

**RICHLAND COUNTY
PLANNING COMMISSION**



July 9, 2018

***Council Chambers
2020 Hampton Street
Columbia, SC 29202***

RICHLAND COUNTY PLANNING COMMISSION



Monday, July 9, 2018
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Beverly Frierson • Mettauer Carlisle • Prentiss McLaurin
David Tuttle • Wallace Brown • Ed Greenleaf • Karen Yip

I. PUBLIC MEETING CALL TO ORDER Stephen Gilchrist, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT Stephen Gilchrist, Chairman

III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL – June 2018

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 18-024 MA
Jo Ann Hughes
RS-HD to GC (.15 acres)
2826 Truman Street
TMS# R11609-07-10
PDSD Recommendation – Disapproval

District 4
Paul Livingston

WITHDRAWN

2. Case # 18-025 MA
Evan Wilson
RS-LD to RS-MD (7.18 acres)
Joiner Road and Deloach Drive
TMS# R16415-04-24, 25, 26, 33, 34, 35,
36, 37, 38, 39 & R16415-05-01, 02
PDSD Recommendation – Approval
Page 1

District 11
Norman Jackson

3. Case # 18-026 MA
Tom James
NC to GC (5.53 acres)
Lower Richland Boulevard
TMS# R21800-04-20
PDSD Recommendation – Approval
Page 9

District 11
Norman Jackson

IV. OTHER ITEMS

1. Presentation of the Draft Richland County Land Development Design Manual

V. LAND DEVELOPMENT CODE REWRITE [ACTION]

VI. RULES AND PROCEDURE

VII. CHAIRMAN'S REPORT

VIII. PLANNING DIRECTOR'S REPORT

A. Report of Council

B. DRT Report

IX. ADJOURNMENT

NOTES:

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ZONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.



DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

2020 Hampton Street • Columbia, S.C. 29204

(803) 576-2190

To: Planning Commission Members, Interested Parties

From: Alfreda W. Tindal, 9-1-1 Addressing Coordinator

Date: June 27, 2018

Subject: Street Name (s) Approval Request

Pursuant Section 6-29-1200(A) SC Code of Laws requires the Planning Commission to approve street names. Specially, 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 names have been reviewed and in compliance with Richland County & State Statute Road Naming Standards.

Action Requested: The Planning Commission Board approval of the following street name(s):

Proposed Street Name (s)	Applicant/ Contact	Development Name/Location	Property Description:	Council District (Honorable)
1. Allan Crest Road 2. Blue Grace Road 3. Beaufort Farm Road 4. La Vida Court 5. Flying Pace Lane 6. Fandango Court 7. Destiny Farm Lane 8. Cooley Farm Court 9. Dapple Ridge Court 10. Deep Creek Road 11. Jubillie Court 12. Heart Springs Lane 13. Ettenborough Road 14. Honey Hill Way 15. Fire Island Road 16. Flying C Lane 17. Hanging Valley Road 18. Balis Farm Circle 19. Gaited Acres Lane 20. Glenwillow Lane 21. Horse Feathers Road 22. Grand View Loop 23. Iron Horse Court	David B. Parr, Jr., Power Engineering Company	Proposed Blythewood Farms/ Langford Rd, Wilson Blvd and Main St	1. TMS # R17800-04-68, R15100-06- 07 and R15200-05-02. 2. Approx. 601 Lots @ 247 acres	Joyce Dickerson (2)



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 9, 2018
RC PROJECT: 18-025 MA
APPLICANT: Evan Wilson

LOCATION: Joiner Road and Deloach Drive

TAX MAP NUMBER: R16415-04-24, 25, 26, 33, 34, 35, 36, 37, 38, 39 &
R16415-05-01, 02

ACREAGE: 7.18 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: RS-MD

PC SIGN POSTING: June 22, 2018

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-1 Residential District. With the adoption of the 2005 Land Development Code the RS-1 Residential District was designated Residential Single-family Low Density District (RS-LD).

Zoning History for the General Area

Two parcels south of the site with frontage on Leesburg Road were rezoned from RS-LD to Office and Institutional District (OI) District under case number 98-054MA.

A parcel south of the site with frontage on Leesburg Road was rezoned from OI to General Commercial Density (GC) District under case number 96-066MA.

Three parcels further south of the site with frontage on Leesburg Road were rezoned to General Commercial Density (GC) District under case numbers 94-022MA, 96-024MA and 00-033MA.

Zoning District Summary

The Residential Single-Family Medium Density District (RS-MD) 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 is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 36 dwelling unit.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RS-1/RS-1/RS-1	Residential Subdivision (City of Columbia)
<u>South:</u>	RS-1/RS-LD	Residences
<u>East:</u>	RS-LD/RS-LD	Residence/Residence
<u>West:</u>	RG-1	Residential Subdivision (City of Columbia)

Discussion

Parcel/Area Characteristics

The majority of the parcels have frontage on Joiner Road. Some of the parcels have frontage on Deloach Drive. Both Joiner Road and Deloach Drive are unpaved roads. The subject parcels are wooded and undeveloped. There are no sidewalks or streetlights along these sections of Joiner Road or Deloach Drive. The surrounding area is primarily characterized by residentially developed parcels to the north, west, south and east.

