

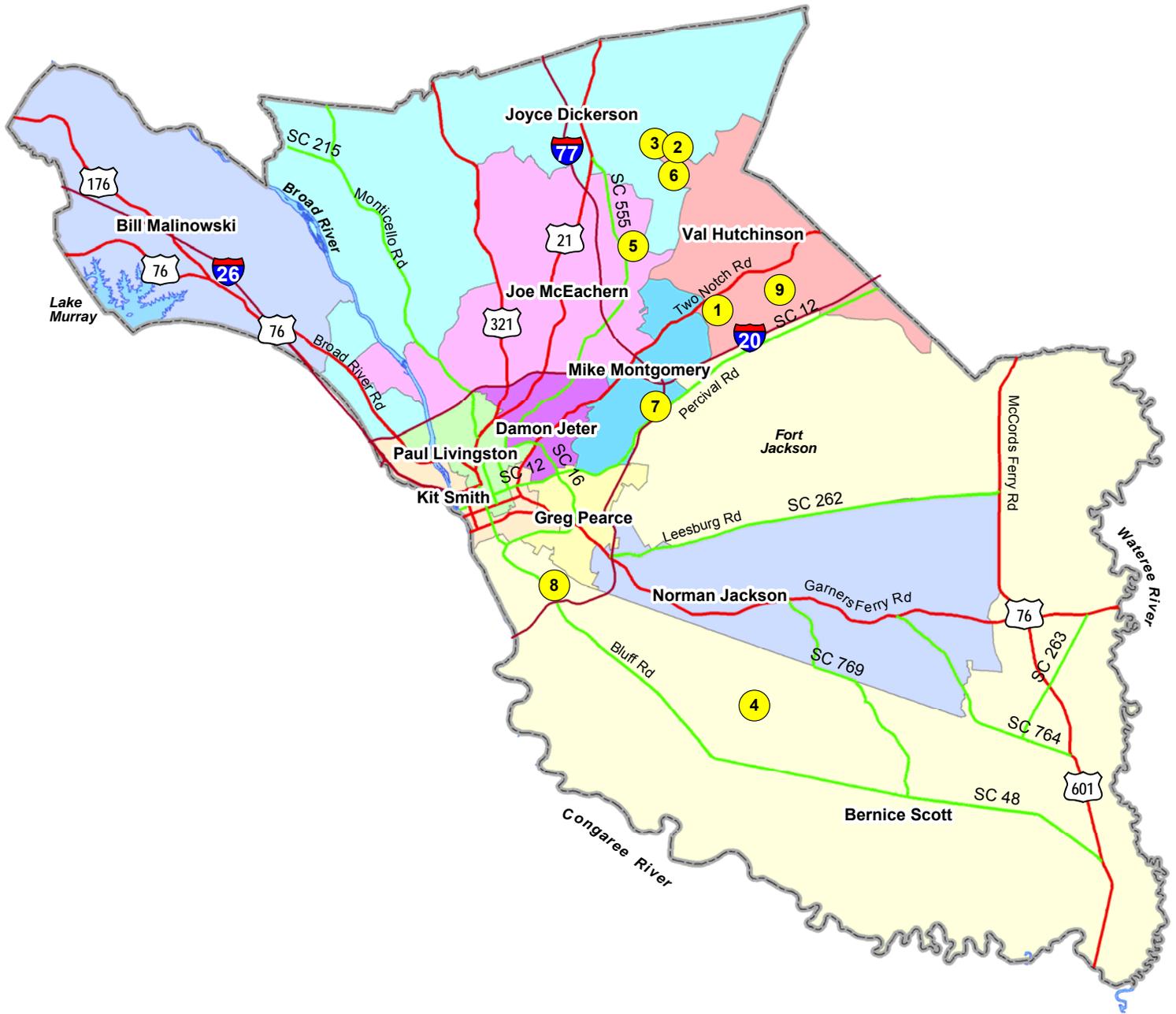
RICHLAND COUNTY  
PLANNING COMMISSION



OCTOBER 6, 2008



# RICHLAND COUNTY PLANNING COMMISSION OCTOBER 6, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-26 MA	Hallmark Homes Int.	22807-01-04/05/06/09 & 22806-01-10	Two Notch Rd. & Wildewood Park Dr.	Hutchinson
2. 08-28 MA	Sycamore Development	20500-04-03/01(p) & 04(p)	Rimer Pond Rd.	Dickerson
3. 08-29 MA	Sycamore Development	20500-04-03/01(p) & 04(p)	Rimer Pond Rd.	Dickerson
4. 08-30 MA	St. John's Baptist Church	24400-01-66 & 67	Ault & Rosa Lee	Scott
5. 08-31 MA	Jim Poston	17400-05-40 (p)	Clemson & Longtown Rd.	McEachern
6. 08-32 MA	Fairways Development	20500-04-16	Longcreek Plantation	Hutchinson
7. 08-33 MA	Tom Margle	19705-01-01, 19706-03-01 & 02	I-77 & Percival Rd.	Montgomery
8. 08-34 MA	University Suites	13607-02-01 (p)	Bluff Rd.	Scott
9. 08-35 MA	Sandhills Professional Park	25700-04-05	Clemson & Earth Rd.	Hutchinson



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, October 6, 2008**

**Agenda**

**1:00 PM**

**2020 Hampton Street**

**2<sup>nd</sup> Floor, Council Chambers**

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

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

**II. PUBLIC NOTICE ANNOUNCEMENT**

**III. PRESENTATION OF MINUTES FOR APPROVAL**

a. Consideration of the September Minutes

**IV. AGENDA AMENDMENTS**

**IV. NEW BUSINESS**

a. Roper Pond Appeal .....Page 5

**VII. MAP AMENDMENTS**

CASE # 08-26 MA	Hallmark Homes Int.	
APPLICANT	David Tuttle	
REQUESTED AMENDMENT	PDD to PDD (31.7 acres)	Page
PURPOSE	Mixed Use	17
TAX MAP SHEET NUMBER (S)	22807-01-04-05;06;09 & 22806-01-10	
	&11	
LOCATION	Two Notch Rd. & Wildewood Park Dr.	

CASE # 08-30 MA	St. John's Baptist Church	
APPLICANT	Joe Sumter	
REQUESTED AMENDMENT	RU to OI (2.87 acres)	Page
PURPOSE	Family Life Center	27
TAX MAP SHEET NUMBER (S)	24400-01-66	
LOCATION	Ault & Rosa Lee	

CASE # 08-31 MA		
APPLICANT	Jim Poston	
REQUESTED AMENDMENT	M-1 to GC (.92 acres)	Page
PURPOSE	Zaxby	35
TAX MAP SHEET NUMBER (S)	17400-05-40 (p)	
LOCATION	Clemson & Longtown Rd.	

CASE # 08-32 MA	Fairways Development	
APPLICANT	John Bakhaus	
REQUESTED AMENDMENT	TROS to RS-MD (15.94 acres)	Page
PURPOSE	Residential Subdivisio	43
TAX MAP SHEET NUMBER (S)	20500-04-16	
LOCATION	Longcreek Plantation	

CASE # 08-33 MA		
APPLICANT	Tom Margle	
REQUESTED AMENDMENT	OI/GC/OI to RM-HD (15.48 acres)	Page
PURPOSE	Multi-Famil	51
TAX MAP SHEET NUMBER (S)	19705-01-01, 19706-03-01 & 02	
LOCATION	I-77 & Percival Rd.	

CASE # 08-34 MA	University Suites	
APPLICANT	Stuart Lee	
REQUESTED AMENDMENT	HI to RM-HD (13.94 acres)	Page
PURPOSE	Multi-Family Us	59
TAX MAP SHEET NUMBER (S)	13607-02-01	
LOCATION	Bluff Rd.	

CASE # 08-35 MA	Sandhills Professional Park	
APPLICANT	Mike Ray	
REQUESTED AMENDMENT	M-1 to GC (11.24 acres)	Page
PURPOSE	Commercial Subdivisio	67
TAX MAP SHEET NUMBER (S)	25700-04-05	
LOCATION	Clemson & Earth Rd.	

CASE # 08-28 MA		
APPLICANT	Sycamore Development	
REQUESTED AMENDMENT	RU to RS-MD (36.35 acres)	Page
PURPOSE	Residenti	75
TAX MAP SHEET NUMBER (S)	20500-04-03-01(p) 04(p)	
LOCATION	Rimer Pond Rd.	

CASE # 08-29 MA		
APPLICANT	Sycamore Development	
REQUESTED AMENDMENT	RU to RS-MD (31.23 acres)	Page
PURPOSE	Residenti	83
TAX MAP SHEET NUMBER (S)	20500-04-03-01(p) 04(p)	
LOCATION	Rimer Pond Rd.	

**VII. TEXT AMENDMENTS**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-171, GENERAL; SO AS PROTECT BUFFERS, COMMON AREAS, OPEN SPACE, RECREATION AREAS, AND PLANTED AND/OR VEGETATIVE AREAS ON ALL APPROVED SITE PLANS.  
.....Page 91

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE III, ADMINISTRATION; SECTION 26-34, DEVELOPMENT REVIEW TEAM; SUBSECTION (A), ESTABLISHED/DUTIES; AND ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-59, PLANNED DEVELOPMENT REVIEW/APPROVAL; SUBSECTIONS (D) AND (K); SO AS TO REMOVE THE REQUIREMENT OF DEVELOPMENT REVIEW TEAM REVIEW PRIOR TO PDD APPROVAL AND TO SPECIFY THAT WHEN A PDD DISTRICT EXPIRES, IT REVERTS TO THE PREVIOUS ZONING DISTRICT CLASSIFICATION.  
.....Page 95

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO IMPROVE RICHLAND COUNTY’S WATER QUALITY, PROTECT THE ENVIRONMENT, AND COMPLY WITH THE COUNTY’S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.  
.....Page 101

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “BUSINESS, PROFESSIONAL AND PERSONAL SERVICES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT CERTAIN PAYDAY LENDERS IN THE GC GENERAL COMMERCIAL DISTRICTS WITH SPECIAL REQUIREMENTS.  
.....Page 103

**VIII. COMPREHENSIVE PLAN**  
a. Community Facilities Element

**IX. NEIGHBORHOOD PLANNING**  
A. Candlewood

**X. NEW BUSINESS**  
a. Definition of Frontyard Setbacks .....Page 105

**XI. ROAD NAME APPROVALS .....Page 107**

**XII. ADJOURNMENT**



# Memo

To: Planning Commission  
From: Anna Almeida, Deputy Planning Director  
CC: Joseph Kocy, Planning Director  
Date: 9/26/2008  
Re: Roper Pond Appeal

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Attached please find the following documents regarding the above referenced appeal:

1. Letter dated September 8, 2008 from adjacent property owners.
2. Conditional letter issued by the Planning & Development Services Dept. regarding the Development Review Team decision;
3. Copy of the Development Review Team Staff report;
4. Aerial Map and copy of site plan.

The department has determined that the property owners are contiguous or adjacent to the site and the appeal letter was submitted within fifteen (15) days of the date of the decision was received by the applicant regarding the Development Review Team's findings.

- Additional documentation provided under separate cover.

September 8, 2008

Richland County Planning and Development Services Department  
2020 Hampton Street  
P.O. Box 192  
Columbia, South Carolina 29202

Attn: Mr. Joseph Kocy, Planning Director

Dear Mr. Kocy:

**Subject: Appeal of Approval by the Richland County Development Review Team of the Roper Pond Project at its meeting of August 21, 2008**

This letter is sent on behalf of the undersigned residents of Kaminer Station, located in the Town of Arcadia Lakes, whose property abuts the proposed Roper Pond Apartments Project. While we are all in favor of orderly development of properties in the our area, we do not believe the approval of this project as presented at the Development Review Team Meeting held on August 21, 2008, is in keeping with the spirit and letter of the ordinances of Richland County covering this action.

In the Richland County Ordinances, Chapter 26 related to Land Development, there is a statement of purposes for the regulations. We hold that several of these purposes are directly contradicted by the approval of the Roper Pond Project. Specifically, we believe that the following portions of the purpose statement are counteracted:

- Sec. 26-2 (a) (2): To prevent the overcrowding of land, to avoid undue concentration of population and to lessen congestion in the roads;
- Sec. 26-2 (a) (10): To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments, and;
- Sec. 26-2 (a) (13): To assure compatibility between neighboring properties and adjacent zoning districts.

Our specific concerns and issues related to the approval of this project are many and varied. While we are not technical experts who are fully proficient with the voluminous ordinances of Richland County that pertain to this project, we feel that, as citizens, we have the right to express our appeal in lay terminology. Following that logic, these points lay out the basis for our appeal:

1. Prior to the rezoning of the Roper property in May of 2004 at the request of the property developer, Estates Properties, LLC., the surrounding neighborhood had previously been presented a plan of development that included high end, single-family patio homes adjacent to the property owners

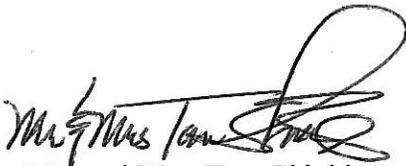
in Kaminer Station. The developers touted a transition-type design which moved from patio homes to multi-family condominium units, along with a clubhouse and other recreational areas. This original plan for the property was based on a density of approximately four (4) units per acre. The new plan, presented in early August of this year by the very same developer, has no provision for a transition, and in fact has a total of eight (8) multi-family apartment buildings with an overall density of approximately sixteen (16) units per acre. We feel that this drastic change in the plans for the subject property was misleading to adjacent property owners and the local neighborhood in general. Had we not been presented a plan four years ago that was basically satisfactory to the neighborhood, we never would have allowed the rezoning process to move forward unchallenged.

2. In most instances, rezoning of a parcel is approved in keeping with the changing character of the neighborhood or area. In this case, there are no apartment complexes at all between the intersection of Forest Drive and Trenholm Road and the intersection of Decker Boulevard and Trenholm Road. Along this stretch of Trenholm Road, a distance of approximately 3.2 miles, there are only single-family residences. We feel strongly that an apartment complex containing 204 units with a density of 16 units per acre represents a major and undesired change in the character of our neighborhood – a direct contradiction to the stated purpose of the Land Development ordinance purposes.
3. The proposed entrances to the complex are in close proximity to several other neighborhood entrances in addition to a newly established entrance to the recently remodeled Dent Middle School. We believe that the traffic generated by this complex will present both congestion and potential driving hazards along the impacted portion of Trenholm Road, as well as the possibility of a safety hazard to the students and staff of Dent Middle School.
4. We are concerned that the light generated from both area lighting and automobile headlights within the complex will intrude onto adjacent properties. We also believe that the design, as proposed, will result in noise intrusion from the complex onto adjacent properties. The close proximity of some of the buildings and parking areas will certainly result in both of these situations, even if buffer yards are maintained.
5. We request a transition-type design with single-family residences adjacent to the property lines between the Roper property and all Kaminer Station property lines. The design could allow for multi-family units away from said property lines.
6. It is obvious in even moderate periods of rainfall that the existing storm drainage on Trenholm Road adjacent to the Roper property is not adequate to take away the water in a timely manner. The water often collects in the outside lanes of Trenholm Road, presenting a hazard to drivers. We believe that the addition of the proposed complex, complete with acres of additional paving and cleared area, will add to the potential for street flooding, for major runoff into Cary Lake and, ultimately, into the Gill's Creek waterway – a waterway that is already stressed beyond sound management practices.

7. In the event of approval of any multi-family project on this property, we request that Richland County make additional studies into the adequacy of the existing sanitary sewer system to handle the additional units. The existing system has presented problems in the past in Kaminer Station, and we believe that the addition of such a project would pose a danger of sewage backup into our neighborhood during certain peak times.
8. In the event of approval of any multi-family project on this property, we request the addition of a double-sided, decorative security/privacy wall/fence of a minimum height of eight (8) feet constructed as part of the buffer yard provisions. Said wall/fence will be built and maintained by the owner of the complex, and the wall/fence shall be built no closer than ten (10) feet from the property line adjacent to Kaminer Station, and in conjunction with other requirements of the buffer yard ordinances. This wall/fence would provide a measure of security as well as a barrier for both sound and light emanating from both sides of the property lines.
9. Finally, in the event of approval of a multi-family project on this property, we also request that the number of units per acre be reduced to a number compatible with our concerns regarding traffic, sewer services, noise, stormwater runoff, and the spirit and letter of the Richland County Ordinances, Chapter 26 related to Land Development.

It is for the reasons specified herein that we, the undersigned residents of Kaminer Station whose property abuts the proposed Roper Pond Apartment Project, request that the Richland County Planning Commission reverse the approval given to this project by the county's Development Review Team at its meeting held on August 21, 2008.

