCATION	3600 feet back from Monticello Rd.	

CASE # 08-13 MA	Village at Sandhills	
APPLICANT	Charles Kahn	Page
REQUESTED AMENDMENT	RG-2 to C-3, C3 to C-1 & C1 to RG-2 (7.5 acres)	21
PURPOSE	Swap Parcels	
TAX MAP SHEET NUMBER (S)	22900-02-09 (p)	
LOCATION	Marketplace Commons & Fashion Dr.	

**VIII. COMPREHENSIVE PLAN**

- Transportation Element

**IX. DECKER OVERLAY ZONING MAP.....Page 29**

**X. ROAD NAME APPROVALS .....Page 34**

**XI. ADJOURNMENT**



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

**PC MEETING DATE:** May 5, 2008  
**RC PROJECT:** 08-11 MA  
**APPLICANT:** Mark Linton  
**PROPERTY OWNER:** Mark & Tammy Linton  
**LOCATION:** 11235 Garners Ferry Road

**TAX MAP NUMBER:** 33000-04-01  
**ACREAGE:** 10.267  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** April, 2008

## Staff Recommendation

**Disapproval**

## Background /Zoning History

According to County records the current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977.

## Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

## Roads

The site is located on Garners Ferry Road and Piney Branch Road. Garners Ferry Road is classified as a four lane divided major arterial and Piney Branch is classified a two lane local road. Both roads are currently maintained by SCDOT.

<b>Existing Zoning</b>		
<b><u>North:</u></b>	RU	Single family residence
<b><u>South:</u></b>	RU	Single family residence
<b><u>East:</u></b>	RU	Single family residence
<b><u>West:</u></b>	RU	Single family residence/vacant lot

**Plans & Policies**

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

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

Non-Compliance: The surrounding area is residential with some existing non-conforming commercial.

Principal: “Areas to be considered for rezoning to light industrial activities should have a minimum of five (5) acres to ensure adequate buffering”.

Compliance: The site is approximately 10.267 acres which meets the minimum threshold for consideration.

Principal: “Industrial activities that produce excessive noise, smoke, odors, glare or pollutants that go beyond the lot line should not be located adjacent residential or commercial uses”.

Non-Compliance: The surrounding parcels are zoned Rural District (RU) with existing residential 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 # 173 located north of the site on Garners Ferry Road. The current traffic volume is 16,700 ADT which is currently at a level-of-service “B”.

**Conclusion**

The parcel is ten (10.267) acres with approximately 774 linear feet on Garners Ferry Road and approximately 749 linear feet on Piney Branch Road. The use of the parcel will have a substantial impact on the neighboring residential uses.

The site currently has existing structures, abandon vehicles, tires, and the general appearance of a automotive business and/or repair. Building Services' records indicated a pole building was approved in 2005 and completed in 2006 of approximately 1200 square feet. The business was operating on the premises.

In the surrounding area, a Camper/RV business is located to the west approximately 2/10<sup>th</sup> of a mile and was established in 1985; a gas station/convenience store was established in 1977 to the east of the site; to the northwest, a restaurant established in 1970, with some vacant buildings. All of the uses established prior to September 1977 are legal non-conforming.

The applicant resides in the house on the same property as the business. There is septic and well on site.

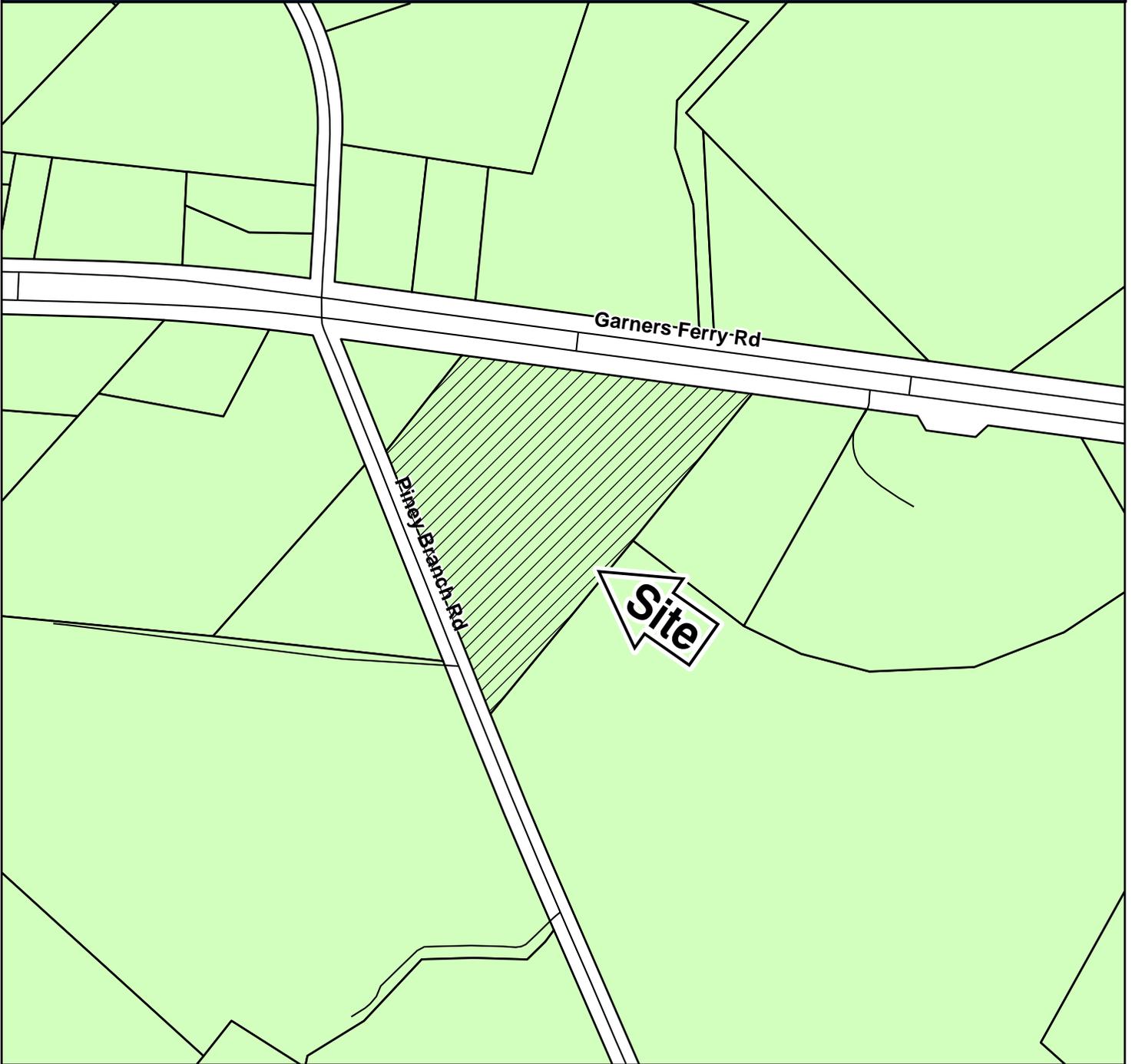
Planning staff recommends denial of this map amendment.