Public Services

The Atlas Road fire station (station number 8) is located on Atlas Road, approximately 1 mile east of the subject parcel. There is a fire hydrant located on Joiner Road. Records indicate that the parcel is in the City of Columbia’s water service area and sewer service area.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood Medium Density**.

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2017 SCDOT traffic count (Station # 255) located northwest of the subject parcel on Leesburg Road identifies 24,200 Average Daily Trips (ADT's). Leesburg Road is classified as a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADT's. This section of Leesburg Road is currently operating at Level of Service (LOS) "D".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

There are planned improvements for a section of Leesburg Road east of the subject parcels through both SCDOT (road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements). The proposed widening of Leesburg Road will widen a 3.75 mile section from Fairmont Road to Lower Richland Boulevard. This will increase the current two lanes to five lanes.

Deloach Drive is listed on the dirt road paving list through the County Penny Sales Tax program.

There are no planned or programmed improvements for this section of Joiner Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

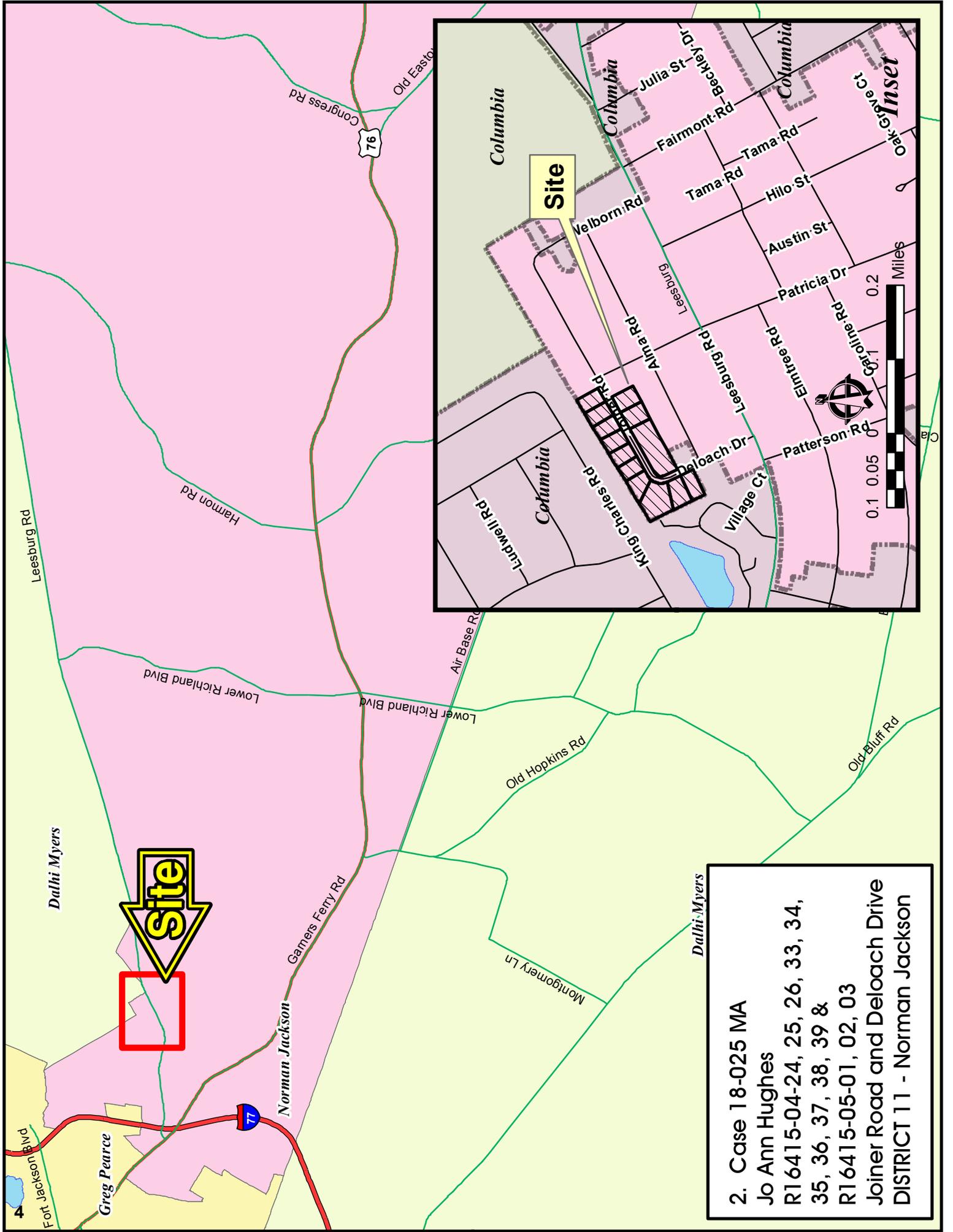
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan as it will be in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan.

Principally, for these reasons, staff recommends **Approval** of this map amendment.

However, approval of the rezoning request would permit lot sizes not in character with the existing residential lot sizes and zoning districts along this section of Joiner Road and Deloach Drive.