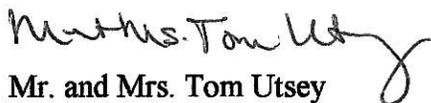
Respectively submitted,  
Kaminer Station Residents  
(undersigned)



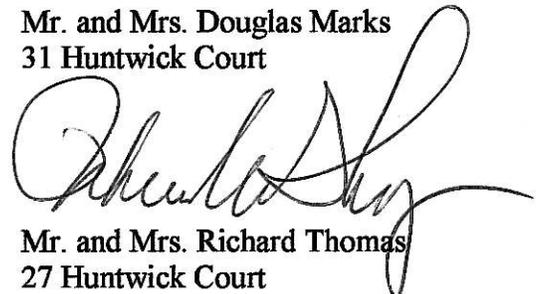
Mr. and Mrs. Tom Shields  
39 Huntwick Court



Mr. and Mrs. Douglas Marks  
31 Huntwick Court



Mr. and Mrs. Tom Utsey  
35 Huntwick Court



Mr. and Mrs. Richard Thomas  
27 Huntwick Court

*Mr and Mrs Larry Cooke*

Mr. and Mrs. Larry Cooke  
23 Huntwick Court

*Mr & Mrs Murray Davis*

Mr. and Mrs. Murray Davis  
20 Leawood Court

*Mr & Mrs Tony Sinclair*

Mr. and Mrs. Tony Sinclair  
19 Huntwick Court

*Mr & Mrs Aaron Small*

Mr. and Mrs. Aaron Small  
33 Leawood Court

*Mr + Mrs Dan D Alberto*

Mr. and Mrs. Dan D Alberto  
15 Huntwick Court

*Mr. and Mrs Tommy Fitzgerald*

Mr. and Mrs. Tommy Fitzgerald  
40 Leawood Court

*Barbara S Williams  
Robert Willis Jr.*

Mr. and Mrs. Bobby Williams  
6737 Kaminer Drive



**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

September 2, 2008

Mr. Jim Futter  
B.P.Barber  
P O Box 1116  
Columbia, SC 29202

**RE: Roper Pond Apartments/RM-HD**  
**RCF # SP-08-72/204 units /12.75 acres**  
**TMS #16907-01-04/ North Trenholm Road**

Dear Mr. Jim Futter:

Please be advised the Site Plan entitled **“Roper Pond Apartments located off of Trenholm Road, South Carolina and dated 6/30/2008 with no revisions”** the subject project has been **conditionally approved** at the Development Review Team meeting on August 21, 2008.

1. Submission of revised plans identifying the following:
  - Label existing sidewalks on Trenholm Road; provide existing width and connection to internal sidewalk.
  - The maximum height for all structures is forty-five feet.
  - Maximum driveway width is 24 feet
  - Location of transit facility, with benches, and bike racks shall be shown
  - Lighting plan not in compliance with Sec. 26.-177, consideration for the location of on site lighting regarding spillage onto adjacent residential property.
  - Preservation of grand trees is a requirement, if one must be removed mitigation is 3:1 ratio. Additional detail on mitigated trees and required landscaping added to plans. Mitigated trees shall have a different symbol on the plans. Preservation of trees in the green area next to the pond.
  - Phasing plan must be provided.
  - Copy of tree survey with a site plan overlay.
  - The retaining wall needs additional details and location on site.
  - Plans must include the club house and pool if approval is being sought.

2. Approval from the Fire Marshall; concerns on access to the back of buildings and control access gates must be addressed.
3. Copy of the Wetlands letter submitted to the Army Corp of Engineers for the Flood Coordinator and the elevation of the pond noted on the plans for Flood approval
4. SCDOT comments on the Traffic Study and the improvements identified. The mechanisms to trigger the re-evaluation of the project for traffic as part of the mitigation identified in the Traffic Management Plan. Provision of turn lanes internal to the site. The Traffic Management Plan requires updates to verify the dates the study was completed. The study dates should be prior to May 24, 2008 as this was the stated last day of school.
5. Plans and information on the pond improvements with a recommendation for sustainable grasses around the pond and how the pond will be protected from silt during construction. Water quality measures that are above minimum standards noted on a plan with recommendation for zero discharge of pollutants.
6. SCDOT approval for an encroachment permit.
7. Addressing concerns on the final name of the project to be on all site plans
8. Controlled clearing approval.
9. Approval of Landscape Plan.
10. Approval from DHEC for water and sewer line construction.
11. Approval from City of Columbia for water and or sewer.

Please note all revised site plans must be reviewed and approved by all agencies prior to a land disturbance permit or building permit being issued. All revisions are required to reflect revision date and source. Please submit two (2) 11 x 17 and ten (10) full size copies of folded revised plans. A Site Plan approval letter will be issued upon receipt of all approvals by this office.

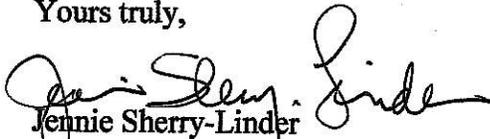
The following is noted for informational purpose:

- (1) All construction documents for proposed fire apparatus access, construction documents and hydraulic calculations for fire hydrant and other water systems shall be submitted to the fire marshal's office for review and approval prior to construction.
- (2) Suggested meeting with the adjacent property owners for discussion on the possibility of a wall and/or increased landscaping at the property line of the project and the Town of Acadia Lakes.
- (3) All landscape plans and site plans must include the signed tree certification statements. Contact Sean Busbee at 576-2171.

- (4) The Site Plan layout shall conform to the applicable setbacks, building heights, lot sizes, etc. as set forth by the appropriate zoning district.
- (5) The site plans must conform to the County's digital submission requirements. Inaccurate digital submissions will delay the review process. Contact Brenda Carter at 576-2170 for more information.
- (6) City of Columbia must approval all waterline easements on the plats prior to recording.

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

Yours truly,

  
Jennie Sherry-Linder  
Land Development Administrator

Cc: Roper Pond LLC, applicant  
Jim Wilson, Soil and Water  
Hugh Caldwell, Soil and Water  
William Simon, Engineer, Public Works  
Harry Reed, Flood Plain Coordinator  
Miranda Spivey, Fire Marshall Richland County  
Brian Motley, SCDOT  
Interested citizens

**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW TEAM STAFF REPORT**

August 21, 2008

<b>RC Project # SP-08-72</b> Roper Pond Apartments	<b>Applicant:</b> Roper Pond, LLC (Bob Mundy)
<b>General Location:</b> North Trenholm Road, .2 miles south of Decker Blvd	
<b>Tax Map Number:</b> 16907-01-04	<b>Subject Area:</b> 12.75 acres
<b>Current Parcel Zoning:</b> RM-HD (Residential, Multi-Family - High Density District)	<b>Proposed Use:</b> 204 Multi-Family Apartment Units

**STAFF ANALYSIS**

Roper Pond Apartments, as shown on site plan dated 6/26/08, is a proposed 204-unit multi-family apartment complex to be located on North Trenholm Road adjacent to the Town of Arcadia Lakes. The subject parcel is 12.75 acres, and is located in Flood Zone "X". The property is surrounded by single-family residences to the south and east, commercial property to the north, and Seaboard Coastline Railroad to the west.

According to County records, the subject property is zoned RM-HD (Residential, Multi-Family – High Density District). The RM-HD district is established 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 to provide a balance of housing opportunities while maintaining neighborhood compatibility.

Two points of access to the development are proposed on Trenholm Road. An internal loop drive provides access to 204 multi-family apartment units and a 5,000 square foot clubhouse with pool. An existing pond is located in the center of the site. 357 total parking spaces are provided, with 36 of the spaces located in one of six garages at the rear of the site. Internal sidewalks are shown, but sidewalks are not shown along Trenholm Road.

A Traffic Management Plan, Lighting Plan, and Landscape Plan were provided. The City of Columbia will provide water service and ERCPSD will provide sanitary sewer service.

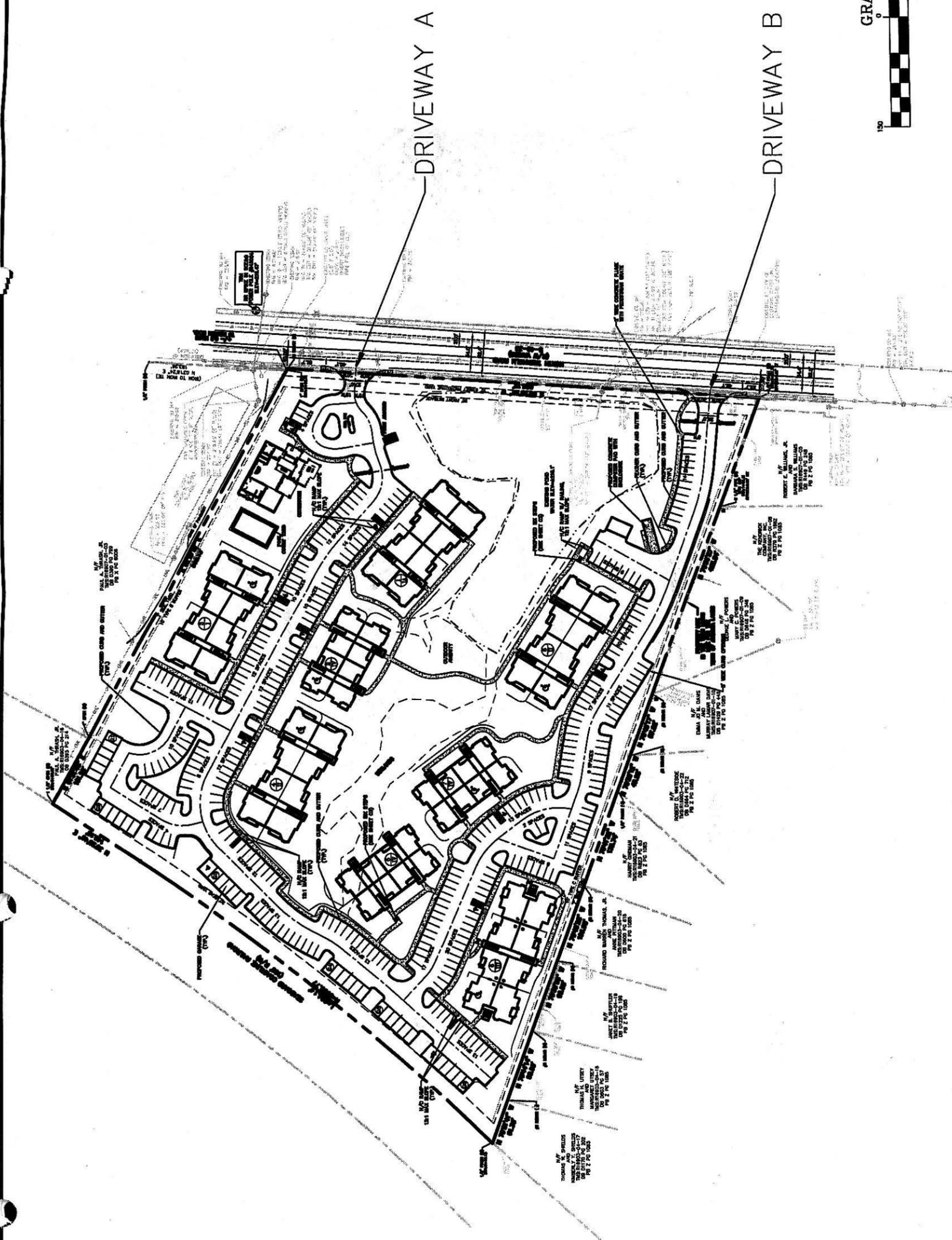
Existing Zoning and Land Use

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>Adjacent North</b>	Arcadia Lakes	Commercial
<b>Adjacent South</b>	Arcadia Lakes	Single-Family Residential
<b>Adjacent West</b>	N/A	Seaboard Coastline Railroad
<b>Adjacent East</b>	Arcadia Lakes	Single-Family Residential

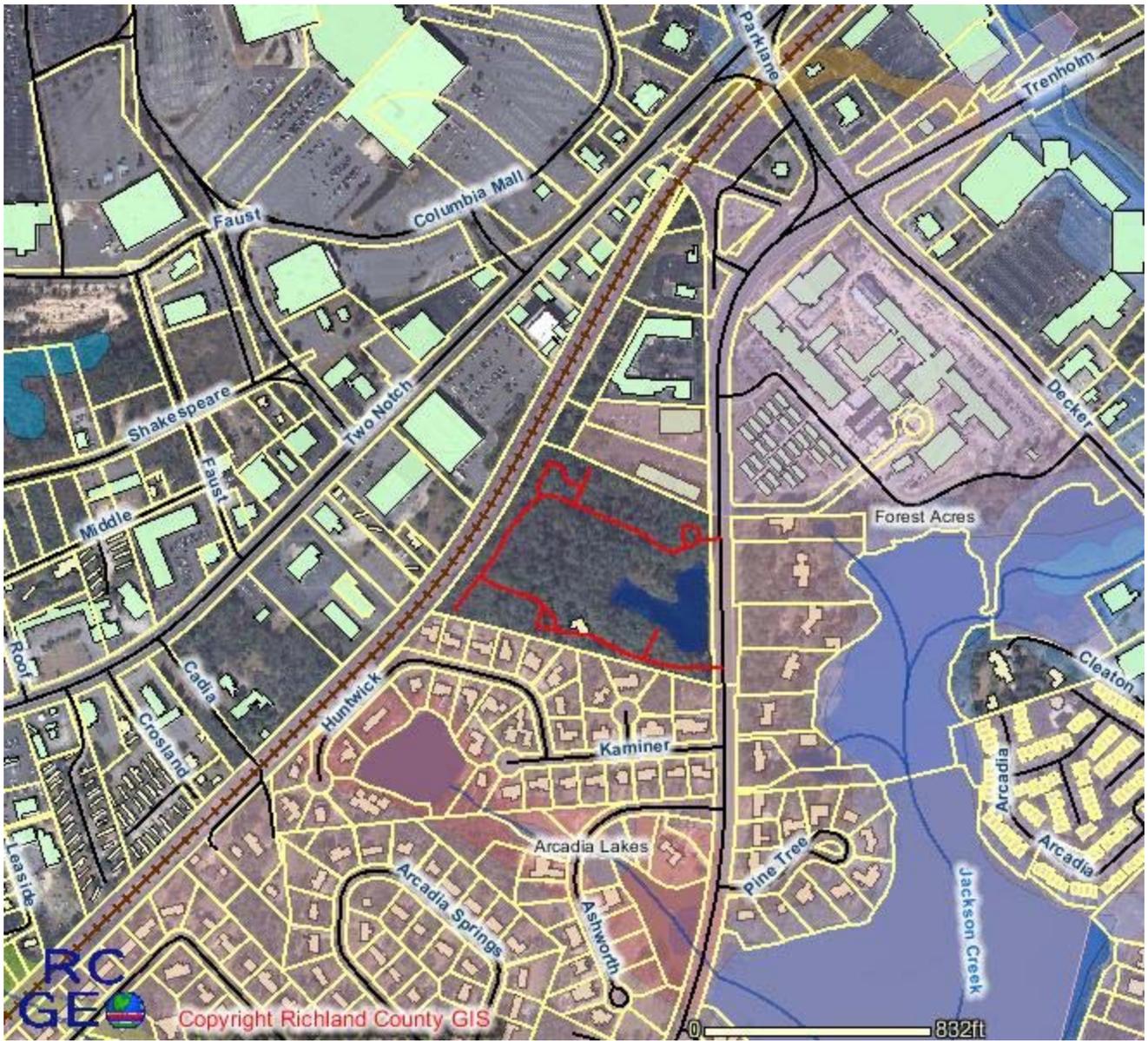


DRIVEWAY A

DRIVEWAY B



		<b>BP Barber</b> Engineering • Experience • Excellence COLUMBIA • SPARTANBURG • CHARLESTON FLORENCE • CHARLOTTE • SAVANNAH		DATE: JUNE 24, 2008	SCALE: 1" = 150'	FIELD BOOK NO.: --	PROJECT NO.: 05216
TITLE: <b>OVERALL PLAN VIEW</b>		PROJECT: <b>ROPER POND APARTMENTS</b>		PREPARED BY: MDJ		RICHLAND COUNTY	
SOUTH CAROLINA		PREPARED FOR <b>ROPER POND, LLC.</b>		NO.		REVISION	
				1			
				2			
				3			
				4			
				DATE		BY	





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

**PC MEETING DATE:** September 8, 2008  
**RC PROJECT:** 08-26 MA  
**APPLICANT:** David Tuttle  
**PROPERTY OWNER:** Land Holdings Two, LLC  
**LOCATION:** Two Notch & Wildewood Park Drive

**TAX MAP NUMBER:** 22807-01-04 & 06, 22806-01-10 & 11, 22807-01-09

**ACREAGE:** 31.7 acres  
**ZONING REQUEST:** M-1/ RS-LD to PDD

**PC SIGN POSTING:** September, 2008

**Staff Recommendation**

**Denial**

**Background /Zoning History**

The site is currently zoned Planned Development District (PDD). A previous rezoning of this property from Light industrial (M-1) and Residential Single Family Low Density (RS-1) to PUD-1 was approved under 03-49MA on November 25<sup>th</sup>, 2003.

