

**RICHLAND COUNTY
PLANNING COMMISSION**



April 9, 2018

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, April 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** – March 2018
- b. **ROAD NAMES**
- c. **MAP AMENDMENTS**

- 1. Case # 18-008 MA District 1
Bill Malinowski
Tony Cates
RU to GC (17.3 acres)
1045 Marina Road
TMS# R02414-01-04
PDS Recommendation– Disapproval
Page 1
- 2. Case # 18-09 MA District 4
Paul Livingston
Mohammad Tabassum
RU to GC (1.7 acres)
7125 Monticello Road
TMS# R07600-02-25
PDS Recommendation – Disapproval
Page 9
- 3. Case # 18-010 MA District 7
Gwendolyn Kenendy
Linda Powell
RS-LD to NC (1.493 acres)
300 Sloan Road
TMS# R20101-01-43
PDS Recommendation – Disapproval
Page 17
- 4. Case # 18-011 MA District 1
Bill Malinowski
Carl McClure
RU to LI (13.8 acre)
Mount Olivet Church Rd
TMS# R01600-04-01
PDS Recommendation – Disapproval
Page 25

IV. OTHER BUSINESS [ACTION]

- 5. Case #18-016 MA
Savannah Woods PDD
Bill Flowers
Review of minor change to PDD
Rabbit Run
TMS# R21900-06-14
PDS Recommendation – Approval
Page 33

District 11
Norman Jackson

IV. LAND DEVELOPMENT CODE REWRITE [ACTION]

V. RULES AND PROCEDURE

VI. CHAIRMAN'S REPORT

VII. PLANNING DIRECTOR'S REPORT

A. Report of Council

VIII. 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: March 28, 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):

Table with 5 columns: Proposed Street Name (s), Applicant/ Contact, Development Name/Location, Property TMS #, Council District (Honorable). Rows include Bouknight Vill Lane, Elmsleigh Road, Windon Lane, and Caldecott.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 9, 2018
RC PROJECT: 18-008 MA
APPLICANT: Tony Cates

LOCATION: 1045 Marina Road

TAX MAP NUMBER: R02414-01-04
ACREAGE: 17.3 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: March 23, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

A portion of the Rural District (RU) parcel north of the site was rezoned from General Commercial District (GC) to RU District under case number 05-17MA (Ordinance Number 084-04HR).

The GC parcel north of the site was rezoned from RU to GC under case number 05-18MA. (Ordinance Number 085-04HR).

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: 276 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> | RU/RU | Residence/Undeveloped |
| <u>South:</u> | RS-MD | Residence (Ballentine Cove Subdivision) |
| <u>East:</u> | RU | Residence |
| <u>West:</u> | RU/RU | Residence/Residence |

Discussion

Parcel/Area Characteristics

The subject property has frontage along Marina Road. Marina Road is a two-lane undivided collector without sidewalks and streetlights along this section. The immediate area is characterized by residential uses. North of the site is a RU District parcel that is undeveloped. West and east of the site are single-family residences zoned RU District. South of the site is a single-family residence that is part of the Ballentine Cove Subdivision.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .3 miles north of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located west of the site on Marina Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.23 miles east 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, 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.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #485) located east of the subject parcel on Marina Road identifies 2,700 Average Daily Trips (ADT’s). Marina Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Marina Road is currently operating at Level of Service (LOS) “A”.

The 2016 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 26,300 Average Daily Trips (ADT’s). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Dutch Fork 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.

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). There are no planned or programmed improvements for this section of Dutch Fork Road or Marina Road through the County Penny Sales Tax program. Marina Road is programed for resurfacing through SCDOT.

Conclusion

The subject parcel is located within a Neighborhood Activity Center. 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."