Zoning Public Hearing Date

July 24, 2018.



2. Case 18-025 MA
 Jo Ann Hughes
 R16415-04-24, 25, 26, 33, 34,
 35, 36, 37, 38, 39 &
 R16415-05-01, 02, 03
 Joiner Road and Deloach Drive
 DISTRICT 11 - Norman Jackson

Ludwell Rd

Case 18-025 MA RS-LD to RS-MD

Columbia

TMS R16415-04-24, 25, 26, 33, 34, 35, 36, 37, 38, 39 & R16415-05-01, 02

Archdale Rd

Maple St Ln

Columbia

King Charles Rd

Joiner Rd

Palatine Rd



Patricia Dr

Village Way

Alma Rd

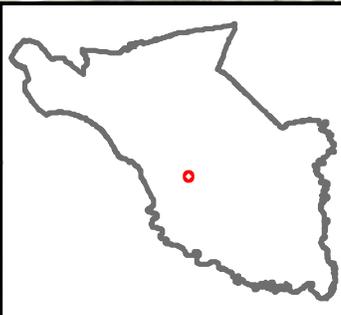
 SPECIAL FLOOD HAZARD AREA

 WETLANDS

Village Walk

Deloach Dr

Leesburg Rd



Village Ct



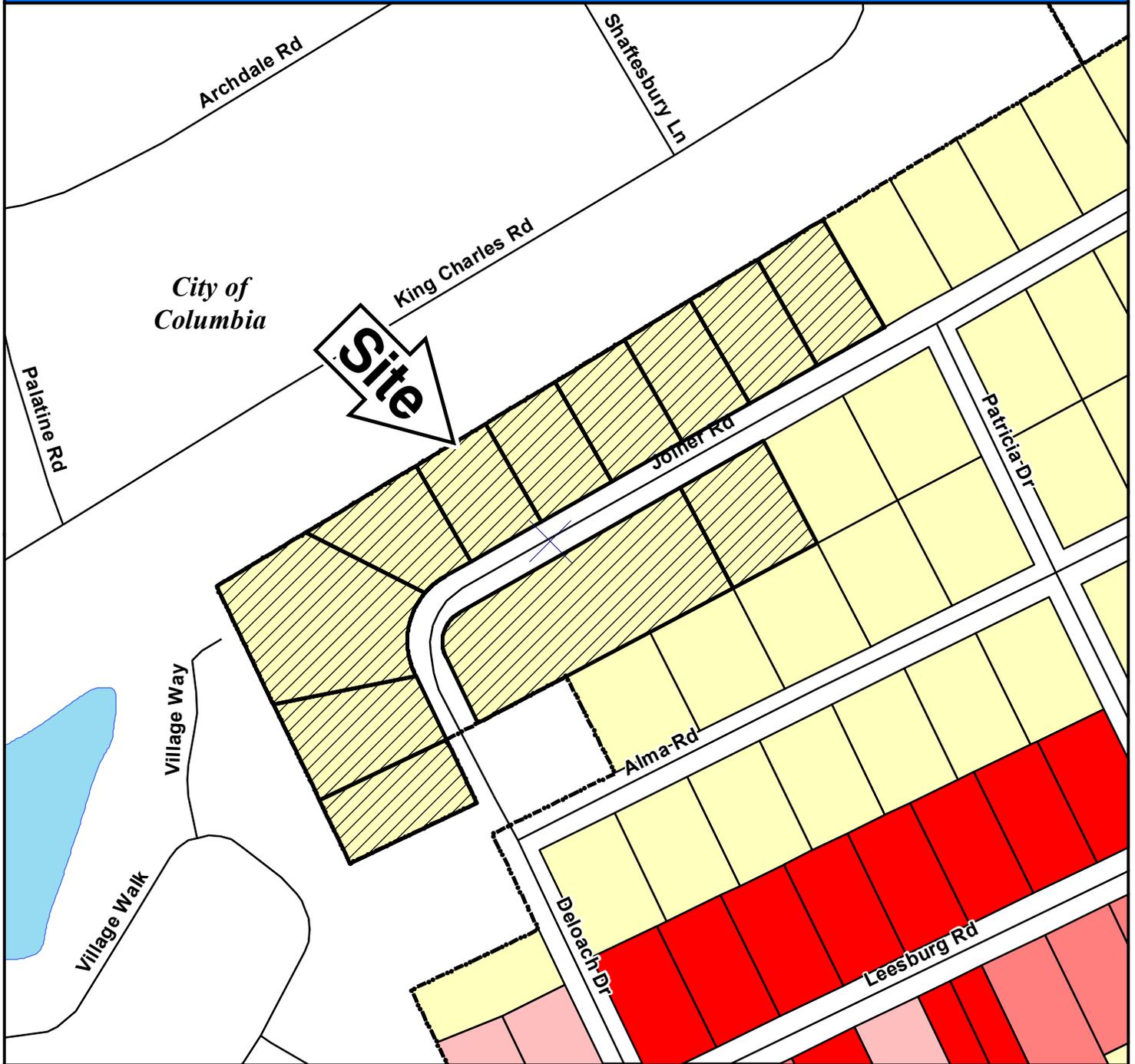
0 130 260 520 780 1,040 Feet

Patterson Rd

Elm Rd

Google

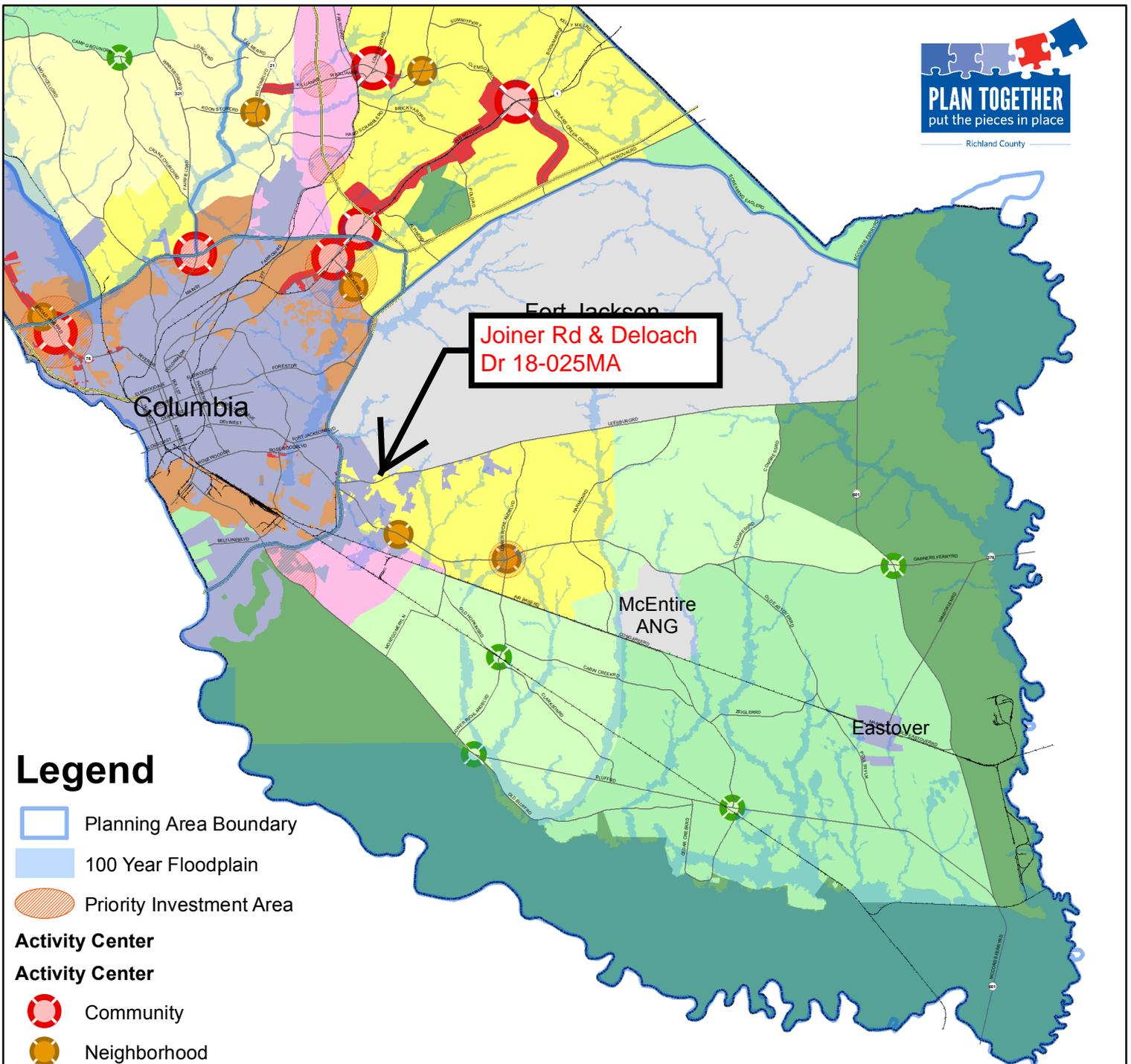
Case 18-025 MA RS-LD to RS-MD



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		





Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

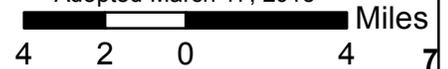
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





RICHLAND COUNTY GOVERNMENT

Community Planning & Development

Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29202
Zoning & Land Development: (803) 576-2190 • Zoning Fax: (803) 576-2182

May 3, 2018

Fort Jackson Commanding General
Attn: Major General John P. Johnson
4325 Jackson Boulevard
Fort Jackson, South Carolina 29207

RE: Rezoning within the Military Buffer
Location: Joiner Road and Deloach Drive
TMS#: R16415-04-24, 25, 26, 33, 34, 35, 36, 37, 38, 39 & R16415-05-01, 02, 03

To Whom It May Concern:

The above referenced Zoning Map Amendment "**Case MA18-018**", has been submitted for staff review in accordance with Articles III, IV, V, and VI of the Richland County Land Development Code.