The project was scheduled for a Development Review Team meeting on November 17, 2006 under SD-06-21 "The Park at Wildewood" but was withdrawn by the applicant's request.

**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.

<b>Existing Zoning</b>		
<b><u>North:</u></b>	M1/PDD	Wildewood Business center
<b><u>South:</u></b>	RS-LD	Single family (Wildewood)
<b><u>East:</u></b>	M1	Wal-Mart
<b><u>West:</u></b>	RM-MD	Foxcroft Ph III

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “North East Proposed Land Use Map” designates this area as Commercial and High Density Residential.

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

Compliance The PDD document specifies that a variety of housing will be offered to attract a range of economic backgrounds.

Principal: “In environmentally sensitive areas, the Plan encourages the use of large land tract site design and planning in conjunction with PDD or PUD zoning.”

Compliance The property is part of the Gills Creek watershed and utilizes New Urbanism principles to create a Traditional Neighborhood Development (TND) design which emphasizes walkable streets and connectivity for pedestrians and cyclist.

## Traffic Impact

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and their geometry.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic. The next page depicts the location of the subject project in relation to the applicable SCDOT count stations.

### Project Traffic Facts

Name of Adjacent Road	Two Notch Road
Road Classification	Five Lane Undivided Principal Arterial
Design Capacity (ADTs)	33,600
Site Frontage	None
2007 Traffic Count & Station #	33,900 ADTs # 115 (1)
Road Maintained By	SCDOT
Current V/C Ratio	1.0 LOS C
Estimated Project Traffic	2457 External Trips
V/C Ratio with Project	1.08 LOS C
Traffic Management Plan By	SRS Engineers

(1) The subject site is approximately 1 mile south of station 117 and 1.5 miles north of station 115. Station 115 was chosen because it is “downstream or inbound” from the site.

### Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, would be considered for future funding.

### Additional Comments

The “real effective” road capacity is determined by the operation of intersections affected by the proposed project. Three road intersections are impacted;

- (1) Two Notch Road and Roseberry-Brickyard Road - signalized;
- (2) Two Notch Road and Rivkin Road - unsignalized; and
- (3) Two Notch Road and Wildwood Park Drive - unsignalized.

The TMP intersection analysis found that in 2012:

- Intersection 1 will operate at LOS E in the AM Peak Hour No-Build scenario and LOS F in the PM Peak Hour Build scenario; and
- Intersection 1 will operate at LOS E in both the No-Build and Build scenarios; and
- Intersection 2 will operate at LOS B in both the No-Build and Build scenarios; and
- Intersection 3 will operate at LOS F in both the PM Peak Hour No-Build and Build scenarios

The Traffic Management Plan (TMP) intersection analysis determined that intersections (1) and (3) will operate very poorly in both the AM and PM Peak Hours in both the 2012 Build and No-Build scenarios. Intersection (2) will operate at acceptable levels in both the AM and PM peak hours in the Build and No-Build scenarios. It also stated that a connection to intersection 1 through the adjacent Roseberry property to the south would mitigate the traffic effect as much as possible.

The TMP recommends the applicant “...obtain a cross-access-connection to either, or both, Roseberry Road to the west or Rivkin Boulevard through to the Wal-Mart project to the east. Either, or both, of these connections would provide an opportunity for site-generated traffic to gain access to a signalized intersection which would effectively reduce the potential conflict volumes at the Two Notch/Wildwood Park Drive intersection...” (TMP pg.7)

It is critical for vehicle safety to minimize conflicting traffic movement, particularly left turn movements and currently the planned development identifies additional left-turn movements through an unsignalized intersection onto a roadway that currently functions at a LOS F.

### **Compliance with Pending Comprehensive Plan - Land Use Element 2009**

The subject parcel is located within the Two Notch and Clemson Road Priority Development Area. These priority development areas should contain a deliberate mix of residential, commercial, and civic uses. Housing should be varied at moderate densities (1-8 dwelling units per acre) and should include affordable housing. Complete streets should be available with access for vehicles, cyclists, and pedestrians and open space should be included and respected.

The PDD document states that the property will contain a mix of commercial and residential development

The rezoning will be compatible with the pending Comprehensive Plans Land Use Element.

### **Conclusion**

The PDD document states that the site will contain a deliberate mix of residential and commercial uses. Streets provide access for vehicles, cyclists, and pedestrians and open space. The parcel is 31.71 acres and contains a small portion of frontage along Wildewood Park Drive. Primary access is shown along Wildewood Park Drive with emergency access identified on Old Still Road.

To the south of the subject parcels is the existing residential development of Wildewood. By developing residential with a commercial mix the site will buffer against commercial encroachment into the existing neighborhood. The plan proposes pedestrian connection between the established neighborhood and existing and proposed commercial shops located along Two Notch Road as well as being within walking distance of Wal-Mart. The location and interconnectivity to commercial areas will reduce vehicular trips to points of interest along Two Notch Road.

### **Development Review Team Requirements**

On August 21, 2008 the project was reviewed by the Development Review Team and was conditionally approved. The conditions of approval included the following:

1. Submission of revised plans identifying the following:
  - Terminology on plans to be consistently labeled and remove parcels not part of Planned Development
  - Single access to the development from Wildwood Park Road is major concern remove all other access noted on plans
  - List of permitted uses requires reduction in scope and limitations on square footage
  - Name of project approval
  - Details of the Levy Fence around perimeter of development
  - Buffers noted on plans
  - Trails and connectivity to surrounding community unknown at this time and the Planned Development proposal does not contain this information which is required
  - Parking calculations not in compliance with Section 26-173
  - Right of way widths not in compliance with regulations
2. Provision of information on Low Impact Development (LID) and the specifics for this development for the Preliminary Plans
3. Drainage concerns from Soil and Water with protection for Storm water runoff and sediment control, plans to be provided and should exceed minimum standards
4. Protection of Conservation easement with buffers.
5. Provision of covenants and restrictions proposed.
6. Recommendations from SCDOT to be provided regarding access.

The approval of the Planned Development "Wildwood" 08-26 MA Concept Plan, by the Development Review Team, Planning Commission and/or Richland County Council does not approve or allow subordination of standards for roads, alleys, or other standards that may be represented in the concept plan.

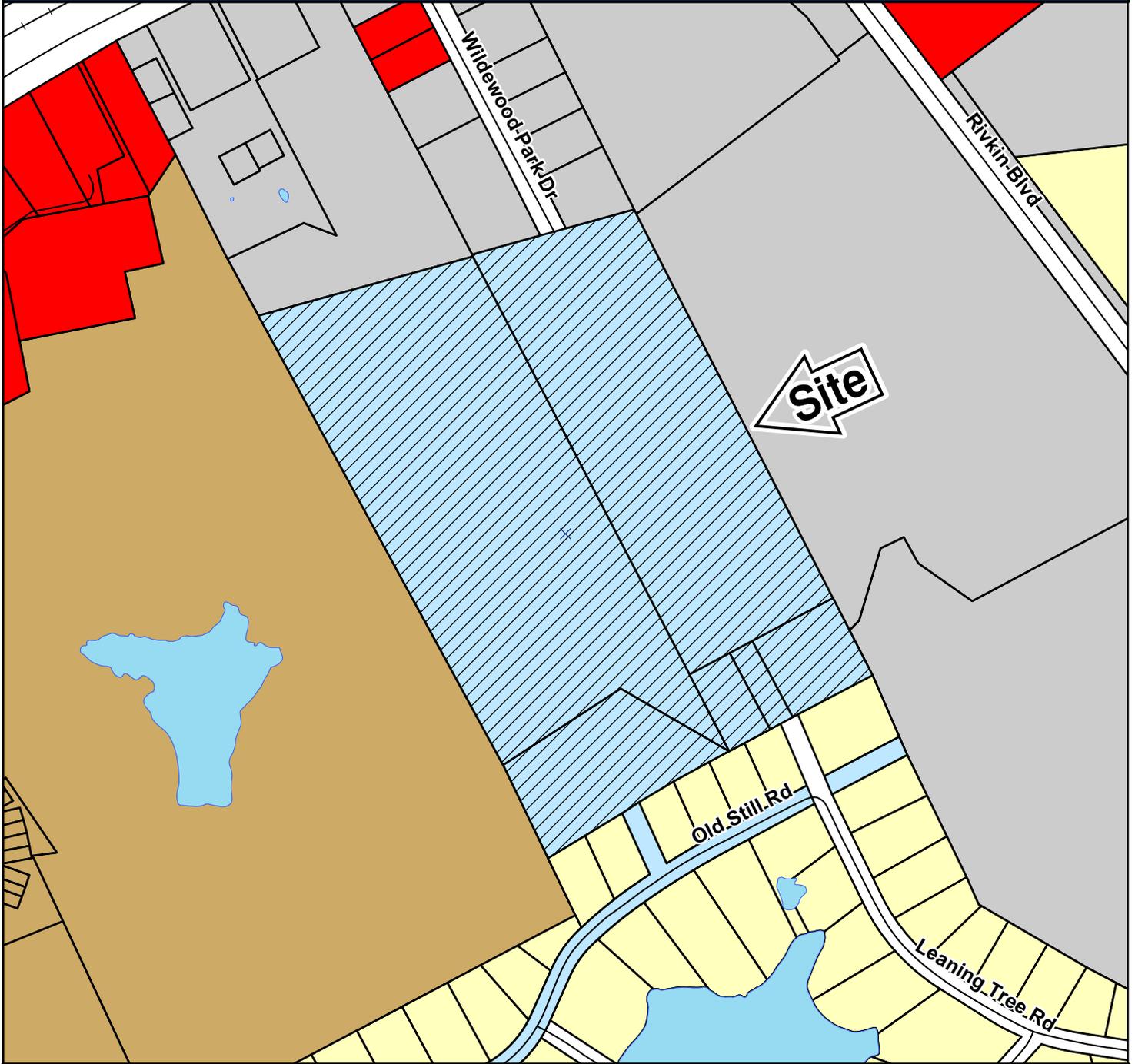
Chapter 26-101(d) (9) of the County Code of Ordinances states "...A PDD District shall only be located on a road capable of accommodating the projected traffic needs of the proposed development..." The proposed project does not meet this requirement

**Planning Staff recommends denial of this map amendment.**

<b>Zoning Public Hearing Date</b>
-----------------------------------

**October 28, 2008**

# Case 08-26 MA



## ZONING CLASSIFICATIONS

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



# CASE 08-26 MA

TMS 22807-01-04, 05, 06, 09 & 22806-01-11



# CASE 08-26 MA

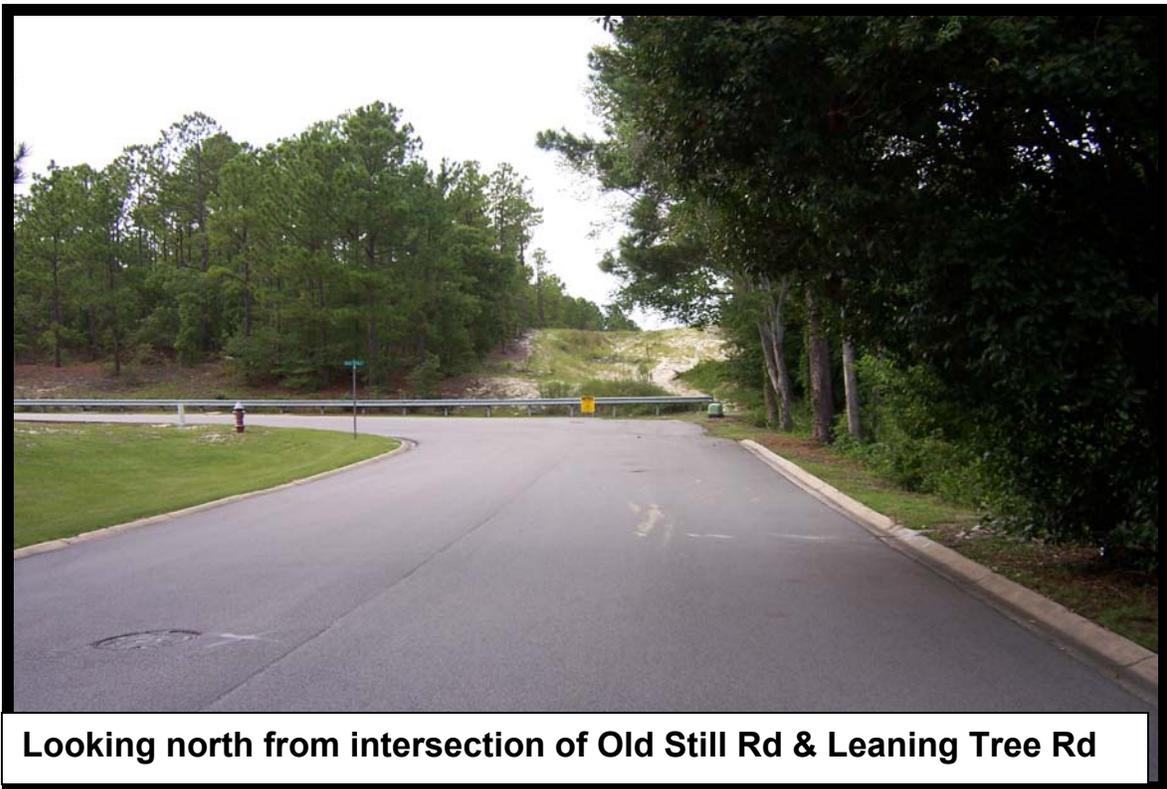
## From PDD to PDD

TMS#2807-01-04 &05, 06, 22806-01-10&11, 22807-01-09  
Wildewood Park Drive





**Looking north from Wildewood Park Drive to Two Notch Rd**



**Looking north from intersection of Old Still Rd & Leaning Tree Rd**





# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** October 6, 2008  
**RC PROJECT:** 08-30 MA  
**APPLICANT:** Joe Sumter  
**PROPERTY OWNER:** St. John's Baptist Church  
**LOCATION:** Ault and Rosa Lee  
  
**TAX MAP NUMBER:** 24400-01-66, 67  
**ACREAGE:** 2.87  
**ZONING REQUEST:** RU to OI  
  
**PC SIGN POSTING:** September, 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 Office and Institutional (OI) District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements. No minimum lot area, except as determined by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Existing Zoning		
<b><u>North:</u></b>	RU	Residence
<b><u>South:</u></b>	RU	Residence
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	RU	Vacant

## 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: “Types and sites of employment and services shall be located to complement residential areas; minimize adverse affects of noise, pollution, glare and traffic on residential areas”.

Compliance The subject parcels are located in the vicinity of rural residences.

Principal: “Sites located on the fringe of residential areas which do not encroach upon or penetrate the neighborhood and are in keeping with the area.”

Non compliance: The proposed map amendment in not in keeping with the rural character of the area.

## Traffic Impact Analysis

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and their geometry.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic. The location of the subject project in relation to the applicable SCDOT count stations is shown at the end of this text.

### Project Traffic Facts

Name of Adjacent Road	Rimer Pond Road	
Road Classification	Two Lane Undivided Collector	
Site Frontage	289 feet	
Design Capacity in ADTs	8,600	LOS C
2007 SCDOT Traffic Count & Station #	3,400 ADTs	# 705
Road Maintained By	SCDOT	
Current V/C Ratio	0.4	LOS B
Estimated Project Traffic (ADTs)	1,157	
V/C Ratio with Proposed Project	0.5	LOS B

### Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35 or greater, would be considered for future funding.

### Additional Comments

The proposed Amendment will not result in the level-of-service "C" being exceeded on the adjacent roadway segment.

Lot 66 contains 278.15 linear feet of frontage on Ault Road

### **Compliance with Pending Comprehensive Plan - Land Use Element 2009**

The subject parcel is located within the proposed Land Use Element's Rural land use classification. Throughout the South East, rural land uses should be reserved for low density residential uses (less and 1 dwelling unit per acre), neighborhood commercial at rural crossroads, agricultural uses (such as forestry, pasture, and horticulture), and interspersed industrial, mining, military, and hunting uses.

This portion of the southeast planning area is not designated for office and institutional uses. The rezoning is in noncompliance with the pending comprehensive plan.