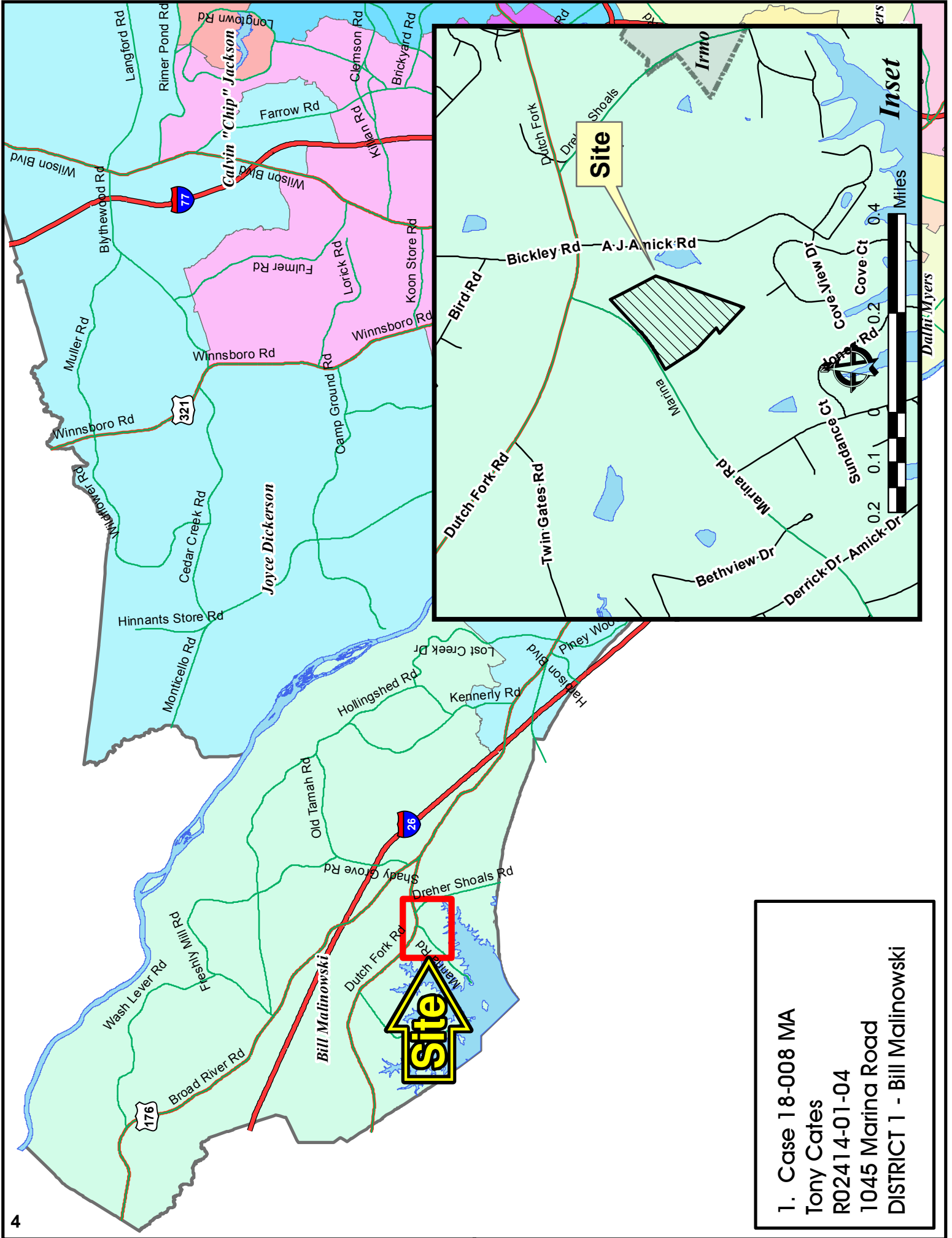
The proposed zoning district is not consistent with the objectives and policies outlined in the Comprehensive Plan, as it will permit uses which are more intensive than recommended.

In addition, the proposed zoning could create a fragmented zoning district pattern along Marina Road by 'leapfrogging' the Rural District Zoned parcel adjacent to the subject parcel.