This letter is being issued with the understanding that Fort Jackson/McCrary Training Center wishes to be notified of any proposed land use or zoning decision involving land located within 3,000 feet of any military installation, Clear Zone, or Accident Potential Zone I and II. By notifying the base commander we hope to ensure consistent notification and cooperation between both parties for rezoning activities in Richland County.

We would request that under Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, **Article 13 SECTION 6-29 1630**, that the commander of the federal military installation submit a written recommendation to be made part of the public record. If no written recommendation is received, Richland County staff will presume the proposed re-zoning does not adversely affect the military installation.

The Planning Commission meeting to address this map amendment will be held on **June 4** at 3:00pm. Additionally, County Council will hear this matter at the Zoning Public Hearing, scheduled for **June 26** at 7:00pm. Both meetings will be held in Council Chambers located on the 2nd floor of the Richland County Administration Building located at 2020 Hampton Street.

If you have any further questions or concerns please contact me at 803-576-2172 or delaget@rcgov.us.

Sincerely,

Thomas DeLage
Assistant Zoning Administrator
Richland County Community Planning & Development



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 10, 2018
RC PROJECT: 18-026 MA
APPLICANT: Tom James

LOCATION: Lower Richland Boulevard

TAX MAP NUMBER: R21800-04-20
ACREAGE: 5.53 acres
EXISTING ZONING: NC
PROPOSED ZONING: GC

PC SIGN POSTING: June 22, 2018

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

The subject property and the adjacent property, located east and south of the site, was part of a previous request for Residential Single-family Low Density (RS-LD) District under case number 05-098MA. The case was approved by County Council.

The property was also subsequently rezoned from RS-LD to the current zoning of Neighborhood Commercial District (NC) under case number 06-031MA.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 88 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Strip Retail Development
<u>South:</u>	RS-LD	Undeveloped
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	RS-MD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property has frontage on Lower Richland Boulevard. Lower Richland Boulevard is a two lane undivided collector Road without sidewalks and streetlights along this section. The immediate area is characterized by a mix of undeveloped parcels and commercial uses to the north. North of the site is zoned General Commercial (GC) District parcel with a multi- a strip retail development. South and east of the site is zoned Residential Single-family Low Density (RS-LD) District and undeveloped. West of the site is Residential Single-family Low Density (RS-LD) District and is undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District One. Lower Richland High School is located .09 miles north of the subject parcel on Lower Richland Boulevard. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County sewer service area. There are fire hydrants located northeast of the site on the adjacent parcel. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately .54 miles north of the subject parcel.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

The Lower Richland County, ***“RICHLAND COUNTY STRATEGIC COMMUNITY MASTER PLAN”***, designates this area as ***Nodes of Activity Planning Area***.

NODES RECOMMENDATIONS

These are either existing areas of activity or key areas that could accommodate new growth and development with supporting infrastructure investments. Each type of node has a distinct character and purpose. The following descriptions elaborate on the quality of place envisioned in each node.

Existing Community Nodes

As previously mentioned, there are two areas within the Planning Area not included in this process. The Southeast Richland Neighborhood (SERN) in the Suburban Area was identified by the County as a Priority Investment Area during a county-wide comprehensive planning effort. In 2005, a master plan was created for this area. This plan, the Lower Richland Strategic Community Master Plan, supports the vision of the SERN and reinforces its findings through complementary recommendations.

The Richland County, **“SOUTHEAST RICHLAND NEIGHBORHOOD MASTER PLAN”**, Short Term Recommendations for this area:

“Incorporate a mixture of uses and housing types with more rural type housing occurring on the edge of the district, more dense housing occurring closer to the intersection of Garners Ferry Road, and commercial uses clustered more densely at Garners Ferry’s intersection with Lower Richland Boulevard.”

Traffic Characteristics

The 2017 SCDOT traffic count (Station #405) located south of the subject parcel on Lower Richland Boulevard identifies 1,950 Average Daily Trips (ADT’s). Lower Richland Boulevard is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Lower Richland Boulevard is currently operating at Level of Service (LOS) “A”.

The 2017 SCDOT traffic count (Station #170) located south of the subject parcel on Garners Ferry Road identifies 23,900 Average Daily Trips (ADT’s). Garners Ferry Road is classified as a four lane divided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Garners Ferry Road is currently operating at Level of Service (LOS) “B”.

The ADT’s are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT’s data is collected by SCDOT.

There are no planned or programmed improvements for this section of Garners Ferry Road through the COATS 2035 Long Range Transportation Plan (LRTP) or through the Penny Tax program.

There are no planned or programmed improvements for this section of Lower Richland Boulevard through the COATS 2035 Long Range Transportation Plan (LRTP) or through the Penny Tax program.

Conclusion

The subject parcel is located within a Neighborhood Activity Center. The proposed zoning district is not consistent with the objectives and policies outlined in the Comprehensive Plan, as it will permit uses which are more intensive than recommended. According to the Comprehensive Plan, Neighborhood Activity Centers “...should provide commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services as well as supply limited local office space demanded by neighborhood businesses.”