<b>Zoning Public Hearing Date</b>
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**May 27, 2008**

# Case 08-11 MA

## RU to LI



### 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 08-11 MA  
RU to LI**

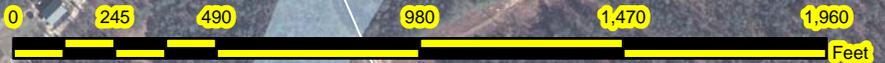
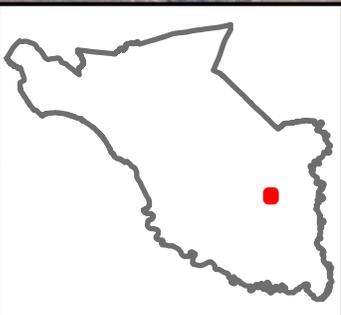
**TMS 33000-04-01**

Piney Branch Rd

Garners Ferry Rd

**Site**

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



# CASE 08-11 MA

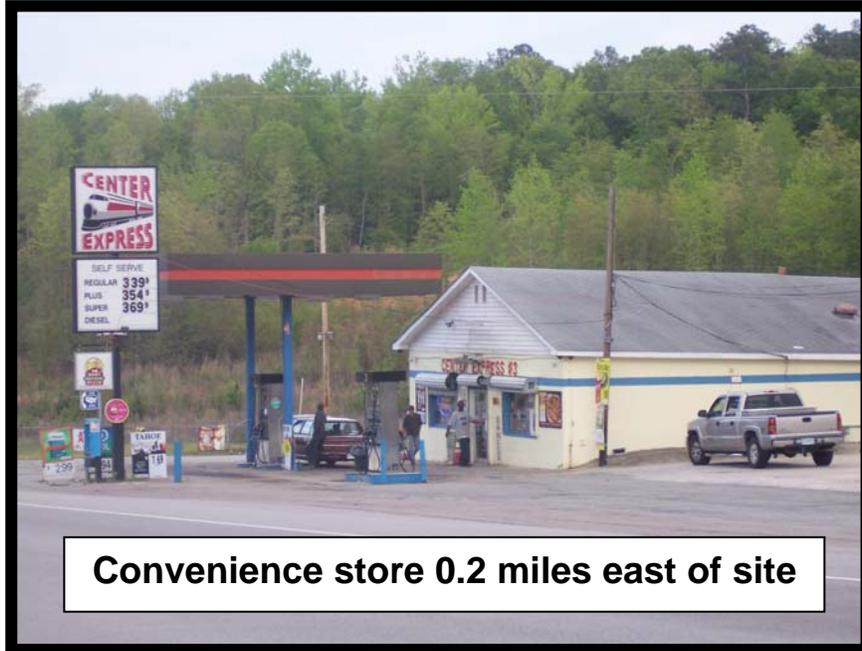
## From RU to LI

TMS# 33000-04-01

11235 Garners Ferry Rd.









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

**PC MEETING DATE:** May 5, 2008  
**RC PROJECT:** 08-12MA  
**APPLICANT:** Martin Marietta Materials, Inc./ Robert Fuller  
**PROPERTY OWNER:** Indigo Associates, LLC c/o Allen Guignard  
**LOCATION:** Monticello Road

**TAX MAP NUMBER:** 06500-01-04(p)  
**ACREAGE:** 293.2  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** HI

**PC SIGN POSTING:** April, 2008

## **Staff Recommendation**

### **Approval**

## **Background /Zoning History**

The applicant submitted a map amendment 06-49-MA, in July 2006 and the submittal was presented on the September 7, 2006 Planning Commission. No action was taken, the applicant withdrew the request. December 7, 2006 map amendment 06-67- MA requesting a rezoning of 524.35 acres from Rural (RU) to Heavy Industrial (HI) was heard by the Planning Commission and was approved by County Council January 23, 2007.

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

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

## Summary

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

## Roads

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

## Existing Zoning

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

## Plans & Policies

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

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

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

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 250 located south of the site on Monticello Road. The current traffic volume is 5,500 ADT which is currently at a level-of-service “B”.

## Conclusion

The requested map amendment will add an additional 293.2 acres to its existing quarry for the purpose of storing overburden. Overburden is the dirt that is on top of the mineral reserves that must be moved to reach the rock. The map amendment would bring the existing use into conformity with current zoning regulations. Although the area is rural in nature this immediate area has become industrial.

The operation is currently on 524.35 acres of the total site of 1391.67 acres. The current rezoning would bring a total of 817.55 acres into conformity with the ordinance adopted July 2005.