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

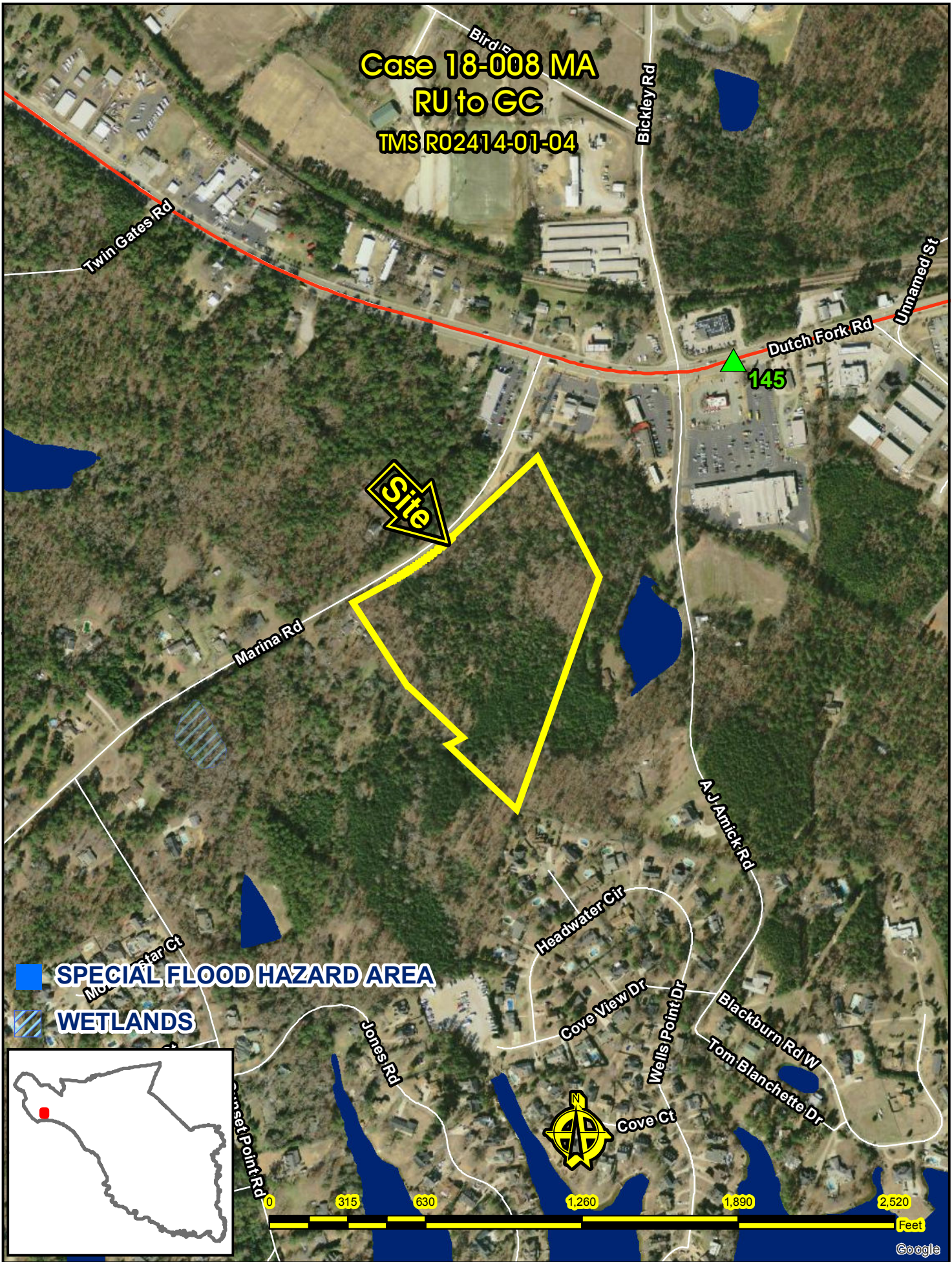
Zoning Public Hearing Date

April 24, 2018.