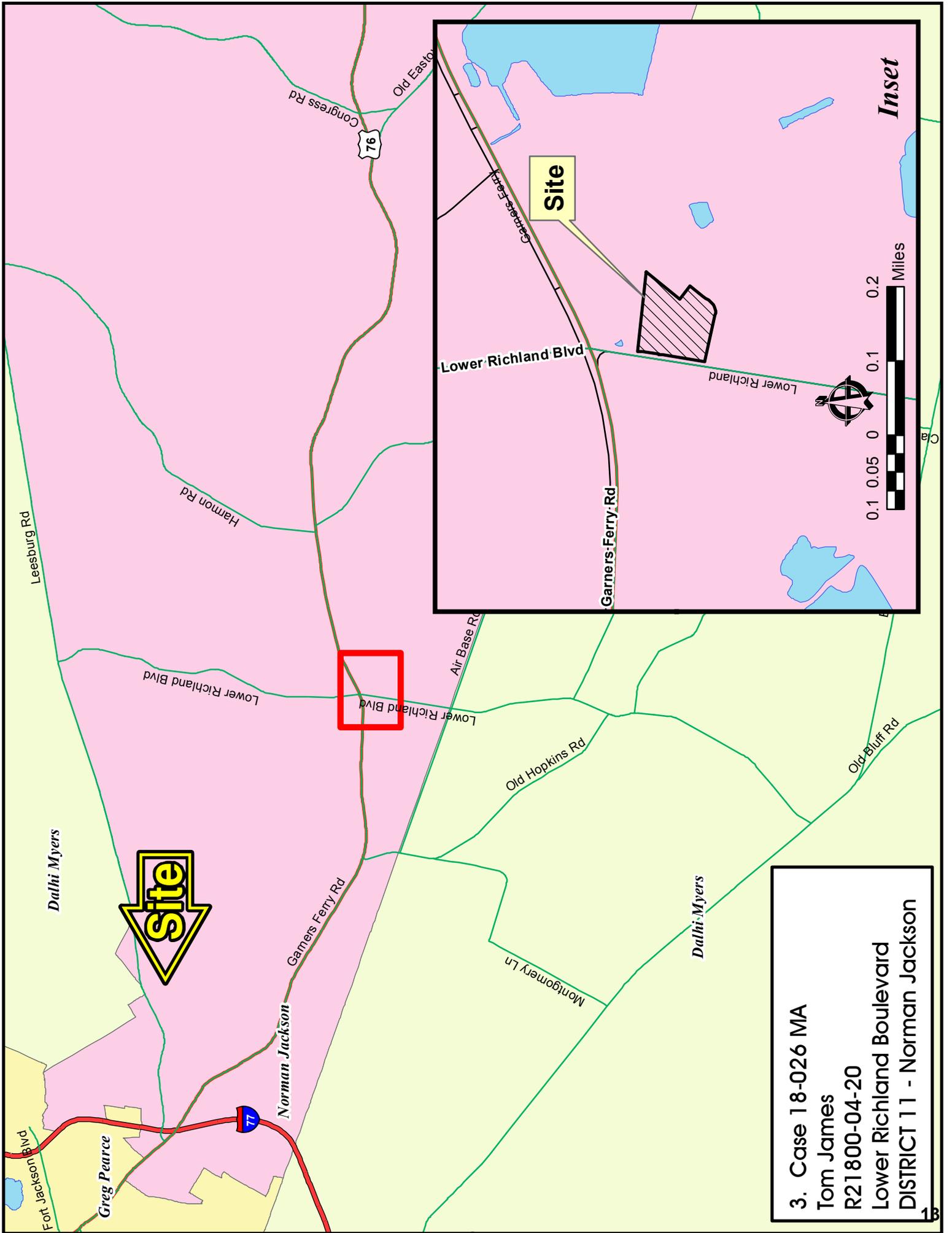
However, the subject site is also located within the Southeast Richland Neighborhood Master Plan which recommends that commercial uses be “...*clustered more densely at Garners Ferry’s intersection with Lower Richland Boulevard.*” This Plan was adopted after the current Comprehensive Plan. This Plan is more narrowly focused on areas than the recommendations of the Comprehensive Plan.

In addition, the subject site is located within a Neighborhood activity center and is adjacent to GC uses and Districts; thus, approval of the rezoning request could be viewed as being in character with the existing development pattern and zoning districts north of the site.

For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

July 24, 2018.