The neighboring residential sites, contiguous to the plant have continued to grow over the thirty three (33) years the operation has been established. The residential use has increased, subsequent to the establishment of the Operation, by approximately 50 percent.

The applicant, Martin Marietta, will provide substantial buffers for the residential uses and will eventually pursue, in future rezoning requests, additional acres, with the maximum number of acres of 1311.87 acres, for the operation. The operation currently serves South Carolina exclusively with granite, rock and sand.

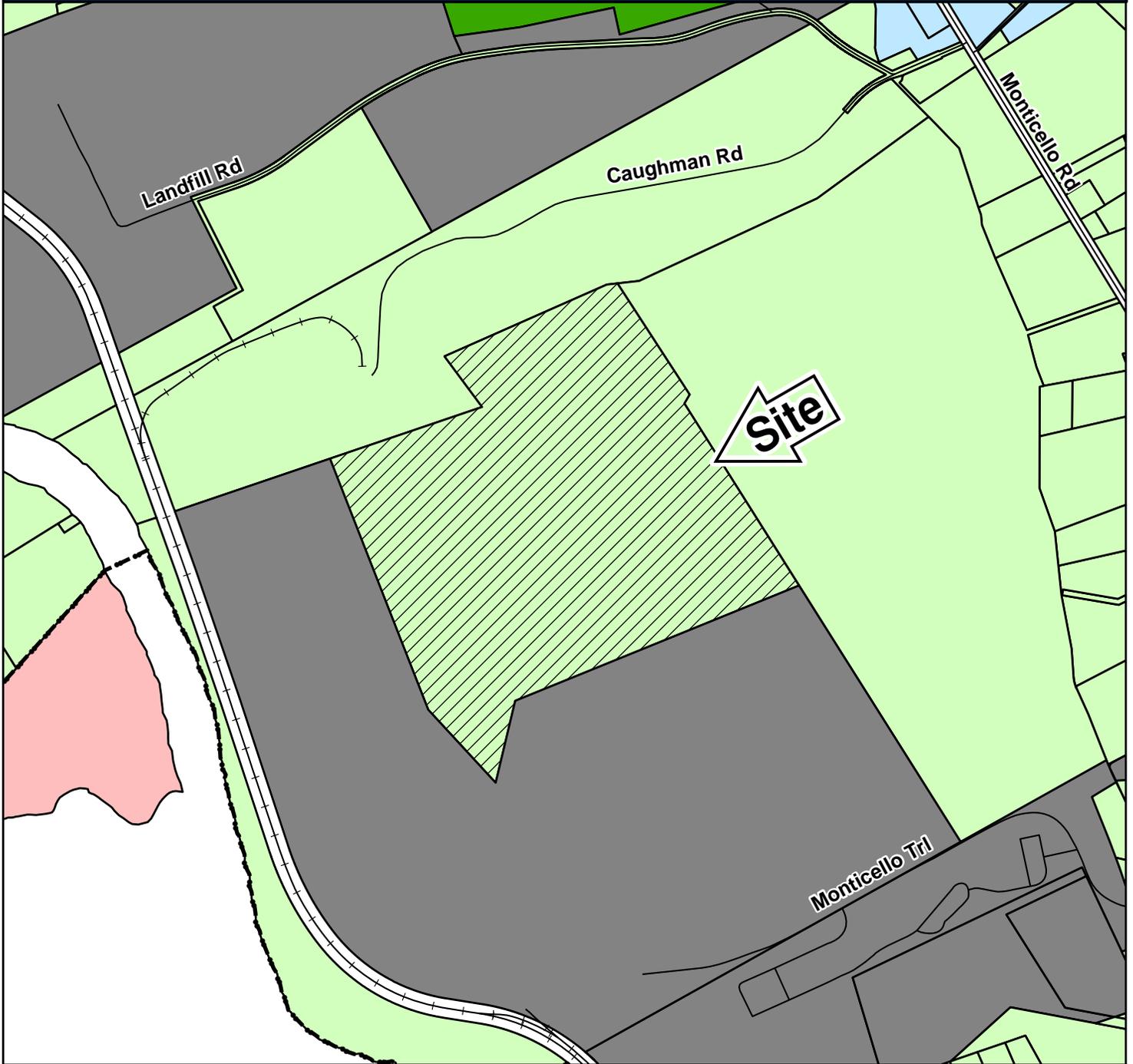
The expansion plans for the Richland County C&D Land fill, Fire Marshal Training Academy and the existing salvage yard have become the predominate character of this area.

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

<b>Zoning Public Hearing Date</b>
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**May 27, 2008**