### **Conclusion**

The proposed rezoning would create an Office and Industrial District (OI) in a rural area and in lieu of the permitted uses within this zone district; many would be incompatible with the existing and surrounding land uses, which are single family residential on rural zoned lots.

The permitted uses under the Office and Institutional District (OI) contain a multi-family land use of up to sixteen (16) dwelling units per acre. The rezoning would potentially allow for a maximum of approximately 45 dwelling units based on the gross acreage. The commercial land uses include: Banks, Finance, and Insurance. The area currently does not have public water or sewer availability.

The intended use of the property is for a family life center, associated with the existing church, located on a neighboring parcel. In July 2005, with the adoption of the current land development regulations, the accessory land uses such as family life centers, classrooms and fellowship halls, are a permitted accessory land use in the Rural District (RU). However, by definition of accessory use, are required to be located on the same parcel of land, as the place of worship.

Planning Staff recommends denial of this map amendment.

### **Zoning Public Hearing Date**

**October 28, 2008**

# Case 08-30 MA

## RU to OI



### ZONING CLASSIFICATIONS

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

 Subject Property

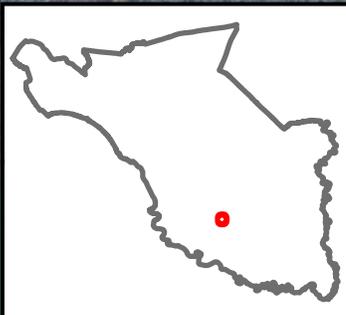


**CASE 08-30 MA  
RU to OI**

**TMS 24400-01-66**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



# CASE 08-30 MA

## From RU to OI

TMS# 24400-06-66, 67 Located on J W Neal Road



Looking at western portion of lot 56



Looking towards Intersection of J W Neal and Clarkson Rd



**Looking at eastern portion of lot 56**



**Looking at J W Neal Court from Ault Rd**





# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** October 6, 2008  
**RC PROJECT:** 08-31 MA  
**APPLICANT:** Jim Poston  
**PROPERTY OWNER:** Hendon Columbia, 2006 LLC  
**LOCATION:** Clemson Road (Sam's Crossing)

**TAX MAP NUMBER:** 17400-05-40(P)  
**ACREAGE:** 0.92 acres  
**ZONING REQUEST:** M-1 to GC

**PC SIGN POSTING:** September, 2008

### Staff Recommendation

**Disapproval**

### Background /Zoning History

The site is currently zoned Light Industrial District (M-1) and is located on Clemson Road.

According to the County records the property was rezoned in May 10, 2001(01-37 MA) from Heavy Industrial (M-2) to the current zoning of Light Industrial (M-1).

### Summary

The General Commercial (GC) District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Existing Zoning		
<b><u>North:</u></b>	M-1	Community Resource Bank
<b><u>South:</u></b>	M-1	Proposed Lowes
<b><u>East:</u></b>	M-1	CVS Pharmacy
<b><u>West:</u></b>	M-1	Vacant

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ "I-77 Corridor Proposed Land Use Map" designates this as Office Commercial in the Developing Area.

Objective: "Establish Commercial Pockets or Clusters as needed to serve the area".

Compliance: The development of the surrounding parcels creates a cluster of commercial uses.

Principal: "Sites of major traffic junctions and cluster locations as opposed to strip development."

Compliance: The property is located within the Sams Crossing development on Clemson Road and will be connected internally by Sams Crossing Road.

## Traffic Impact

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and their geometry.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road's engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic. The location of the subject project in relation to the applicable SCDOT count stations on is shown at the end of this text.

### Project Traffic Facts

Name of Adjacent Road	Clemson Rd
Road Classification	Four Lane Undivided Minor Arterial
Design Capacity (ADTs)	21,600                      LOS C
Site Frontage	173 feet
2007 Traffic Count (ADTs) & Station #	25,200                      # 442 -2 mi. east (1)
Road Maintained By	SCDOT
Current V/C Ratio	1.17                      LOS E
Estimated Project Traffic (ADTs)	1,322 (2,665 sq. ft @ 496.12/1000 )
V/C Ratio with Project	1.23                      LOS E
Traffic Analysis Prepared By	Planning Department staff

### Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, will be considered for future funding.

**Compliance with Pending Comprehensive Plan - Land Use Element 2009**

The Subject parcel is located within the Northeast Suburban Area. Throughout the suburban areas in the Northeast, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern.

The proposed map amendment will be compatible with the pending Comprehensive Plan Land Use Element.

**Conclusion**

With the exception of tanning salons, body piercing/tattoo parlors, and multifamily residential uses permitted in the General Commercial District (GC), the permitted land uses in the Light Industrial (M-1) and General Commercial (GC) districts are substantially the same. Although the surrounding parcels are zoned Light Industrial District (M-1), most of the existing uses are more commercial in nature. Therefore, the applicant still has a wide variety of permitted land uses that can be utilized without a zoning map amendment

The applicant has not provided sufficient justification to amend the zoning map in this location. The staff recommends denial of this map amendment.

**Zoning Public Hearing Date**

**October 28, 2008**

# Case 08-31 MA

## M-1 to GC



### ZONING CLASSIFICATIONS

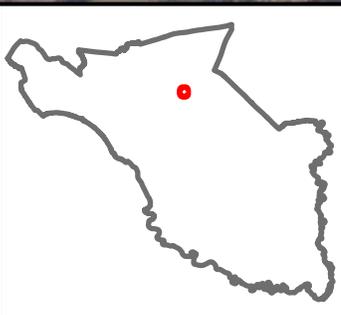
 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

 Subject Property

**CASE 08-31 MA**  
**M-1 to GC**  
TMS 17400-05-40



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



# CASE 08-31 MA

## From M1 to GC

TMS#17400-05-40 (P)    Clemson Rd





Looking east of site



Looking south of site





**Richland County Planning & Development Services  
Department**

Map Amendment Staff Report

**PC MEETING DATE:** October 6, 2008  
**RC PROJECT:** 08-32 MA  
**APPLICANT:** John Bakhaus  
**PROPERTY OWNER:** Fairways Development  
**LOCATION:** Longcreek Plantation

**TAX MAP NUMBER:** 20500-04-16  
**ACREAGE:** 15.94 acres  
**ZONING REQUEST:** TROS to RS-MD

**PC SIGN POSTING:** September, 2008

**Staff Recommendation**

Approval

**Background /Zoning History**

According to County records the current zoning of Traditional Recreational and Open Space District (TROS) reflects the zoning as adopted July 27, 2007 (Ordinance NO. 065-07-HR) from Residential Single Family Low Density District (RS-LD).

**Summary**

The RS-MD District is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living. Minimum lot area: 8,500 square feet or as determined by DHEC.

<b>Existing Zoning</b>		
<b><u>North:</u></b>	RS-LD	Residential lots
<b><u>South:</u></b>	RS-LD	Residential lots
<b><u>East:</u></b>	RS-LD	Residential lots
<b><u>West:</u></b>	RS-LD	Residential lots

**Plans & Policies**

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

Objective: “Attract quality residential development in the area by restricting uses which would compromise the areas residential qualities”.

Compliance The subject parcels rezoning would limit the property to residential uses.

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

Non-Compliance The Proposed Land Use Map identifies the area as Low Density Residential.

## **Traffic Impact**

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and their geometry.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic. The location of the subject project in relation to the applicable SCDOT count stations on is shown at the end of this text.

### Project Traffic Facts

Name of Adjacent Road	Longtown Rd E	
Road Classification	Two Lane Undivided Collector	
Design Capacity (ADTs)	8,600	LOS C
Site Frontage	None – interior parcel of Windemere S/D	
2007 Traffic Count (ADTs) & Station #	6,500	# 713.
Road Maintained By	SCDOT	
Current V/C Ratio	0.76	LOS B
Estimated Project Traffic (ADTs)	428	
V/C Ratio with Project	0.8	LOS C
Traffic Analysis Prepared By	Planning Staff	

### Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, would be considered for future funding.

### Additional Comments

The Amendment will not result in the level-of-service “C” of Longtown Road being exceeded in this area.

## **Compliance with Pending Comprehensive Plan - Land Use Element 2009**

The subject parcel is located within the proposed Land Use Element's Suburban land use classification. Throughout the suburban areas in the North East, infill should be a focus in residential, commercial and industrial uses in order to complement and connect the existing sprawl pattern. Public facilities such as schools, libraries, and recreation centers should be located where they reinforce neighborhood and community centers.

The rezoning provides an opportunity for infill in an existing residential area connecting the existing sprawl pattern. The rezoning is in compliance with the proposed Comprehensive Plan.

## **Conclusion**

In 2005 the Single Family Residential zoning of RS-1A was converted to Single Family Residential Low Density (RS-LD). Under this zoning district conversion the lot size went from 10,000 square feet under the Single Family Residential zoning of RS-1A to 12,000 square feet under the Single Family Residential Low Density (RS-LD).

The property under the proposed zoning would contain a minimum lot area of 8,500 square feet with no more than one (1) principle dwelling unit on a lot. The net density of available lots at 8,500 square feet is 45 lots.

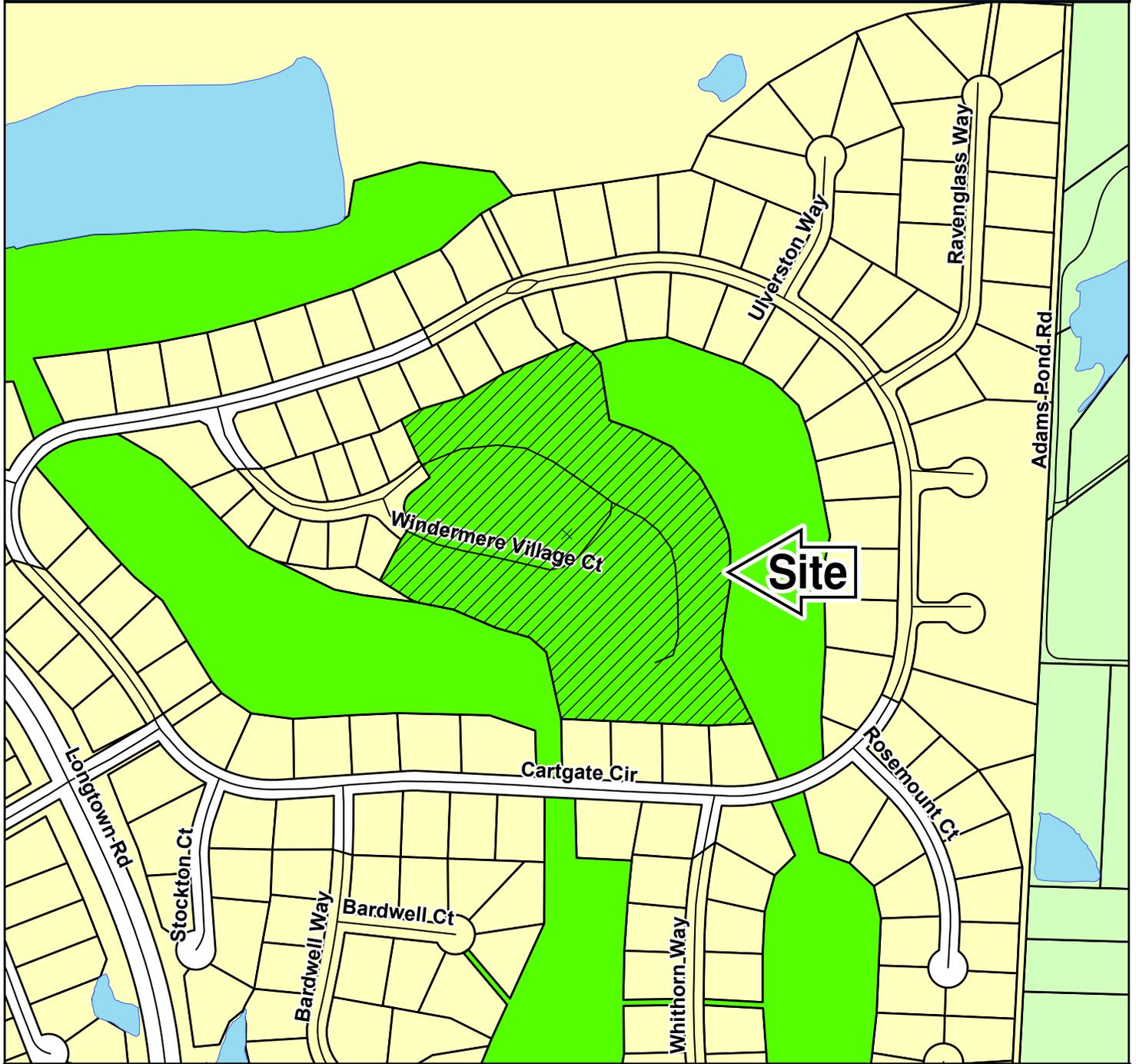
The development will be surrounded on two sides by the golf course. The open space provision will not apply due to the TROS zoning of the surrounding two holes. The subject parcel was shown as subdivision lots in the overall master plan approval; at the time of the TROS rezoning this parcel had not been plated out of the original golf course tax map and therefore had been included in the TROS rezoning. The golf course and surrounding community amenities would be available for residents to utilize for recreational activities and open space. The subject property contains existing water and sewer connections. The site is located within two miles of an Elementary and Middle School.

Planning Staff recommends approval of this map amendment.

## **Zoning Public Hearing Date**

**October 28, 2008**

# Case 08-32 MA TROS to RS-MD



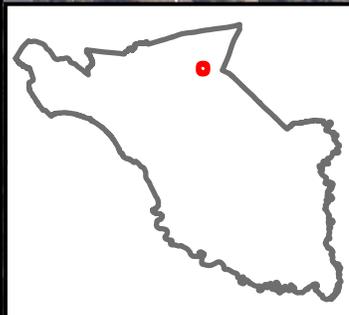
## ZONING CLASSIFICATIONS

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

 Subject Property

# CASE 08-32 MA TROS to RS-MD

TMS 20500-04-16



# CASE 08-32 MA

## From RS-LD to RS-MD

TMS#20500-01-01

Cartgate Rd





**Looking at northern portion of Windermere Village Ct**



**Looking at north end of site along cart path from course# 5**





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** October 6, 2008  
**RC PROJECT:** 08-33 MA  
**APPLICANT:** Tom Margle  
**PROPERTY OWNER:** The Estate of Heath C Manning and Darnall Boyd  
**LOCATION:** I-77 and Percival Rd

**TAX MAP NUMBER:** 19705-01-01, 19706-03-01, 02  
**ACREAGE:** 15.48  
**ZONING REQUEST:** OI/GC/OI to RM-HD

**PC SIGN POSTING:** September, 2008

#### Staff Recommendation

#### Approval

#### Background /Zoning History

The current zoning for the subject site is Office and Institutional District (OI) for tax map number 19705-01-01 and 19706-03-02 the zoning reflects the original zoning as adopted September 1977.

A subsequent map amendment for parcel 19706-03-01 rezoned the parcel from C-1 to C-3 on November, 17, 1993 (93-041MA).

Parcel 01-01 contains 473.48 linear feet of frontage along Boundary Street. Parcel 03-02 contains 155.22 linear feet of frontage along Boundary Street.

#### Summary

The Residential Multi-Family High Density District (RM-HD) is established 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 area 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.

Existing Zoning		
<b>North:</b>	RS-LD	Woodfield Park subdivision
<b>South:</b>	NA	I-77 interstate
<b>East:</b>	NA	I-77 interstate
<b>West:</b>	RS-MD	Single Family Detached Residences

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/**“I-20 Interbeltway Corridor Area Proposed Land Use Map”** designates this area as Medium Density Residential in the Established urban Area.

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

Compliance: The proposed development will be served by existing infrastructure for roads and utilities.

Principal: “Established residential areas should be protected against penetration or encroachment from higher or more intensive development.”

Compliance: The proposed rezoning to Residential Multifamily High Density District (RM-HD) would eliminate the more intense commercial uses currently permitted under the General Commercial District (GC) and Office and Institutional District (OI) zonings, while preserving the existing residential high density residential permitted uses.

## Traffic Impact

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. Roads are built to engineering design standards according to their classification. Road capacity is measured in Annual Average Daily Trips (ADTs). The map on the following page depicts the subject site in relation to the applicable SCDOT count stations.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). A V/C ratio of 1.0 represents the actual counted volume of traffic equals the volume for which was designed.

### Project Traffic Facts

Name of Adjacent Road	Boundary Road	
Road Classification	Two Lane Undivided Collector	
Design Capacity in ADTs	8,600	
2007 Traffic Count & Station #	N/A	# N/A
Road Maintained By	SCDOT	
Current V/C Ratio	N/A	
Estimated Project Traffic (ADTs)	1,064	
V/C Ratio with Proposed Project	N/A	

### Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, would be considered for future funding.