3. Case 18-026 MA
Tom James
R21800-04-20
Lower Richland Boulevard
DISTRICT 11 - Norman Jackson

Case 18-026 MA
NC to GC
TMS R21800-04-20

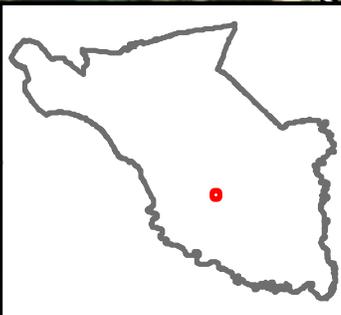
Garners Ferry Rd

Site

er Richt Blvd

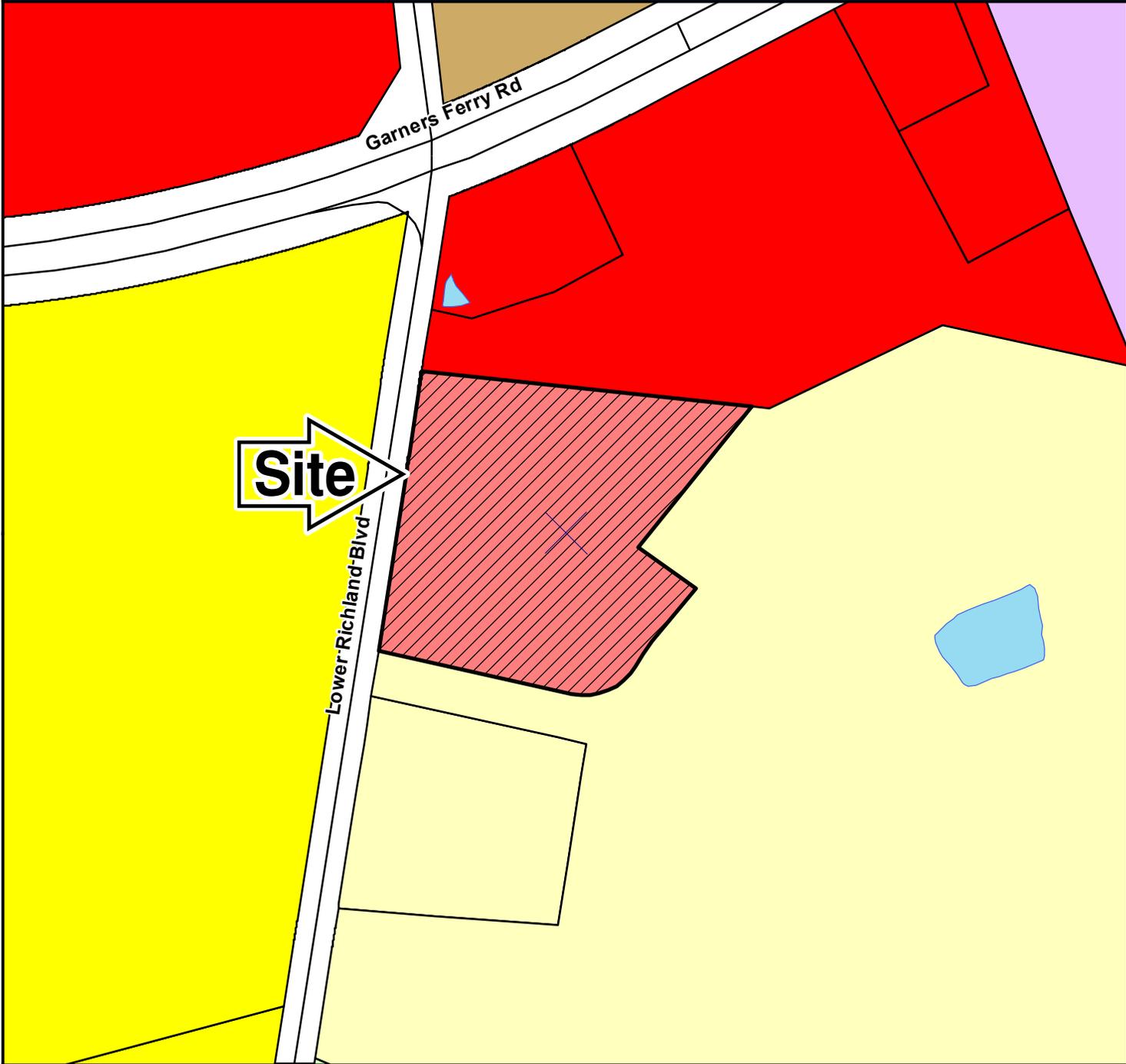
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