1. Case 18-008 MA
 Tony Cates
 R02414-01-04
 1045 Marina Road
 DISTRICT 1 - Bill Malinowski

**Case 18-008 MA
RU to GC
TMS R02414-01-04**

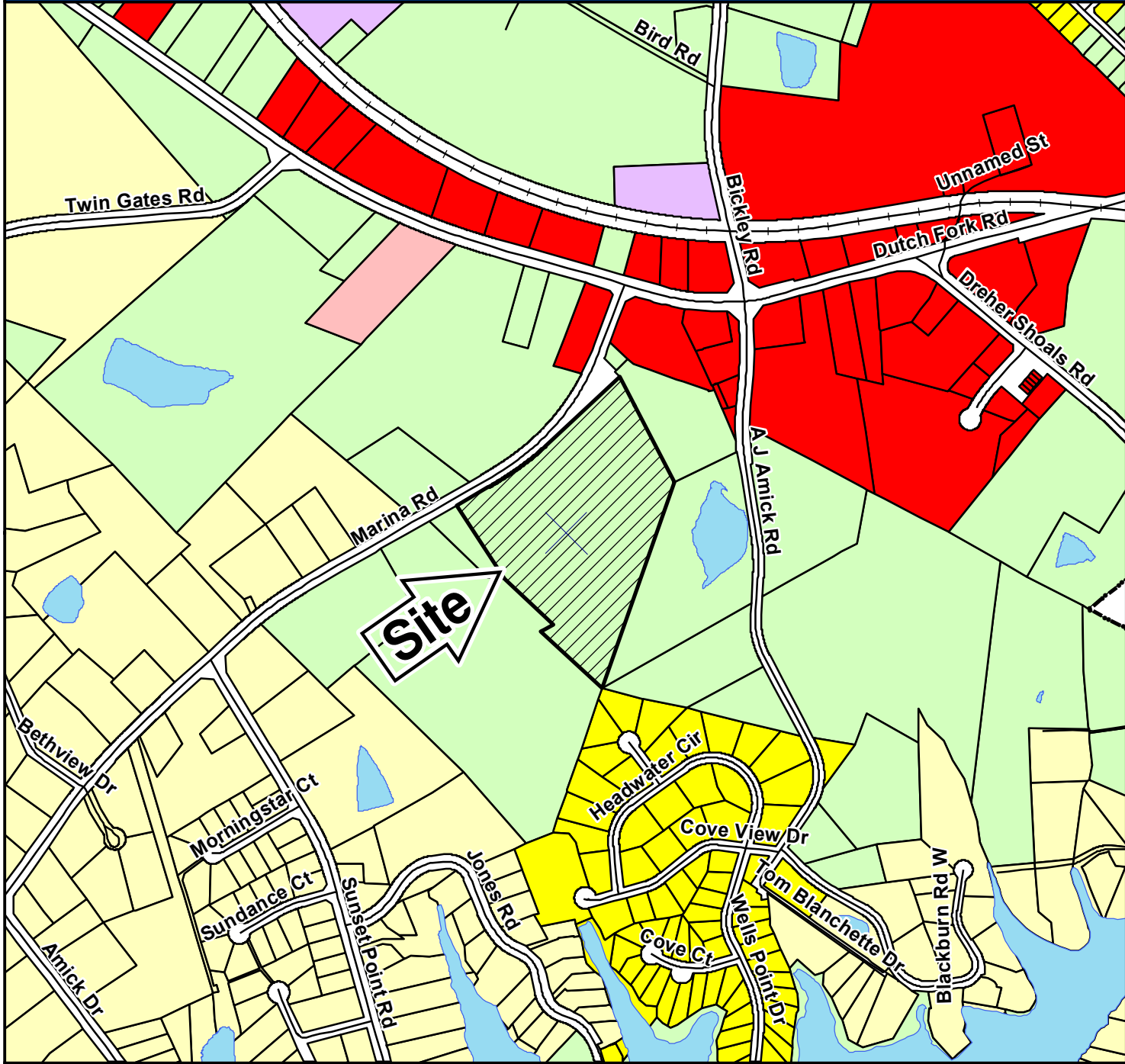


SPECIAL FLOOD HAZARD AREA