### Additional Comments

The nearest SCDOT count station is located on Percival Rd just south of the Boundary Road intersection and is therefore not applicable. A Traffic Management Plan will be required during the development approval process, and will identify the traffic impacts of the subject project.

### **Compliance with Pending Comprehensive Plan - Land Use Element 2009**

The subject parcel is located within the proposed Land Use Element's Suburban land use classification. Throughout the suburban areas in the Beltway, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern.

The property is located within the zoning overlay district of the proposed Decker Boulevard Redevelopment Design Overlay District, which permits Multifamily Dwellings. The proposed Decker Boulevard Redevelopment Design Overlay District promotes infill development with higher densities, reduced parking standards, and increased design standards. The proposed map amendment would insure higher density residential infill development to be established for this targeted underutilized area for redevelopment.

The rezoning would be compatible with the pending Comprehensive Plan Land Use Element.

### **Conclusion**

The proposed rezoning to Residential Multifamily High Density District (RM-HD) guarantees residential development which is more compatible with the existing and surrounding single family dwellings. Water and sewer are available on site in addition to road access to serve development.

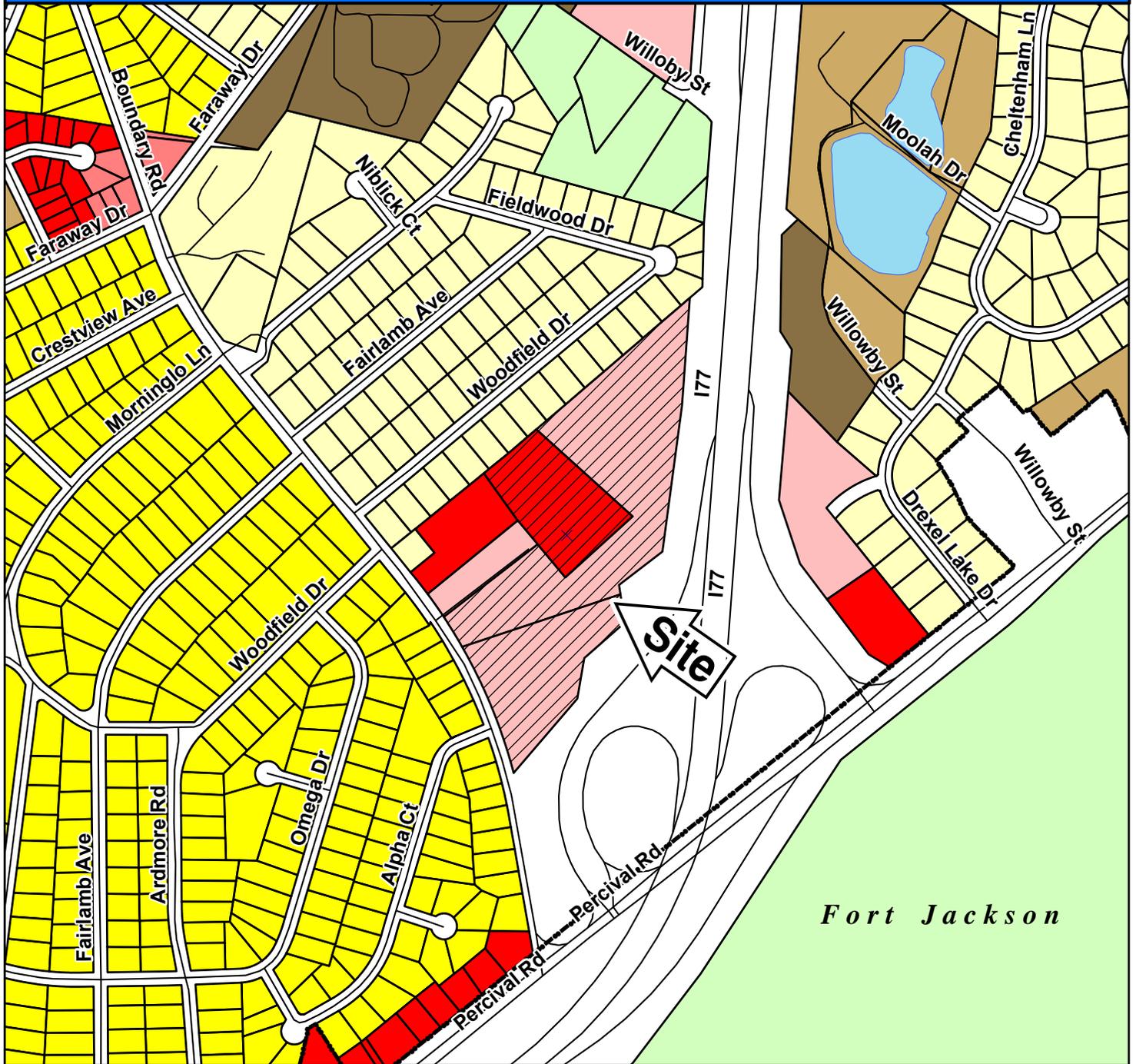
The existing zoning districts include the maximum allowable density of sixteen (16) units per acre, which would yield on gross acreage, 247 units. However, the requested zone district, will exclude commercial uses from the 15.48 acres, except by Special Requirements for small personal services and bed and breakfast inns.

Planning Staff recommends approval of this map amendment.

### **Zoning Public Hearing Date**

**October 28, 2008**

# Case 08-33 MA OI/GC/OI to RM-HD



## ZONING CLASSIFICATIONS

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

 N  
 Subject Property

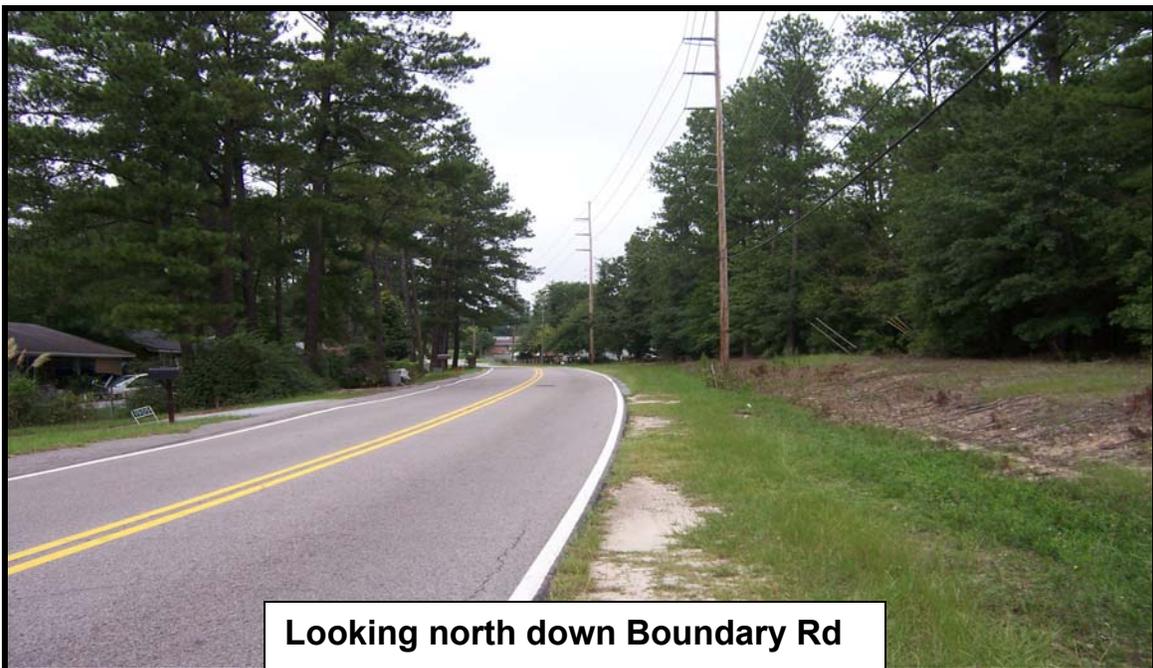
**CASE 08-33 MA**  
**OI/GC/OI to RM-HD**  
TMS 19705-01-01, 19706-03-01 & 02



# CASE 08-33 MA

## From OI/GC/OI to RM-HD

TMS#19705-01-01, 19706-03-01, 02 Boundary Rd





**Looking south down Boundary Rd**





# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** October 6, 2008  
**RC PROJECT:** 08-34 MA  
**APPLICANT:** Stuart Lee  
**PROPERTY OWNER:** Southern Region Industrial Realty, Inc.  
**LOCATION:** Bluff Road  
  
**TAX MAP NUMBER:** 13607-02-01  
**ACREAGE:** 13.94  
**ZONING REQUEST:** HI to RM-HD  
  
**PC SIGN POSTING:** September, 2008

### Staff Recommendation

Approval

### Background /Zoning History

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

The property located west of the subject parcel was rezoned July 12, 2006 (06-26MA) from Heavy Industrial District (HI) to Residential Multi-Family High Density District (RM-HD). The remaining portion of the same property was rezoned April 3, 2007 (07-10MA) from Heavy Industrial District (HI) to Residential Multi-Family High Density District (RM-HD).

The site contains 747.21 linear feet of frontage along Bluff Road.

### Summary

The Residential Multi-Family High Density District (RM-HD) is established 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 area 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.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density: no more than sixteen (16) units per acre.

Existing Zoning		
<b><u>North:</u></b>	RM-MD	Arthurtown
<b><u>South:</u></b>	M1	Dilmar Oil Company
<b><u>East:</u></b>	RM-HD	Copper Beach Townhomes

<b>West:</b>	M1/M1	Precision Truck Services INC/ vacant
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**Plans & Policies Comprehensive Plan Revised through 1994**

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

Objective: “Vary residential densities and development according to the character of the area”.

Compliance The character of the surrounding area is changing from industrial to Multi-family housing.

Principal: “High density residential developments are best located on the fringe of established single-family areas or on sites which use clustering with ample open space.”

Compliance The Residential Multi-family Medium Density District (RM-HD) would be located south of an existing residential neighborhood.

**Traffic Impact**

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and the road geometry and is measured in Average Daily Trips (ADTs).

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic flow. The next page depicts the location of the subject project in relation to the applicable SCDOT count stations.

Project Traffic Facts

Name of Adjacent Road	Bluff Road		
Road Classification	Four Lane Undivided Principal Arterial		
Design Capacity (ADTs)	29,200		
Site Frontage	747 feet		
2007 Traffic Count & Station #	18,800 ADTs	# 238 – 1 mile west	
Road Maintained By	SCDOT		
Current V/C Ratio	0.64	LOS	C
Estimated Project Traffic	739 ADTs		
V/C Ratio with Project	0.67	LOS	C
Traffic Analysis Prepared By	Planning Staff		

Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, would be considered for future funding.

Additional Comments

The subject site contains 14 acre and approximately 7 acres of developable property. The remaining 7 acres appears to be wetlands and floodplain. Assuming the 7 acres of developable land are built to the maximum density of 16 DU/acre, the proposed amendment could accommodate 112 units.

Three residential projects have recently been approved in the area. The traffic generated by each project is listed below:

Copper Beech (adjacent to the subject site) – added 2,290 ADT's  
Retreat (across Bluff Rd, ½ mile west) – added 1,639 ADT's  
Woodlands (adjacent to Copper Beech on the east) – added 2c898 ADT's

These three projects will add a total of 6,827 average daily trips to Bluff Road within the next couple of years. Upon buildout of all these residential projects, Bluff Road will continue to operate at level-of-service "C" in the area of the proposed amendment.

### **Compliance with Pending Comprehensive Plan - Land Use Element 2009**

The subject parcel is located within the proposed Land Use Element's Urban land use classification. Urban areas within the Beltway should contain a deliberate mix of residential, commercial, and civic land uses, with in many multi-story buildings, complete utilities, and full local government services. Proposed residential areas should contain 8 or more dwelling units per acre with a deliberate mix of residential, commercial, and civic land uses.

The rezoning would allow for the construction of more than 8 dwelling unites per acre. The rezoning is in compliance with the pending comprehensive plan.

### **Conclusion**

The character of the surrounding area along portions of Bluff Road has shifted from industrial to residential. The rezoning of Copper Beech Townhomes located to the east of the site was approved April 3, 2007 (07-10MA) from Heavy Industrial District (HI) to Residential Multifamily High Density District (RM-HD). Located further east is the proposed Woodlands development that was successfully rezoned from Heavy Industrial District (HI) to Residential Multifamily Medium Density District (RM-MD) on July 25, 2006 (06-36MA). The Retreat located west of the site was successfully rezoned from Rural/Light Industrial District (RU/M-1) to Residential Multifamily Medium Density District (RM-HD) September 11<sup>th</sup>, 2007 (07-30MA). All of the previous map amendments brought about a change in this portion of Bluff Road from industrial to residential.

The maximum allowed density for residential uses in the Residential Multifamily High Density District (RM-HD) is sixteen (16) dwelling units per acre. The rezoning would potentially allow 156 (net) units on the subject property.

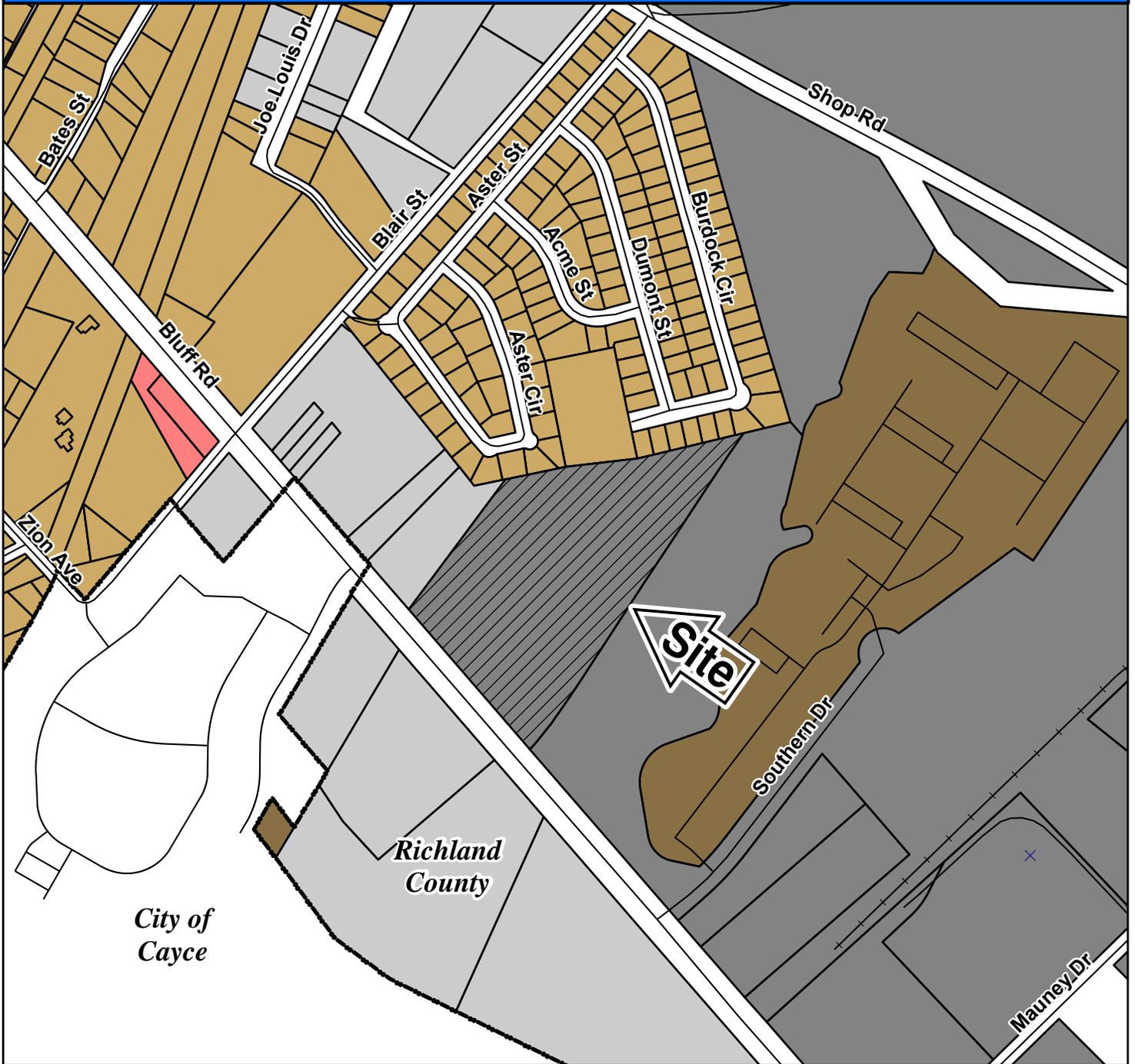
The rezoning of vacant industrial zoned property into residential multifamily would create an opportunity for residential infill within the Beltway Planning area rather than sprawling out into the county. The site has access to water and sewer connections.