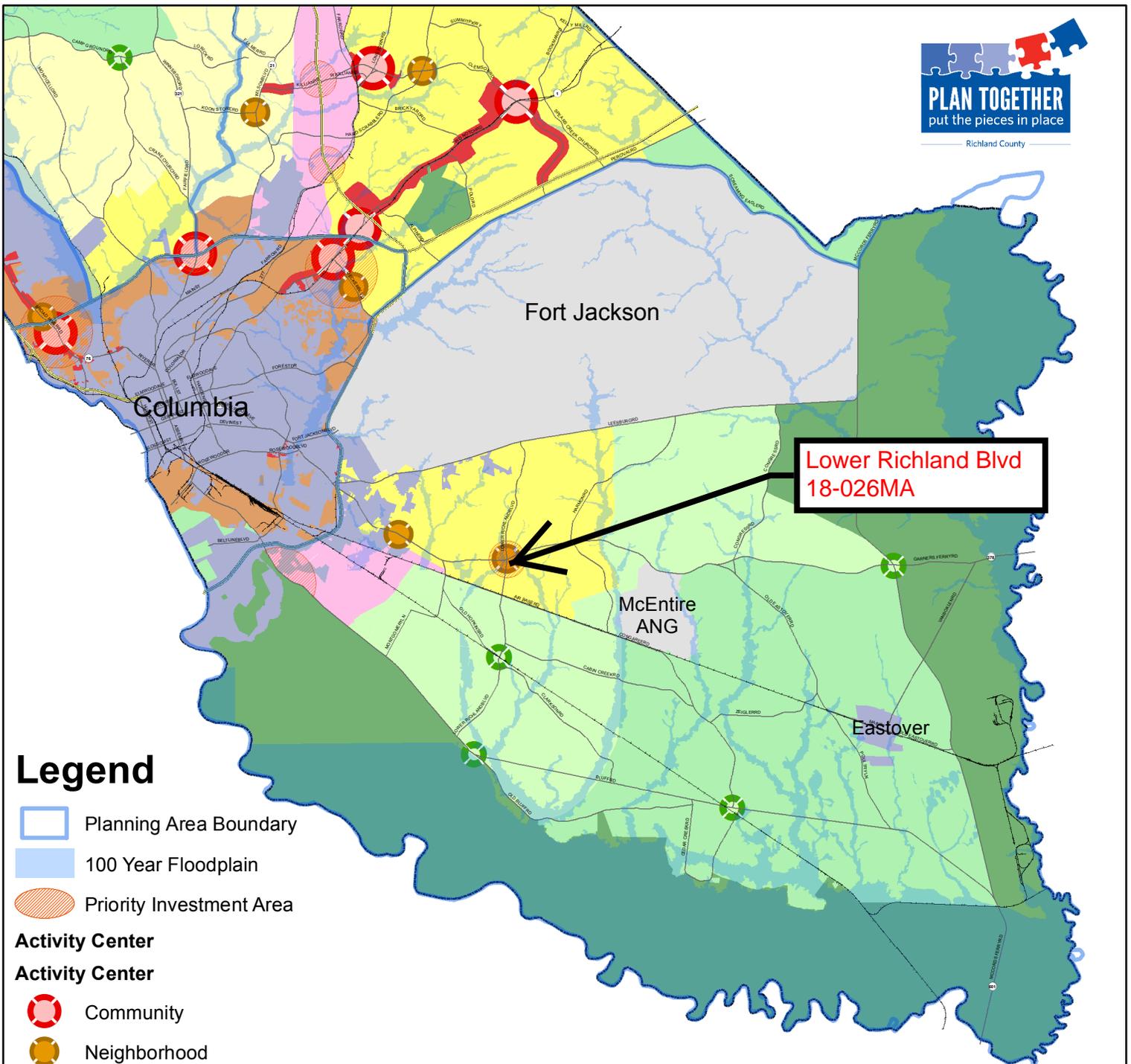
Case 18-026 MA NC to GC



ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	





Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

*Tuesday, June 26, 2018
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers*

STAFF:

Tracy Hegler, AICPCommunity Planning and Development Director
Geonard Price..... Division Manager/Zoning Administrator

CALL TO ORDERHonorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

a. MAP AMENDMENTS

1. Case # 18-019 MA District 4
Paul Livingston
Mohammad Tabassum
RU to NC (1.7 acres)
7125 Monticello Road
TMS# R07600-02-25
PDS Recommendation – Disapproval
Planning Commission - Disapproval (5-0)
Council unanimously approved the rezoning request.

2. Case # 18-020 MA District 6
Greg Pearce
Robert L. Legette
NC to GC (.51 acres)
441 Percival Road
TMS# R16712-06-03
PDS Recommendation – Disapproval
Planning Commission - Approval (4-1)
Council unanimously approved the rezoning request.

3. Case # 18-021 MA District 7
Gwendolyn Kennedy
Christopher Alford
CC-4 to CC-2 (2 acre)
7430 Fairfield Road
TMS# R11904-02-05
PDS Recommendation – Disapproval
Planning Commission - Approval (4-1)
Council unanimously approved the rezoning request.

4. Case # 18-022 MA
Scott Morrison
RU to RS-E (10.81 acres)
204 Langford Road
TMS# R15200-05-02 (Portion of)
PDS Recommendation – Approval
Planning Commission - Approval (5-0)
Council unanimously approved the rezoning request.

District 2
Joyce Dickerson

OTHER BUSINESS

ADJOURNMENT: 7:11 pm

Development Review Team
on June 28, 2018
at 1:00 pm
Administration Conference Room



Project #	Development	Location	Council District	Lots/ Units/ Square Feet	Acres
SD16-073	Three Fox Farm Sketch Plan TMS # r23400-03-01,02 & r23400-04-02	NE/S Paschal Road	2	244 lots	154.10
Disapproved					
SD18-032	The Park @ Crickentree Sketch Plan TMS # r23300-01-02	N/S Kelly Mill Road	2	93 lots	58.96
Disapproved					
SD18-035	Lower Richland's Murphy Oil Development Sketch Plan TMS # r21800-01-23	N/S Garner's Ferry Road	11	2 lots	21.66
Disapproved					
SP18-073	Killian Terrace Site Plan TMS # r17400-06-07	B/S Olga Road	7	288 units	24.81
Disapproved					

Development Review Team Members

Geonard Price, Deputy Planning Director/Zoning Administrator
Kathleen Hatchell, New Development
Heather Brown, Acting Assistant Floodplain Administrator
Monica Eustace, Land Development
Tina Robinette, Fire Marshal



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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