# Case 08-12 MA RU to HI



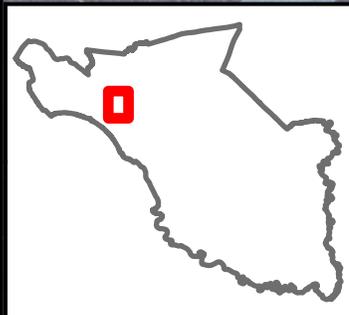
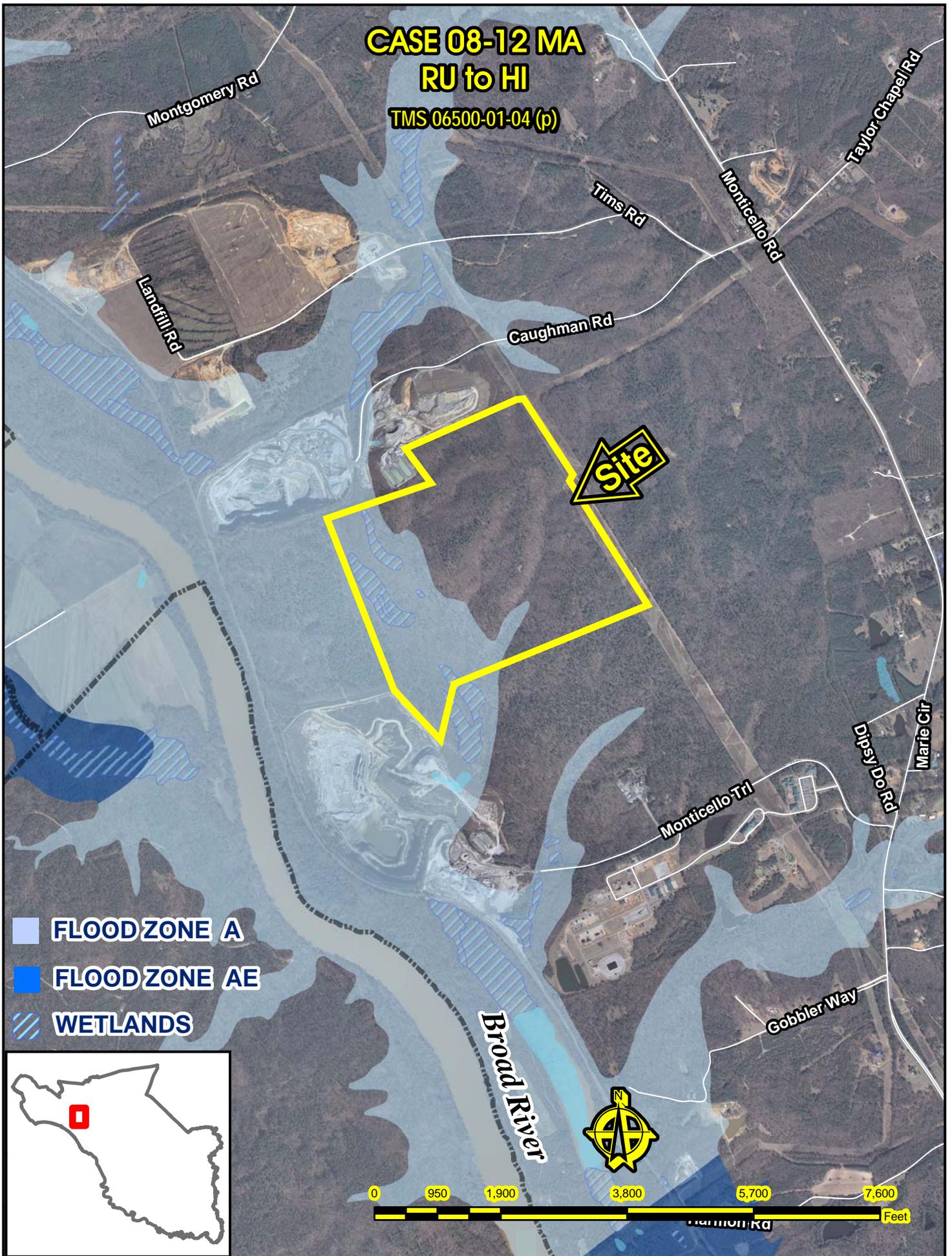
## ZONING CLASSIFICATIONS



 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 08-12 MA RU to HI

TMS 06500-01-04 (p)



# CASE 08-12 MA

## From RU to HI

TMS# 06500-01-04 (P)

W/S MONTICELLO RD.



**On-site overburden**





**Looking southeast**



**Entrance to site from  
Monticello Road**





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

**PC MEETING DATE:** May 5, 2008  
**RC PROJECT:** 08-13MA  
**APPLICANT:** Village at Sandhill  
**PROPERTY OWNER:** Charles Kahn  
**LOCATION:** Market Place Commons & Fashion Dr.

**TAX MAP NUMBER:** 22900-02-09 (p)  
**ACREAGE:** 7.5  
**ZONING REQUEST:** RG-2 to C-3 (2.50 acres); C-3 to C-1 (2.50 acres); C-1 to RG-2 (2.50 acres)

**PC SIGN POSTING:** April, 2008

## **Staff Recommendation**

**Approval**

## **Background /Zoning History**

The applicant submitted a map amendment 05-34 MA, in January 2005, and the Planning Commission recommended approval to swap approximately 1.62 acres of C-1 to C-3 zoning. County Council approved the rezoning request January 25, 2005. In March 2006, the applicant submitted map amendments 06-08 MA & 06-11 MA, and the Planning Commission recommended approval to swap 3.5 acres of C-3 to C-1 zoning. County Council approved the request in March 28, 2006.

## **Roads**

The site is located on several interior roads within the “Village at Sandhill”. Parcel “X” is located at the intersection of Market Place Common and Town Center Place; Parcel “U” is located off of Forum Drive and Parcel “V” does not currently front on any roadway. All roads within the Village at Sandhill are privately maintained until such time as the County accepts maintenance responsibility.

Existing Zoning		Parcel "V" (C-1 to RG-2)
<b><u>North:</u></b>	RS-MD/RG-2	Fisher Woods / North Springs Subdivision ; Vacant
<b><u>South:</u></b>	RM-MD	North Trace Subdivision
<b><u>East:</u></b>	C-1	Vacant
<b><u>West:</u></b>	RG-2/RS-MD	Vacant / Fisher Woods Subdivision

Existing Zoning		Parcel "X" (RG-2 to C-3)
<b><u>North:</u></b>	C-3	Retail Stores
<b><u>South:</u></b>	C-1	Vacant
<b><u>East:</u></b>	C-3	Retail Stores
<b><u>West:</u></b>	RG-2/RS-MD	Vacant/ Fisher Woods & North Springs Subdivision

Existing Zoning		Parcel "U" (C-3 to C-1)
<b><u>North:</u></b>	C-1	Vacant
<b><u>South:</u></b>	GC	Retail
<b><u>East:</u></b>	C-3/ HI	Railroad Tracks/Two Notch Road
<b><u>West:</u></b>	C-1/ RM-MD	Vacant/ North Trace Subdivision

**Plans & Policies**

The Imagine Richland 2020 Comprehensive Plan/ "Northeast Area Proposed Land Use Map" designates this area as Public/Open Space in the Developing Urban Area.