WETLANDS

Google

Case 18-008 MA RU to GC



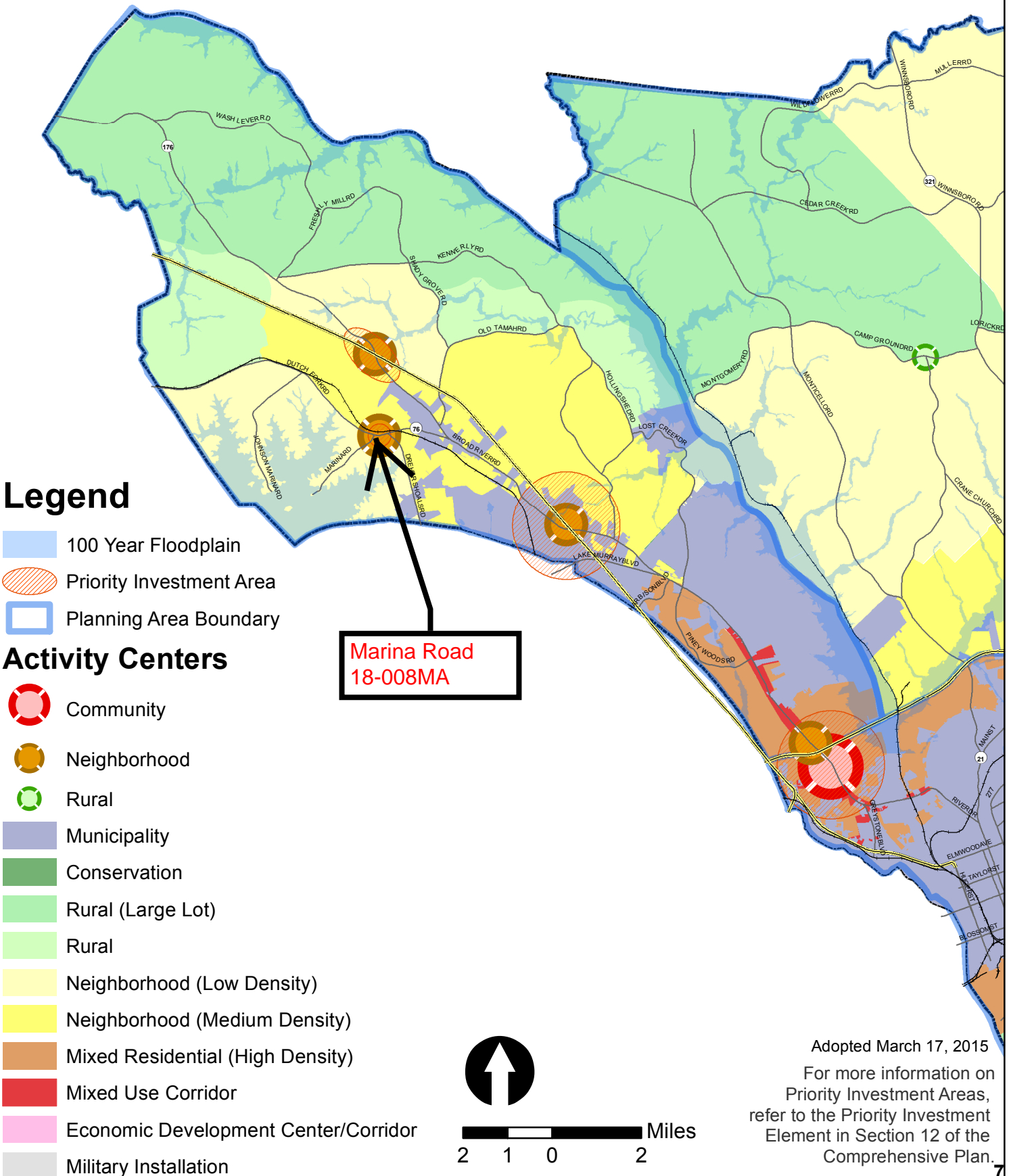
ZONING CLASSIFICATIONS

| | | | | | | |
|---|--|---|---|---|---|--|
|  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 | |