Planning Staff recommends approval of this map amendment.

### **Zoning Public Hearing Date**

**October 28, 2008**

# Case 08-34 MA HI to RM-HD



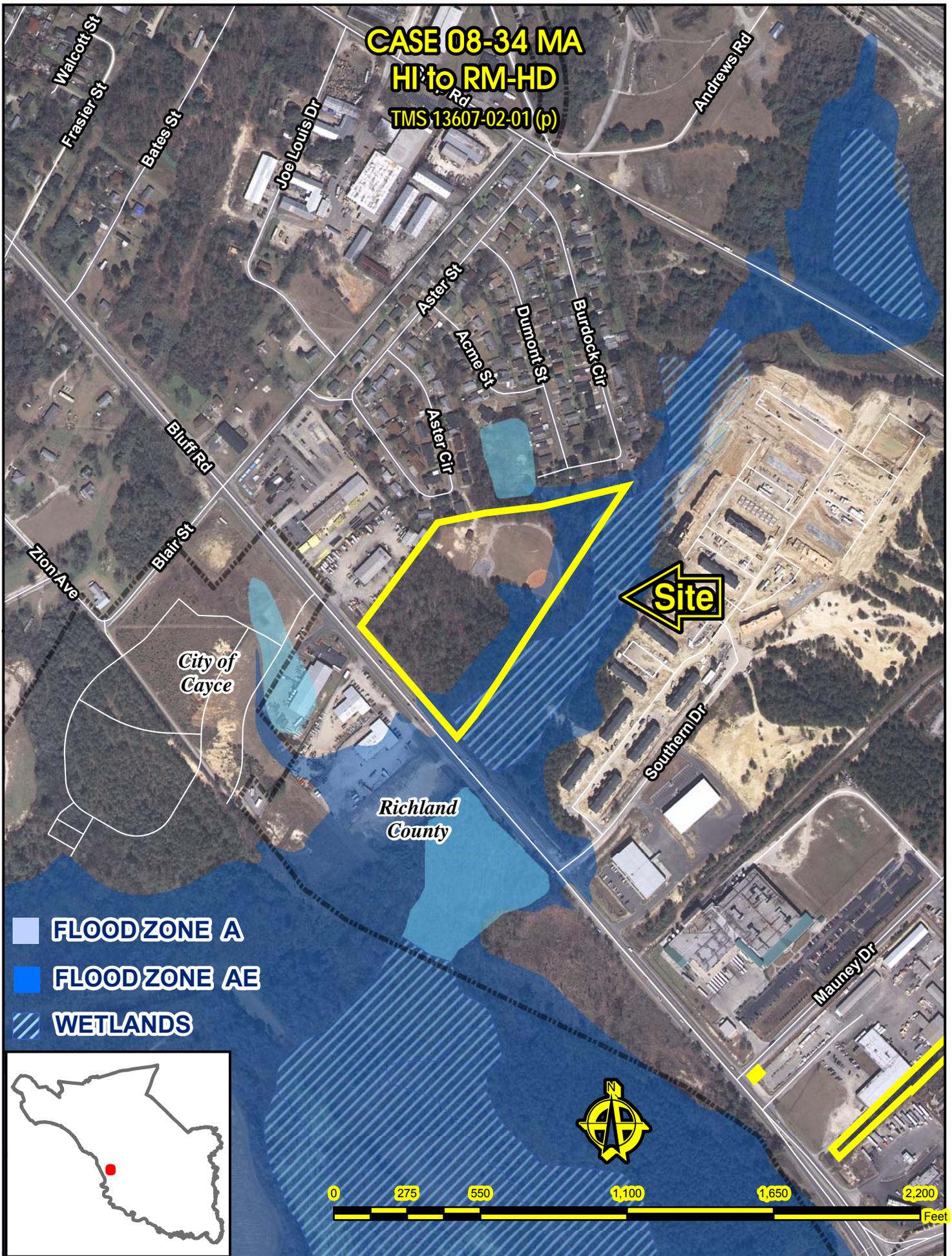
## ZONING CLASSIFICATIONS

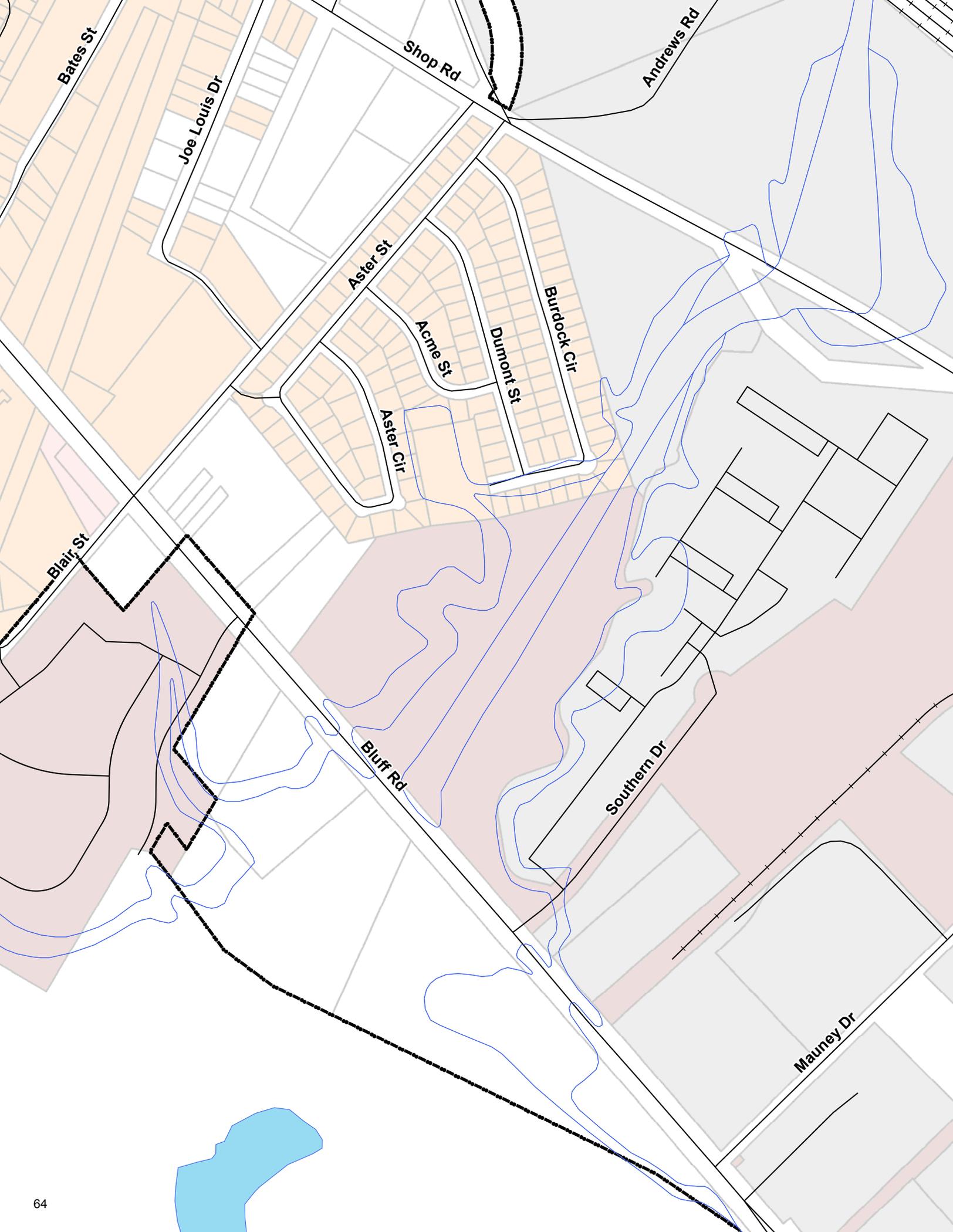
 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

 Subject Property



**CASE 08-34 MA**  
**HI to RM-HD**  
**TMS 13607-02-01 (p)**



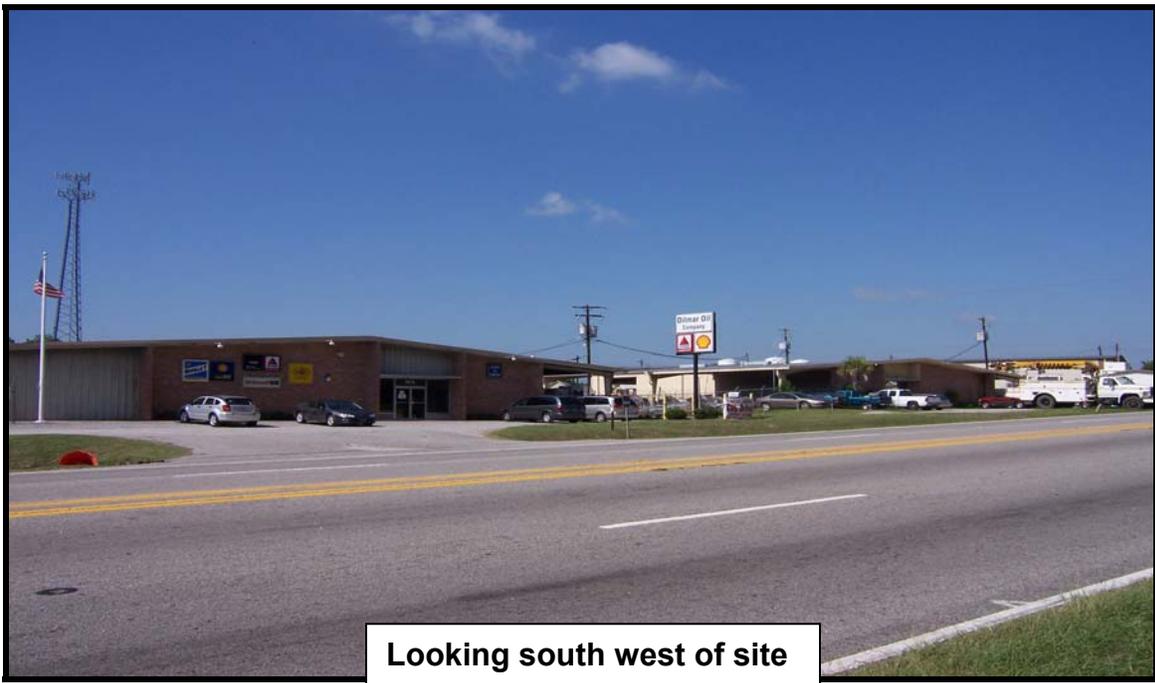


# CASE 08-34 MA

## From HI to RM-HD

TMS#13607-02-01 Bluff Rd







# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** October 6, 2008  
**RC PROJECT:** 08-35MA  
**APPLICANT:** Mike Ray  
**PROPERTY OWNER:** Forum Development II, LLC  
**LOCATION:** Clemson and Earth Road  
  
**TAX MAP NUMBER:** 25700-04-05  
**ACREAGE:** 11.24 acres  
**ZONING REQUEST:** M-1 to GC  
  
**PC SIGN POSTING:** August 21, 2008

### Staff Recommendation

**Disapproval**

### Background /Zoning History

The current zoning of Light Industrial (M-1) reflects zoning as adopted September 7, 1977. The site contains 447.92 linear feet of frontage along Clemson Road.

### Summary

The General Commercial District (GC) is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

### Existing Zoning

<b><u>North:</u></b>	RM-HD	Vacant
<b><u>South:</u></b>	M-1/M-1	Vacant/Self Storage
<b><u>East:</u></b>	RS-1	City of Columbia/Vacant
<b><u>West:</u></b>	GC/M1	Vacant/ Clemson University Research Station

## Plans and Policies

The Imagine Richland 2020 Comprehensive Plan/ “North East Proposed Land Use Map” designates this area as Industrial in the Established Urban Area.

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

Non Compliance: The surrounding properties are not within a concentrated commercial area.

Principal: “Sites for Commercial Development should be major traffic junctions or clustered locations rather than strip development”.

Non Compliance The subject property is not located at a major traffic junction nor is it clustered around existing commercial uses.

## Traffic Impact

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and their geometry.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). A V/C ratio of 1.0 represents the actual counted volume of traffic equals the volume for which the road was designed. The next page depicts the location of the subject project in relation to the applicable SCDOT count stations.

### Project Traffic Facts

Name of Adjacent Road	Clemson Road
Road Classification	Two Lane Undivided Minor Arterial
Design Capacity (ADTs)	10,800
Site Frontage	460 ft +/-
2007 Traffic Count & Station #	21,600 ADTs                      # 446 - ¼ mile to west
Road Maintained By	SCDOT
Current V/C Ratio	2.0                      LOS F
Estimated Project Traffic	None – no specific land use available
V/C Ratio with Project	N/A
Traffic Analysis Prepared By	Planning Staff

### Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, would be considered for future funding.

### Additional Comments

The traffic generated by the proposed zoning map amendment cannot be determined without identification of more specific land uses. There is vast difference in trip generation rates for the wide variety of land uses allowed in the General Commercial (GC) zoning district.

### **Compliance with Pending Comprehensive Plan - Land Use Element 2009**

The subject parcel is located within the proposed Land Use Element's Suburban land use classification. Throughout the suburban areas in the North East, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern.

The parcel is located within an undeveloped section of Clemson road. The rezoning would not connect the existing sprawl pattern.

The rezoning would be incompatible with the proposed Land Use Element.

### **Conclusion**

The General Commercial District (GC) and Light Industrial District (M-1) share similar permitted uses with the exception of the General Commercial District (GC) permitting Tanning Salons, Body Piercing/Tattoo Parlors, and Multifamily. The maximum allowed density for residential uses in the General Commercial District (GC) is sixteen (16) dwelling units per acre. The rezoning would potentially allow 125 (net) units on the subject property. Clemson Road currently moves twice the intended road capacity daily.

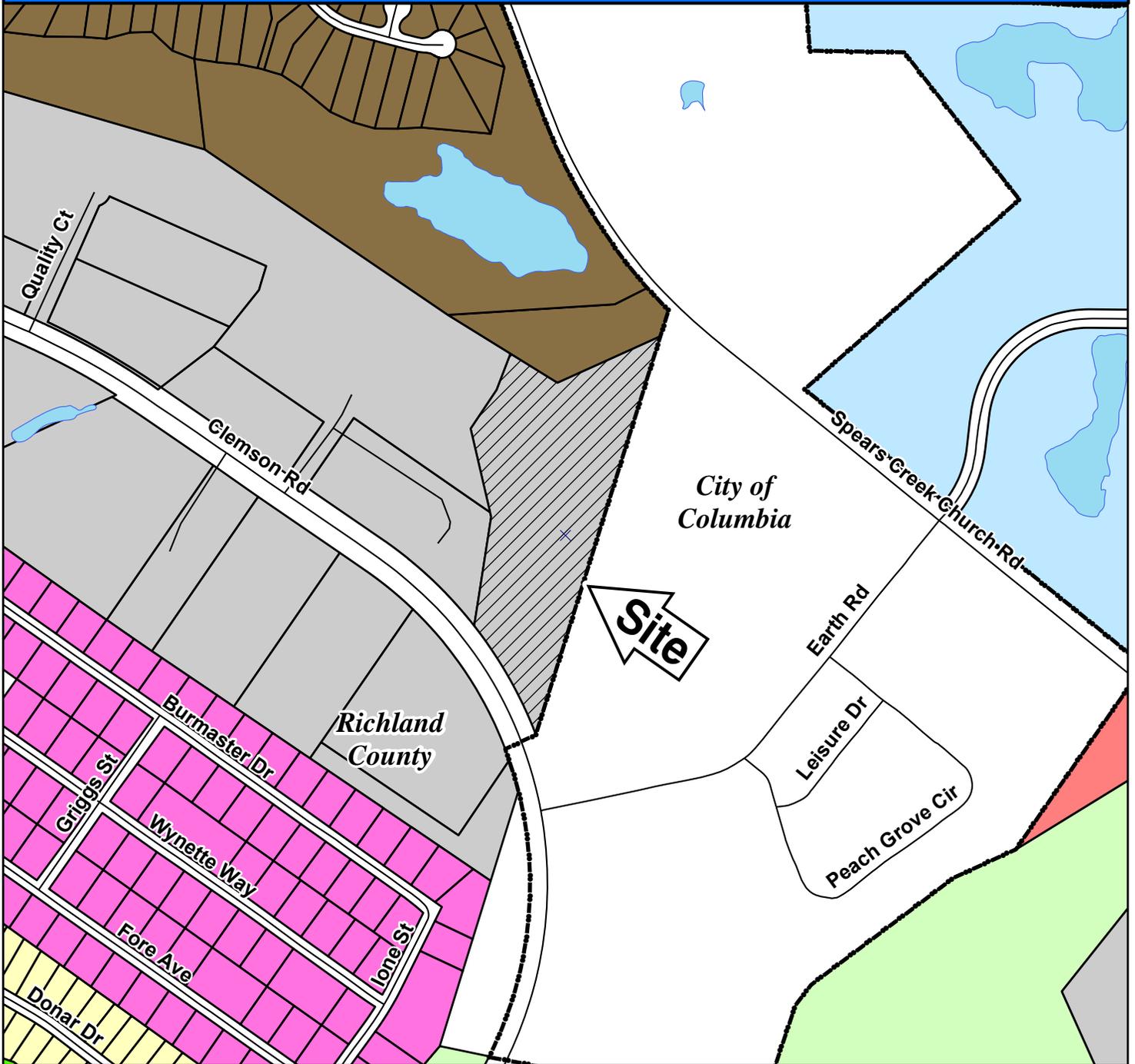
The applicant has not provided sufficient justification to amend the zoning map in this location. Planning Staff recommends disapproval of this map amendment.