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

Compliance: The site is located at the intersection of Clemson Road and North Springs Road.

Principal: "Sites for commercial development should be located at major traffic junctions or clustered locations rather than strip development".

Compliance: The site is a 298 acre site of mix-use incorporating general commercial and office.

**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 # 117 located on Two Notch Road. The current traffic volume is 32,000 ADT which is currently at a level-of-service "D".

**Conclusion**

The Village at Sandhill consists of approximately 298 acres of mixed-use, incorporating elements of residential, retail, recreational, office, institutional, and general commercial uses. The approval of the Village included a Development Agreement, which is in effect for a period of ten years with an option to extend for an additional five years. On March 20, 2001 an ordinance authorizing the adoption of the agreement was issued. The agreement stipulates the following:

- 173.86 acres of property zoned for general commercial uses pursuant to C-3 zoning district classifications; and
- 31.02 acres of property zoned for general residential uses pursuant to RG-2 zoning district classifications; and
- 95.22 acres of property zoned for office and institutional and residential uses pursuant to C-1 zoning district classifications.

The provisions in the agreement permit the substitution of residential uses for commercial uses and vice-versa within the C-1 and C3 tracts; transfer among dwelling units, retirement units, office/institutional, other commercial, dwelling units and retirement units , retail shops and stores, restaurants, outparcels, family entertainment and lodging uses in the C-3 tract.

The substitutions must be swapped at an equivalent ratio; 700 square feet of residential or retirement units to any commercial use and/or 1: 1 square foot of net leasable area of commercial uses to any other type of commercial use.

The Northeast Proposed Land Use Map dated March 1987 revised and adopted 1995 depicts this site as Public/Open Space “Clemson University Sandhill Experiment Station”. In 2001, a portion of the property was sold and the “Village at Sandhill” was developed with the “master plan” development agreement signed March 2001. The development agreement states subsequent land development regulations of Richland County may not limit intensity, flexibility, completeness, practicality or increasing cost of such Development.

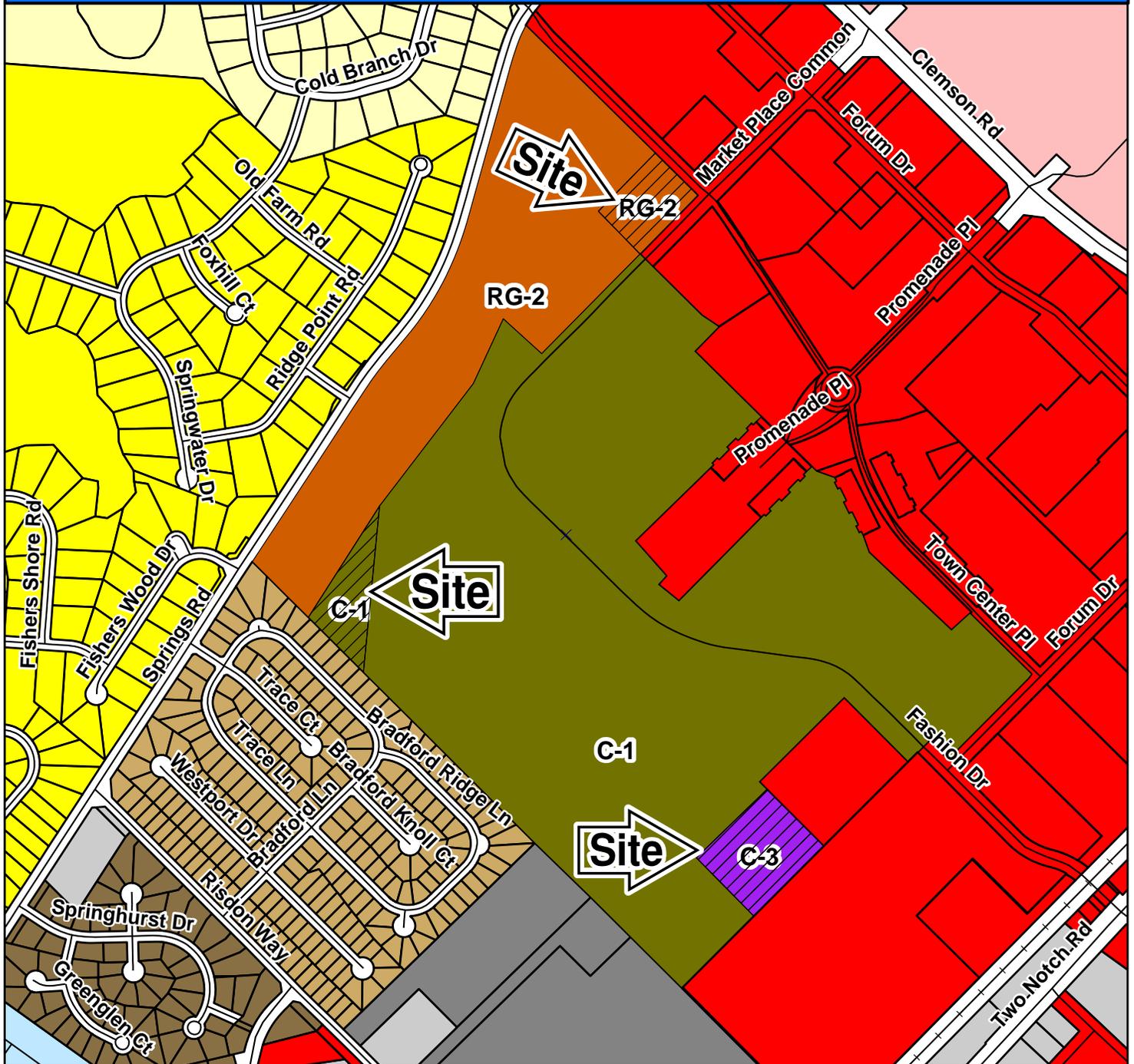
The map amendment involves three parcels within the existing Village at Sandhill, approximately 7.50 acres of (C-1, C-3 and RG-2) zoned property. The ratios adhere to the requirements of the development agreement.