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 9, 2018
RC PROJECT: 18-009 MA
APPLICANT: Mohammad Tabassum

LOCATION: 7125 Monticello Road

TAX MAP NUMBER: R07600-02-25
ACREAGE: 1.7 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: March 23, 2018

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 5.

5. An addition of GC zoning contiguous to an existing industrial zoning district.

Background

Zoning History

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

Zoning History for the General Area

The CC-1, Residential District parcels east of the site were rezoned under case number 10-006MA.

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: 27 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> | RU | Undeveloped |
| <u>South:</u> | M-1 | Automobile Repair |
| <u>East:</u> | CC-1/CC-1 | Residence/Residence |
| <u>West:</u> | D-1 | College (City of Columbia) |

| |
|-------------------|
| Discussion |
|-------------------|

Parcel/Area Characteristics

The subject property has frontage along Monticello Road. Monticello Road is a five-lane undivided principal arterial road with sidewalks along one side. The immediate area is characterized by a mix of residential, commercial uses and an institutional use. South of the site is an automobile repair shop. North of the site is an undeveloped parcel. West of the site is Columbia International University. East of the site are two parcels containing single-family residences.

Public Services

The subject parcel is within the boundaries of School District One. Eau Claire High School is located 2.3 miles southeast of the subject parcel on Monticello Road. The Crane Creek fire station (number 18) is located 2.3 miles northeast of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City’s water 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 2016 SCDOT traffic count (Station # 249) located south of the subject parcel on Monticello Road identifies 9,200 Average Daily Trips (ADT's). This segment of Monticello Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Monticello Road is currently operating at Level of Service (LOS) "A".

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 Monticello Road through the County Penny Sales Tax program or through SCDOT.