### **Zoning Public Hearing Date**

**October 28, 2008**

# Case 08-35 MA

## M-1 to GC

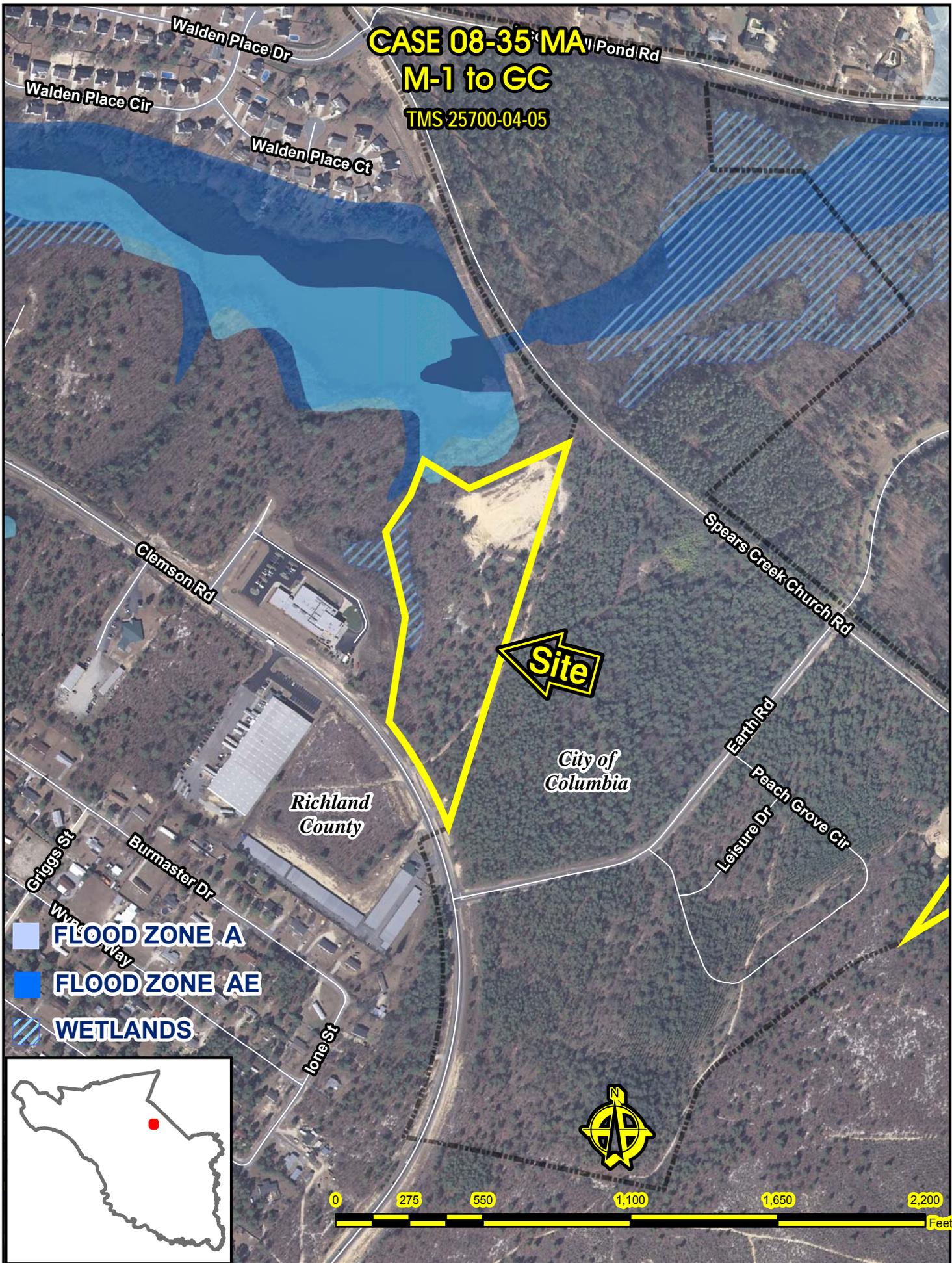


### ZONING CLASSIFICATIONS

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

 N  
 Subject Property

**CASE 08-35 MA**  
**M-1 to GC**  
**TMS 25700-04-05**



**Site**

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



# CASE 08-35 MA

## From M-1 to GC

TMS#25700-04-05 Clemson Rd









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

**PC MEETING DATE:** October 6, 2008  
**RC PROJECT:** 08-28 MA  
**APPLICANT:** Carl J. Berry, II  
**PROPERTY OWNER:** Sycamore Development, LLC  
**LOCATION:** Rimer Pond Rd

**TAX MAP NUMBER:** 20500-04-03, 01(P)  
**ACREAGE:** 36.35  
**ZONING REQUEST:** RU to RS-MD

**PC SIGN POSTING:** September, 2008

**Staff Recommendation**

**Approval**

**Background /Zoning History**

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

Parcel 03 contains 286.88 linear feet of frontage along Rimer Pond Rd.

**Summary**

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district which allows a minimum lot size of 8,500 sq. ft.

Gross Density: 186 Dwelling Units  
 Net Density: 130 Dwelling Units

<b>Existing Zoning</b>		
<b><u>North:</u></b>	RU	Rural Residences/ Seaton Ridge
<b><u>South:</u></b>	RS-LD	Long Creek Plantation
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	RU	Residence

## Plans & Policies Comprehensive Plan Revised through 1994

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

Objective: “Attract quality residential development in the area by restricting uses which would compromise the areas residential qualities”.

Compliance: The proposed rezoning would restrict the property to residential uses. The site has road capacity to accommodate the development; it has public water and sewer available to the site and is within two miles of a middle school and elementary school.

Principal: “Mixed residential densities are appropriate within the Developing Urban Area and should conform to the Proposed Land Use Map. Compatible zoning classifications by density are recommended as follows. Medium Density (5 to 9 dwellings/acres)”.

Compliance: The proposed Single-Family Medium Density District (RS-MD) zoning allows 5.1 dwellings per acre. The proposed map amendment complies with this principal.

## Traffic Impact Analysis

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number lanes and their geometry

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic. The location of the subject project in relation to the applicable SCDOT count stations on is shown at the end of this text.

### Project Traffic Facts

Name of Adjacent Road	Rimer Pond Road
Road Classification	Two Lane Undivided Collector
Site Frontage	289 feet
Design Capacity in ADTs	8,600
2007 SCDOT Traffic Count & Station #	3,400 ADTs                      # 705
Road Maintained By	SCDOT
Current V/C Ratio	0.4      LOS   B
Estimated Project Traffic	1,157
V/C Ratio with Proposed Project	0.52      LOS   B

### Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35 or greater would be considered for future funding.

### Additional Comments

The proposed amendment will not result in the level-of-service "C" of the affected roadway being exceeded.

### **Compliance with Pending Comprehensive Plan - Land Use Element 2009**

Throughout the suburban areas in the Northeast, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern. Public facilities such as schools, libraries, and recreation centers should be located where they reinforce neighborhood and community centers.

The proposed map amendment will allow medium density residential homes to be constructed within two miles of two existing schools. The proposed zoning will be in compliance with the Pending Comprehensive Plan.

### **Conclusion**

The subject property is located north of the existing Longcreek Plantation residential community. This existing neighborhood has the density of Residential Single Family Low Density. The character of the surrounding area is residential with low density development to the south and rural size residential lots to the north. The existing community of Seaton Ridge is located northwest of the site.

The subject parcel is located within two miles of Blythewood middle and Round Top elementary school. The rezoning is in compliance with both the current and proposed comprehensive plans. Rimer Pond Road has adequate road capacity to accommodate the development. Public water and sewer service is available in the area.

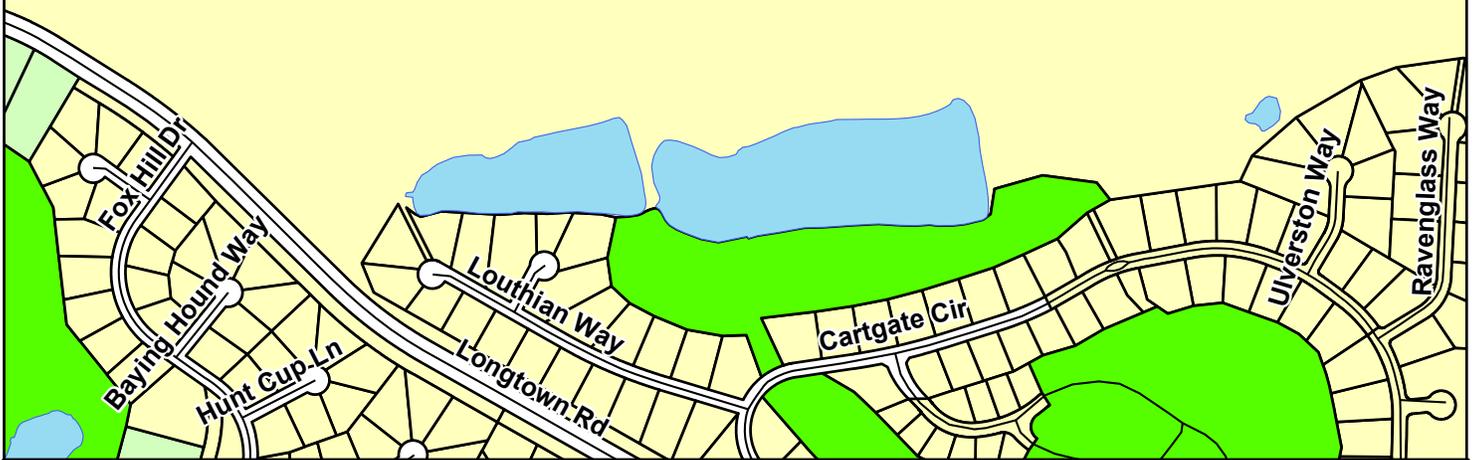
The rezoning would potentially allow approximately 130 single family lots based on net density, providing for existing topographical limitations of the site. The current zoning allows for approximately a maximum of 47 single family lots based on gross acreage. Utilization of the open space provision of the land development regulations, would allow for the maximum density for either zone district.

Staff recommends approval of this map amendment.

### **Zoning Public Hearing Date**

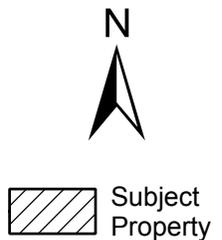
**October 28, 2008**

# Case 08-28 MA RU to RS-MD



## ZONING CLASSIFICATIONS

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



# CASE 08-28 MA RU to RS-MD

TMS 20500-04-03, 01(p) & 04(p)

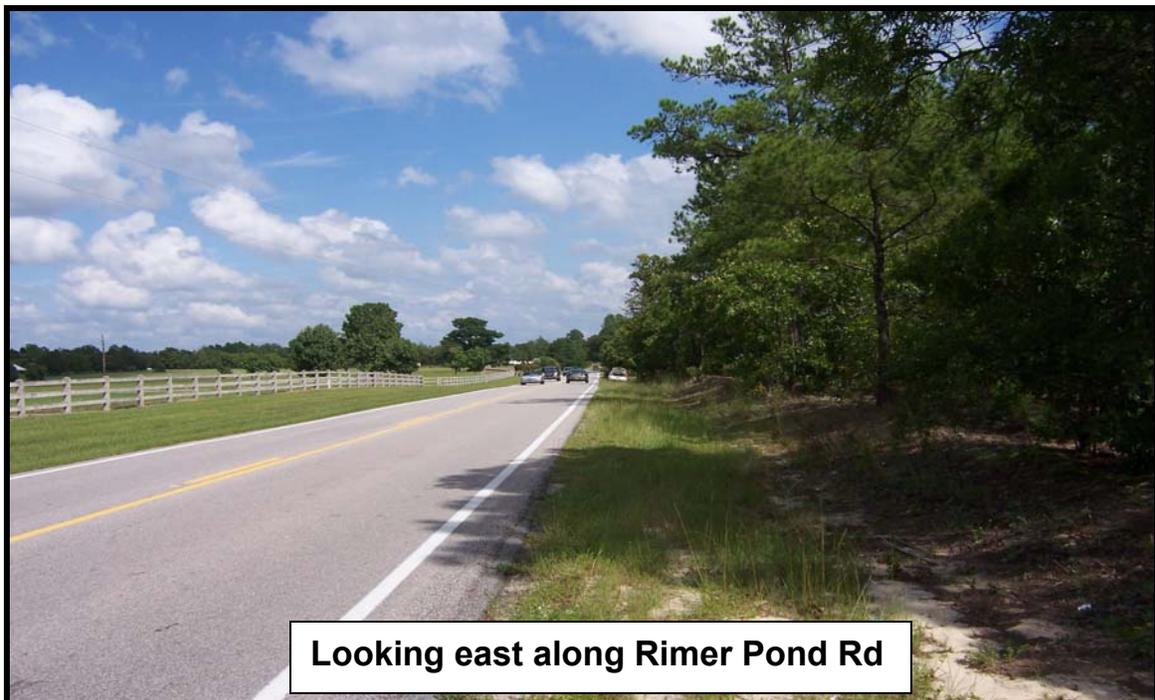


# CASE 08-28 MA

## From RU to RS-MD

20500-04-03, 01(P), 04(P)

Rimer Pond Road





**Looking west along Rimer Pond Rd**





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

**PC MEETING DATE:** October 6, 2008  
**RC PROJECT:** 08-29 MA  
**APPLICANT:** Carl J. Berry, II  
**PROPERTY OWNER:** Sycamore Development, LLC  
**LOCATION:** Intersection of Rimer Pond Road and Longtown Road

**TAX MAP NUMBER:** 20500-04-01 (P)  
**ACREAGE:** 31.23  
**ZONING REQUEST:** RU to RS-MD

**PC SIGN POSTING:** September, 2008

**Staff Recommendation**

Approval

**Background /Zoning History**

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

The parcel contains 1259.7 linear feet of frontage along Longtown and 1487 linear feet of frontage along Rimer Pond Road.

**Summary**

The RS-MD District is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area: 8,500 square feet or as determined by DHEC.

Gross Density: 160 Units  
 Net Density: 112 Units

<b>Existing Zoning</b>		
<b><u>North:</u></b>	RU	Residential
<b><u>South:</u></b>	RS-LD	Long Creek Plantation
<b><u>East:</u></b>	RU	Residential
<b><u>West:</u></b>	RU	Blythewood Middle School

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/“Northwest Area Proposed Land Use Map” designates this as Medium Density Residential in the Developing Urban Area.

Objective: “Attract quality residential development in the area by restricting uses which would compromise the areas residential qualities”.

Compliance The subject parcels rezoning would limit the property to residential uses.

Principal: “Mixed residential densities are appropriate within the Developing Urban Area and should conform to the proposed land use map. Medium density (5 to 9 dwellings/Acre)”.

Compliance The proposed Single-Family Medium Density District (RS-MD) zoning allows 5.1 dwellings per acre. The proposed map amendment complies with this principal

## Traffic Impact Analysis

Roads are classified by their function, i.e., local, collector (collects local road traffic), etc. and are built to engineering design standards according to their classification. The traffic volume is also dependent upon the number of lanes and their geometry.

A simple measure of traffic impact is the volume of vehicles on a given roadway segment in comparison to the road’s engineering design capacity, expressed as the volume-to-capacity ratio (V/C). The higher the V/C ratio, the more congested the traffic. The location of the subject project in relation to the applicable SCDOT count stations on is shown at the end of this text.