<b>Zoning Public Hearing Date</b>
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**May 27, 2008**

# Case 08-13 MA

## RG-2 to C-3, C-3 to C-1 & C-1 to RG-2



### ZONING CLASSIFICATIONS



RR	RS-MD	RM-MD	NC	LI	RU	C-1
RS-E	RS-HD	RM-HD	GC	HI	TRO	C-3
RS-LD	MH	OI	M-1	PDD	Subject Property	RG-2

**CASE 08-13 MA**  
**RG-2 to C-3, C-3 to C-1 & C-1 to RG-2**  
TMS 22900-02-09 (p)



# CASE 08-13 MA

## From RG-2 to C-3, C-3 to C-1 & C-1 to RG-2

TMS# 22900-02-09 (P)

Village @ Sandhills



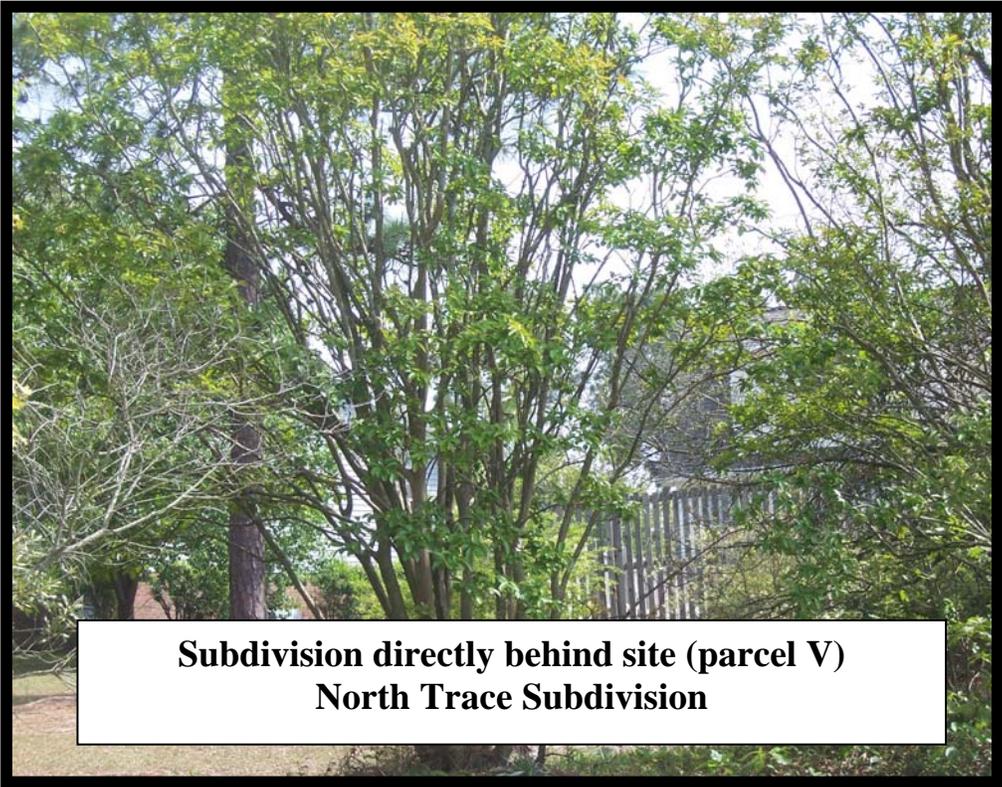
Looking at site (parcel X)



Across from site (parcel X)  
(Regal Cinemas)



**Looking at site (parcel U)**



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

AN ORDINANCE ALLOWING OWNERS (OR THEIR AGENTS) OF CERTAIN PARCELS OF LAND ALONG THE DECKER CORRIDOR IN RICHLAND COUNTY, SOUTH CAROLINA, TO MAKE APPLICATION FOR THE USE OF THE DEVELOPMENT STANDARDS OF THE “CRD CORRIDOR REDEVELOPMENT OVERLAY DISTRICT”.

WHEREAS, on March 18, 2008, County Council enacted Ordinance No. 016-08HR, which established a new zoning district entitled “CRD Corridor Redevelopment Overlay District”; and

WHEREAS, the CRD Overlay District is intended to promote the revitalization of existing underutilized, vacant, or abandoned commercial strips while encouraging reinvestment in and reuse of areas in a manner consistent with the *Comprehensive Plan for Richland County*. Revitalization initiates housing and economic opportunities, which promotes socially vibrant centers of community life through the coordinated efforts of public, private and community organizations; and

WHEREAS, pursuant to Ordinance No. 016-08HR, the CRD Overlay District may be approved and designated by County Council for any area within the county that has already had a Master Plan approved and adopted by the County Council; provided, however, the standards of such district shall remain optional; and

WHEREAS, once a CRD Overlay District is applied to a designated area of the county, the development standards of the underlying district shall remain in place until such time as a property owner applies to the Planning and Development Services Department to have the standards of the CRD Overlay District apply to his/her property; only one set of standards shall apply to any one parcel of land, and a property owner is not allowed to simultaneously use the development standards of both districts; and

WHEREAS, the following parcels of land are included in “The Renaissance Plan for the Decker Blvd/Woodfield Park Area” Master Plan, which was adopted by County Council on June 19, 2007, and are eligible to apply for the CRD Overlay District Standards;

NOW, THEREFORE, pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY:

Section I. The owners or agents of the following parcels of land (identified by TMS number, and further referenced on Exhibit A, which is attached hereto and incorporated herein) are hereby eligible to apply to the Planning and Development Services Department of Richland County for the development standards found within the CRD Corridor Redevelopment Overlay District:

R17001-04-41

R16815-01-24

R16842-01-31

R16842-02-14

R17001-04-38	R16815-01-10	R16842-01-40	R16842-02-59
R16903-06-06	R16815-01-23	R16842-01-25	R16842-02-10
R16903-05-01	R16815-01-11	R16842-01-30	R16842-02-60
R16903-05-06	R16815-01-22	R16842-01-26	R16842-02-13
R16911-02-10	R16815-01-12	R16842-01-29	R16842-02-11
R16903-06-03	R16815-01-21	R16842-01-24	R16842-02-61
R16903-06-05	R16815-01-14	R16842-01-41	R16842-02-12
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R16903-06-01	R16815-01-15	R16842-01-48	R16842-02-62
R16906-02-07	R16815-01-17	R16842-01-42	R16842-02-07
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R16909-10-07	R16811-06-13	R16842-01-47	R16842-02-63
R16909-08-01	R16815-09-25	R16842-01-28	R16842-02-05
R16909-09-07	R16811-06-14	R16842-01-43	R16842-02-64
R16909-07-05	R16815-10-08	R16842-01-46	R16842-02-04
R16910-01-19	R16815-09-02	R16842-01-22	R16842-02-03
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R16906-03-01	R16815-09-23	R16842-01-49	R16908-01-04B
R16910-01-29	R16842-00-00	R16842-01-45	R17001-04-36
R16910-01-15	R16815-09-04	R16842-01-54	R17001-04-42
R16910-01-13	R16815-09-22	R16842-01-21	R16904-01-06
R16910-01-21	R16815-09-21	R16842-01-50	R16908-07-03
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R16910-01-09	R16815-09-08	R16842-01-57	R16909-09-04
R16910-01-30	R16815-09-15	R16842-01-15	R16909-07-01
R16910-01-23	R16815-09-09	R16842-01-17	R16909-07-04
R16910-03-03	R16815-09-14	R16842-01-58	R16812-05-01
R16910-01-24	R16815-10-02	R16842-01-09	R16812-06-02
R16910-01-25	R16815-09-10	R16842-01-14	R16812-05-24
R16910-03-01	R16815-09-26	R16842-01-59	R16812-05-05
R16910-01-16	R16815-09-11	R16842-01-10	R16904-01-14
R16909-03-01	R16815-10-13	R16842-01-60	R17001-04-37
R16909-03-02	R16815-09-13	R16842-01-13	R17001-04-44
R16909-03-04	R16815-09-12	R16842-01-11	R17001-04-40
R16909-09-02	R16811-07-02	R16842-01-61	R17001-04-43
R16881-02-02	R16815-10-07	R16842-01-12	R17001-04-39
R16909-10-04	R16815-10-04	R16842-01-08	R16908-08-02
R16909-10-16	R16815-10-06	R16842-01-62	R16911-03-08

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R16909-09-09	R16815-10-14	R16842-01-05	R17005-04-02
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R16909-09-06	R16811-07-03	R16842-01-03	R16908-01-02
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R16812-05-26	R16814-03-02	R16842-02-34	R16908-01-07
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R16881-00-00	R16909-08-17	R16842-02-33	R16904-01-05
R16812-05-22	R16909-07-02	R16842-02-38	R16904-01-04
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R16881-02-03	R16910-03-02	R16842-02-48	R16903-01-01
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R16815-01-29	R16881-01-15	R16842-02-55	R16903-05-04
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R16815-01-28	R16881-01-19	R16842-02-19	R16908-01-06

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R16815-01-06	R16842-01-36	R16842-02-16	R16908-03-13
R16815-01-27	R16842-01-35	R16842-02-18	R16908-08-04
R16815-01-07	R16842-01-34	R16842-02-57	R16907-03-02
R16815-01-26	R16842-01-37	R16842-02-15	R16907-02-02
R16815-01-08	R16842-01-33	R16842-02-17	R16907-02-03
R16811-06-05	R16842-01-38	R16842-02-58	R16906-02-07
R16815-01-25	R16842-01-32	R16842-02-09	R16906-02-06
R16815-01-09	R16842-01-39	R16842-02-09	R16906-02-39

Section II. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joseph McEachern, Chair