### Project Traffic Facts

Name of Adjacent Road (s)	Longtown Road E & Rimer Pond Rd	
Road Classification	Two Lane Undivided Collector	
Design Capacity (ADTs)	8,600	LOS C
Longtown Rd E 2007 Count & Sta. #	2,400 ADTs	# 713 – at site
Rimer Pond Rd 2007 Count & Sta. #	3,400 ADTs	# 705 – just east of site
Roads Maintained By	SCDOT	
Current V/C Ratio	0.28 LOS A	& 0.4 LOS B
Estimated Project Traffic (ADTs)	1,175	
V/C Ratio with Project	To be determined by TMP	
Traffic Analysis Prepared By	Planning Department Staff	

### Volume-To-Capacity Effects

The current SCDOT Statewide Transportation Improvement Plan (STIP) does not include any road widening projects in Richland County until after 2012. Only projects with a V/C ratio of 1.35, or greater, would be considered for future funding.

### Additional Comments

The additional 1,157 average daily trips from Case # 08-28-MA, on Rimer Pond Road will not exceed a level-of-service "C". The proposed subdivision will likely have an entrance on each adjacent road.

The project will be required to submit a Traffic Management Plan (TMP) as part of the subdivision permitting process.

### **Compliance with Pending Comprehensive Plan - Land Use Element 2009**

Throughout the suburban areas in the Northeast, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern. Public facilities such as schools, libraries, and recreation centers should be located where they reinforce neighborhood and community centers.

The proposed rezoning would be in compliance with the Pending Comprehensive Plan.

### **Conclusion**

Under the proposed Residential Single Family Medium Density District (RS-MD) one (1) principle dwelling unit may be placed on a lot per acre and would allow an estimated 109 dwelling units on the subject property. The site also contains a cell phone tower that could limit the overall number and placement of the lots.

The property is located north of the existing Longcreek Plantation residential community. The character of the surrounding area is residential with low density development to the south and rural size residential lots to the north. The subject parcel is located within two miles of Blythewood middle and Round Top elementary school. Water and sewer service is available in the area.

The rezoning is in compliance with both the current and proposed comprehensive plans. Rimer Pond Road and Longtown Road both have adequate road capacity to accommodate the development. Public water and sewer service is available in the area.

Planning Staff recommends approval of this map amendment.

### **Zoning Public Hearing Date**

**October 28, 2008**

# Case 08-29 MA RU to RS-MD



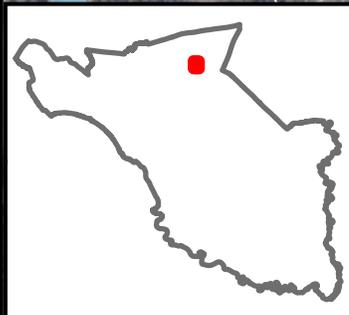
## ZONING CLASSIFICATIONS

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

 N  
 Subject Property

**CASE 08-29 MA  
RU to RS-MD**

**TMS 20500-04-03, 01(p) & 04(p)**



# CASE 08-29 MA

## From RU to RS-MD

20500-04-01

Rimer Pond Road





**Looking south along Longtown Rd**



**Looking east along Rimer Pond Rd**



## EXPLANATION

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-171, GENERAL; SO AS PROTECT BUFFERS, COMMON AREAS, OPEN SPACE, RECREATION AREAS, AND PLANTED AND/OR VEGETATIVE AREAS ON ALL APPROVED PLANS.

What this ordinance will do:

This ordinance will amend Section 26-171 to mandate that all buffers, common areas, open space, recreation areas, and planted and/or vegetative areas that are either required under the Code or approved by the Development Review Team must be maintained and preserved in perpetuity. If there is conflict with other sections of Richland County regulations, the most restrictive requirements shall apply.

In addition, utility companies that are considering any type of disturbance within the protective areas must submit their request to the Planning Department. The Department will then review each request on a case-by-case basis for compliance with the requirements of Chapter 26.

# SIXTH DRAFT

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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-171, GENERAL; SO AS PROTECT BUFFERS, COMMON AREAS, OPEN SPACE, RECREATION AREAS, AND PLANTED AND/OR VEGETATIVE AREAS ON ALL APPROVED PLANS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-171, General; is hereby amended to read as follows:

**Sec. 26-171. General.**

This article sets forth standards for land development in the unincorporated areas of Richland County, South Carolina, concerning a variety of different development issues. These standards are designed to ensure the compatibility of development within the county and to implement the policies found in the county's comprehensive plan. The applicability of the standards set forth in this article may vary based on the use, location, and zoning district (as set forth in this chapter). The criteria set forth in this article, as with all other requirements, must be satisfied before an application for development will be approved. All required and/or approved buffers, common areas, open space, recreation areas, and planted and/or vegetative areas are required to be maintained and preserved in perpetuity. If in conflict with other sections of Richland County regulations, the most restrictive shall apply.

Utility companies that are considering any type of disturbance within the aforementioned protective areas shall submit their request to the Planning Department. The Department shall review each request on a case-by-case basis for compliance with the requirements of this chapter.

SECTION II. Severability. 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. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

# SIXTH DRAFT

SECTION IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_\_ 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:  
First Reading:  
Second Reading:  
Third Reading:



## EXPLANATION

Title:

**AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE III, ADMINISTRATION; SECTION 26-34, DEVELOPMENT REVIEW TEAM; SUBSECTION (A), ESTABLISHED/DUTIES; AND ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-59, PLANNED DEVELOPMENT REVIEW/APPROVAL; SUBSECTIONS (D) AND (K); SO AS TO REMOVE THE REQUIREMENT OF DEVELOPMENT REVIEW TEAM REVIEW PRIOR TO PDD APPROVAL AND TO SPECIFY THAT WHEN A PDD DISTRICT EXPIRES, IT REVERTS TO THE PREVIOUS ZONING DISTRICT CLASSIFICATION.**

What this ordinance will do:

This ordinance will amend Section 26-34 and Section 26-59 to remove the requirement that the Development Review Team review applications for planned developments. Instead, staff will review the application, and if it is complete, they will schedule it to be considered by the Planning Commission within 60 days (with one 30 day extension being possible).

In addition, this ordinance will delete the provisions regarding the posting of a bond and will clarify what happens if no development occurs on property that has been zoned to PDD. Approval expires after 2 years if the applicant has not applied for appropriate state and federal permits and does not have site plan or sketch plan approval (for the entire tract of land that comprises the PDD) from the county. The property would then revert to the zoning district classification that was in effect immediately prior to the establishment of the PDD District.

# DRAFT

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE III, ADMINISTRATION; SECTION 26-34, DEVELOPMENT REVIEW TEAM; SUBSECTION (A), ESTABLISHED/DUTIES; AND ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-59, PLANNED DEVELOPMENT REVIEW/APPROVAL; SUBSECTIONS (D) AND (K); SO AS TO REMOVE THE REQUIREMENT OF DEVELOPMENT REVIEW TEAM REVIEW PRIOR TO PDD APPROVAL AND TO SPECIFY THAT WHEN A PDD DISTRICT EXPIRES, IT REVERTS TO THE PREVIOUS ZONING DISTRICT CLASSIFICATION.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article III, Administration; Section 26-34, Development Review Team; Subsection (a), Established/duties; is hereby amended to read as follows:

- (a) *Established; duties.* A development review team is hereby established, which shall have the following duties:
- (1) *Land development review.* The development review team shall review and comment on all major land development applications and minor land development applications as needed. Such review shall be made in accordance with the procedures set forth in Section 26-53 of this chapter.
  - (2) *Subdivision review.* The development review team shall review and comment on all major subdivision plat applications and shall comment on minor subdivision plats as needed. Such review shall be made in accordance with the procedures set forth in Section 26-54 of this chapter.
  - ~~(3) *Planned development review.* The development review team shall review and comment on all applications for planned developments. Such review shall be made in accordance with the procedures set forth in Section 26-59 of this chapter.~~
  - ~~(4)~~(3) *Assistance to the planning department.* The development review team shall review and comment on other plans or applications as requested by the planning department and shall assist the staff of the planning department with any studies or other land development matters as necessary.

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~~(5)~~(4) *Other.* The development review team shall perform such additional powers and duties as may be set forth for the development review team of Richland County elsewhere in this chapter and other laws and regulations of the county.

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-59, Planned Development Review/Approval; Subsection (d), Staff review; is hereby amended to read as follows:

- (d) *Staff review.* The planning department shall review the application and determine if it is complete within fifteen (15) days of its submittal. If the application is found to be incomplete, the planning department shall notify the applicant of any deficiencies. Provided the application is complete, the planning department shall schedule the matter ~~for consideration by the development review team. Within thirty (30) days of receipt from the planning department, the development review team shall review the proposed PDD. The development review team shall take action on the application within thirty (30) days of reviewing the proposed PDD. Following the action by the development review team, the matter shall be scheduled~~ for consideration by the planning commission within sixty (60) days of receipt; provided, however, the planning department may request one thirty (30) day extension, with the consent of the applicant. The planning department shall prepare a staff recommendation on the PDD application and the zoning map amendment. The schedule for meetings of the planning commission and applications ~~and deadlines for the meetings~~ shall be maintained in the planning department.

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-59, Planned Development Review/Approval; Subsection (k), Permit/approval validity; is hereby amended to read as follows:

- (k) *Permit/approval validity.* The descriptive statement as approved by Richland County Council and duly recorded shall set forth the development for the project, including phasing of development of nonresidential uses in relationship to residential use. The county council may require the posting of a bond with a corporate surety to guarantee that the schedule set forth in the descriptive statement will be materially adhered to in order to guarantee construction of roads, utilities, and other facilities and amenities. A bond may also be used to allow for rectification of improper development characteristics, such as failure to begin, or failure to complete, or failure to make adequate progress as agreed to in the descriptive statement. If performance differs from that set forth in the statement approved by county council, the council may:
- (1) Enforce and collect upon such bonds or sureties as described in this subsection;

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- (2) Change the district classification of the planned development and thus terminate the right of the applicant to continue development;
- (3) Initiate action to charge the developers with specific violation of this chapter subject to the penalties set forth in Article XI. of this chapter; or
- (4) Take any appropriate combination of these actions.

~~If the planned development is not initiated within two (2) years of its establishment, the development approval shall automatically expire and the county council may initiate a rezoning to another zoning district classification.~~

If the applicant has not applied for appropriate state and federal permits and does not have site plan or sketch plan approval (for the entire tract of land that comprises the PDD) from the county within two (2) years of the enactment of the PDD District zoning, then the development approval shall automatically expire and the property shall revert to the zoning district classification that was in effect immediately prior to the establishment of the PDD District. However, the applicant may apply to County Council for a one (1) year extension of this two (2) year time period no later than 60 days and no earlier than 120 days prior to the expiration of the development approval.

SECTION IV. 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 V. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VI. This ordinance shall be effective from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

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

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

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## RICHLAND COUNTY ATTORNEY'S OFFICE

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Approved As To LEGAL Form Only  
No Opinion Rendered As To Content

First Reading:           October 7, 2008 (tentative)  
Public Hearing:           October 28, 2008 (tentative)  
Second Reading:         October 28, 2008 (tentative)  
Third Reading:



Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO IMPROVE RICHLAND COUNTY'S WATER QUALITY, PROTECT THE ENVIRONMENT, AND COMPLY WITH THE COUNTY'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

What this ordinance will do:

It will benefit Richland County's efforts to improve water quality, it will serve as an added measure to protect the environment and it supports compliance with our National Pollution Discharge Elimination System (NPDES) Permit.

Richland County is currently operating under its second five-year National Pollutant Discharge Elimination System (NPDES) permit to govern stormwater quality in County jurisdictional areas. DHEC issued the permit and it is effective from September 11, 2006 through September 10, 2011. This reissued permit also covers two Co-Permittees, the Town of Arcadia Lakes and City of Forest Acres, for NPDES Phase II regulations.

The changes to Chapter 26 are needed to support several programs developed by DPW's Stormwater Management Division in conjunction with complying with the Corrective Action Plan and reissued permit requirements. Some of those programs are:

- Updated Stormwater Management Plan
- Delegated Qualified Local Program (QLP) for plan reviews, inspections, etc
- Pesticide, Herbicide and Fertilizer Control Program
- Illicit Connection, Improper Disposal, Illegal discharge and Illegal Dumping Control
- Sanitary Sewer Regulatory Program (SSRP)
- Industrial and High-risk Runoff (IHR) Control Program
- Stormwater Infrastructure Inspection and Maintenance
- Stormwater Pollution Prevention Plans (SWPPPs)
- Spill Prevention Control and Countermeasure (SPCC) Plans
- Road Runoff Management Program
- Sampling and Monitoring Program, etc. . .

The changes to the current Ordinance reflect components of the developed programs for their effective implementation. The Ordinance language is being updated to reflect currently effective permit requirements.

The feasibility for identifying an Environmental Protection (EP) Overlay District has also been added to the Ordinance. The EP Overlay District is intended to address general environmental concerns within a designated area. In an effort to address some of the

most critical water resource problems that exist within Richland County, environmental protection overlay districts will be established by Richland County as necessary and appropriate. In the proposed Ordinance, the Gills Creek watershed has been identified as an environmentally protected watershed (EP-GC). Richland County seeks to preserve the Gills Creek Floodway in order to protect and improve the water quality, scenic beauty, and wildlife habitat of the creek.

Also, language requiring water quality buffers has been added. Water quality buffers apply in all zoning districts, and must be maintained. Water quality buffers are required along all perennial and intermittent streams, waterways, wetlands, etc.

There will be no new financial impacts due to the added language. On the contrary, there is the potential to generate revenue for Richland County, as a result of enforcement, by implementing the added measures.

- Ordinance is provided under separate cover.

## EXPLANATION

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "BUSINESS, PROFESSIONAL AND PERSONAL SERVICES" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT CERTAIN PAYDAY LENDERS IN THE GC GENERAL COMMERCIAL DISTRICTS WITH SPECIAL REQUIREMENTS.

What this ordinance will do:

This ordinance will establish "payday lenders" as a separate use, with special requirements, in the GC General Commercial District, to wit:

(50) *Payday Lenders.*

- a. Use districts: General Commercial.
  - b. The use shall be located no closer than 3,000 feet, measured lot line to lot line, from the nearest payday lending establishment; and
  - c. The uses shall be located within a group nonresidential development, shopping center, or the like with all structures constituting a minimum of 30,000 square feet; or
  - d. The use shall be located wholly within the confines of a grocery store or general merchandise retail establishment having a minimum of 30,000 square feet; and
  - e. The use shall have no separate access to the exterior of the building.
- Ordinance is provided under separate cover



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**Richland County  
Planning &  
Development  
Services**

## Memo

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To: **Anna Almeida, AICP** Deputy Planning Director

From: **K. Brian Cook** Assistant Zoning Administrator

CC: **Joe Kocy, AICP** Planning Director  
**Geonard Price** Zoning Administrator

Date: **9/26/2008**

Re: **Definitions regarding front yard setbacks**

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Below are listed the definitions from the Richland County Land Development Code for setback, front setback, and setbacks for lots with more than one road frontage.

**Sec. 26-22. Definitions.**

**Setback** - The minimum distance by which any building or structure must be separated from the lot lines of the lot on which it is located.

**Front Setback** - A setback extending across the full width of a lot between the front lot line and the foremost point of any structure on the lot.

**Sec. 26-172. Density and dimensional standards.**

**3) Setbacks for lots with more than one road frontage.** Structures shall meet the front yard requirements for all sides of the structure abutting public roads. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the zoning administrator may waive the requirement for the normal front yard. In its place, a special yard requirement shall be determined as specified in subsection (4) below.

**4) Adjusting building lines.** Where there are lots that comprise fifty percent (50%) or more of the lots on the same side of the block as the lot in question which are developed with less than the required road setbacks, the average setback of the two (2) principal buildings nearest the lot in question shall be observed as the minimum front yard setback.



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

**TO:** Planning Commission Members: Interested Parties  
**FROM:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator  
**DATE:** September 24, 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 name+s 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
Shop Groves Commercial Park	Off Shop Rd, Beltway
Carlton Glenn S/D	Off Percival Rd, Northeast

PROPOSED STREET NAMES	GENERAL LOCATION
Hospitality Ln	Off Jabay Rd, Northeast
Enterprise Ct	Off Professional Park Rd, Northeast
Carlton Glenn	Proposed Carlton Glenn S/D
Sudbury Rd	Proposed Carlton Glenn S/D
Boddington Ln	Proposed Carlton Glenn S/D
Shire Ln	Proposed Carlton Glenn S/D
Hanby	Proposed Carlton Glenn S/D
Blackford	Proposed Carlton Glenn S/D
Veltin	Proposed Carlton Glenn S/D