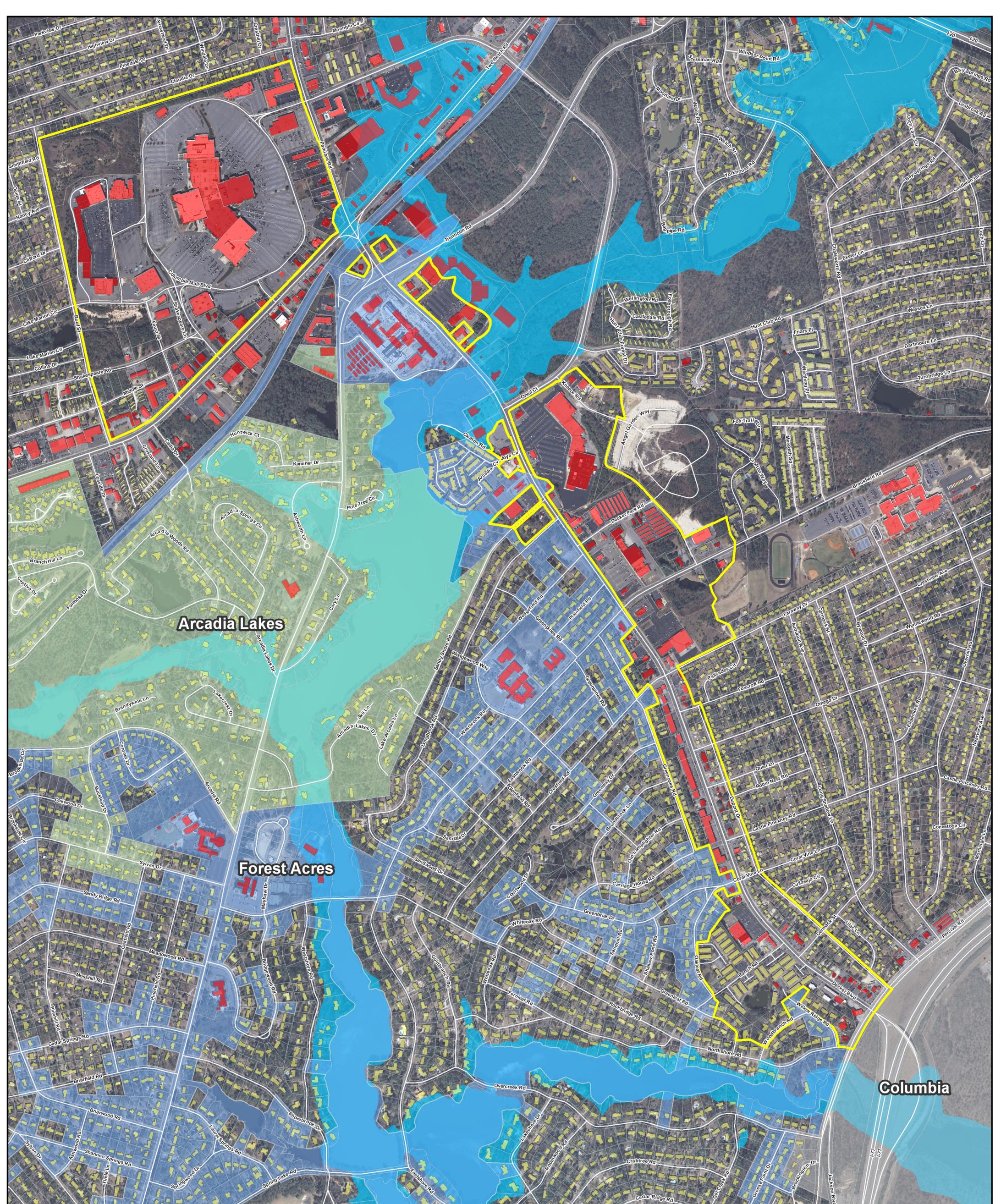
Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2008.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

\_\_\_\_\_  
Approved As To LEGAL Form Only.  
No Opinion Rendered As To Content.

Public Hearing: May 27, 2008 (tentative)  
First Reading: May 27, 2008 (tentative)  
Second Reading:  
Third Reading:



Arcadia Lakes

Forest Acres

Columbia

0.1 0.05 0 0.1 Miles

This map is a product of the Richland County Planning & Development Services Department. The data depicted here have been developed with extensive cooperation from other County departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy of this map. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of this map.

PROPRIETARY INFORMATION: Any reuse of this information is prohibited, except in accordance with a subsequent agreement.

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Map Analysis By Planning GIS Manager 01/29/2008



# DECKER BOULEVARD

LEGEND		MUNICIPALITIES	FLOOD ZONE
	CRD		ARCADIA LAKES
	BUILDINGS COMMERCIAL		COLUMBIA
	BUILDINGS RESIDENTIAL		FOREST ACRES
	FLOOD ZONE IN		



**To:** Suzie Hayes, Development Services  
**From:** Alfreda W Tindal, E9-1-1 Address Coordinator  
**CC:** Joe Kocy, Brenda Carter,  
**Date:** April 15, 2008  
**Re:** Public Announcement for renaming Cornerstone Lane off Huffstetler Drive,  
TMS#06107-07-32

According to South Carolina State Code Sec 6-29-1200, before a street name change can be given final approval by the Planning Commission, an announcement must be placed in the local newspaper 15 days prior to the Planning Commission monthly meeting. According to the inter-office Planning calendar, the next scheduled Planning Commission meeting is May 5, 2008. Therefore I am sending this notice below to be included in your next advertisement package.

If you have any questions or need clarification, please let me know.

Thank you.

### **Public Hearing Announcement**

The E9-1-1 Addressing Office of Richland County Planning & Development Services has petitioned and received approval from the Crestland Place Homeowner's Association to rename the duplicated Cornerstone Lane located in the Crestland Place Subdivision off Huffstetler Dr. The proposed name for consideration is **Crestoak Lane**. The street name will go before the RC Planning Commission Board for approval on May 5, 2008. If you have any questions or comments, please contact Alfreda Tindal, E-9-1-1 Addressing Coordinator @ (803) 576-2147.

**Alfreda W. Tindal**  
**E9-1-1 Address Coordinator**  
RC Planning & Development Services  
2020 Hampton St, 1st floor  
Columbia SC 29204  
(803) 576-2147 (office)  
(803) 576-2181 (fax)

*"Making the Safety of Richland County Citizens, Our #1 Priority, One Address at a Time"*

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

**TO:** Planning Commission Members: Interested Parties  
**FROM:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator  
**DATE:** March 11, 23008

**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
Peach Grove Villas	Off Earth and Clemson Roads, NE Cola
Holly Bickley Place	Off Holly Bickley Rd, NW Cola

PROPOSED STREET NAMES	GENERAL LOCATION
Peach Grove Circle	Off Earth and Clemson Roads
Leisure Drive	Off Earth and Clemson Roads
Tripp	Off Clemson Rd

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Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

Phone (803) 576-2180  
Fax (803) 576-2182

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