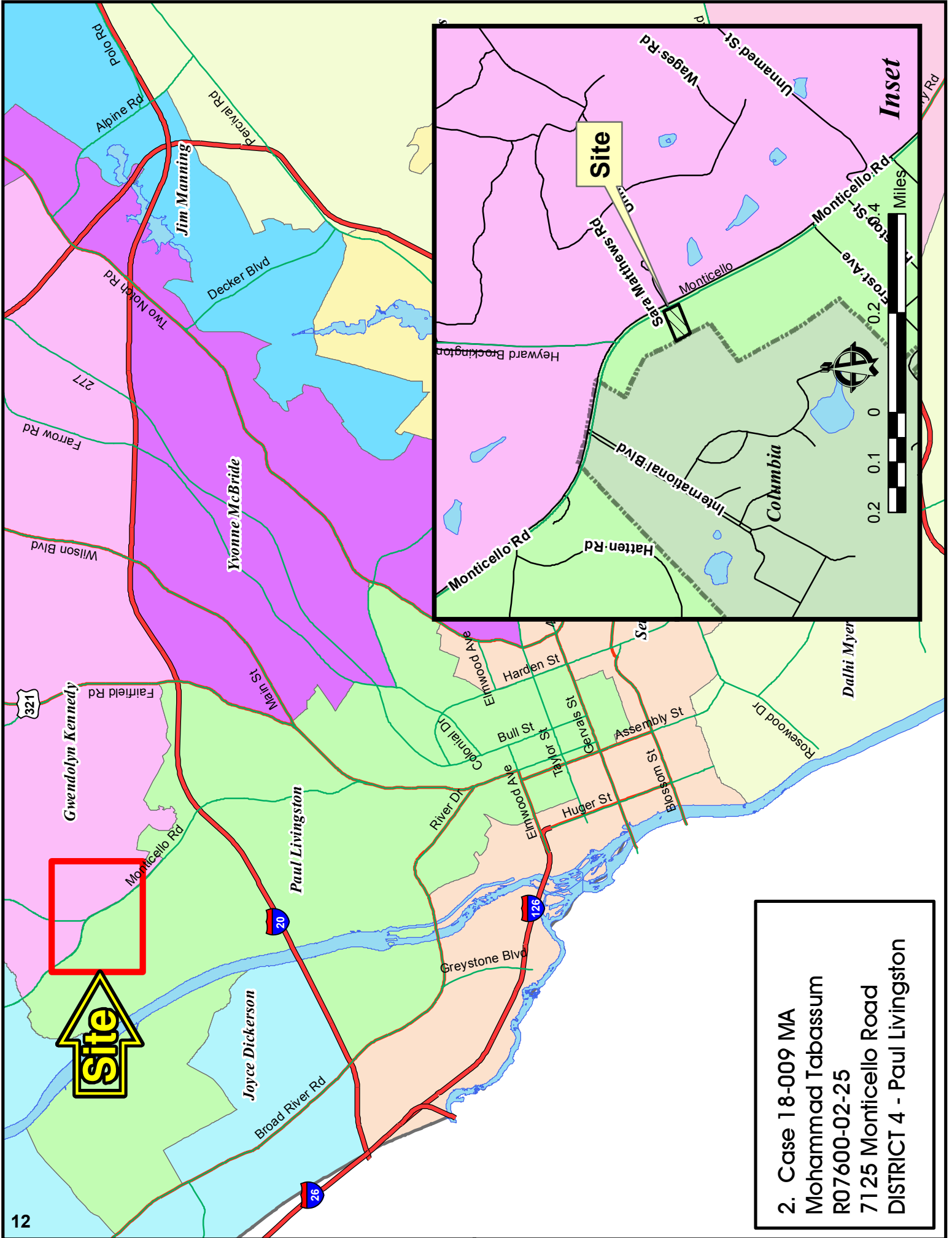
Conclusion

The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. The subject parcel is located within the Neighborhood (Medium Density) future land use classification. According to the Plan's desired development pattern, "Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.". The subject parcel is not located near the intersection of a primary arterial.

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

Zoning Public Hearing Date

April 24, 2018.

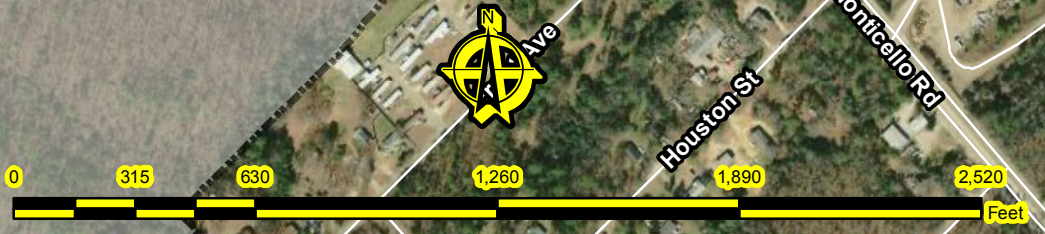
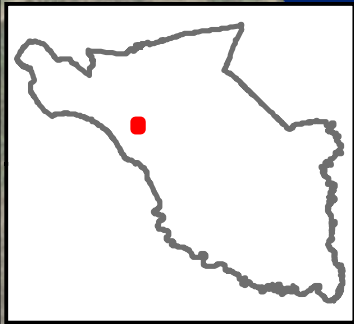


2. Case 18-009 MA
 Mohammad Tabassum
 R07600-02-25
 7125 Monticello Road
 DISTRICT 4 - Paul Livingston

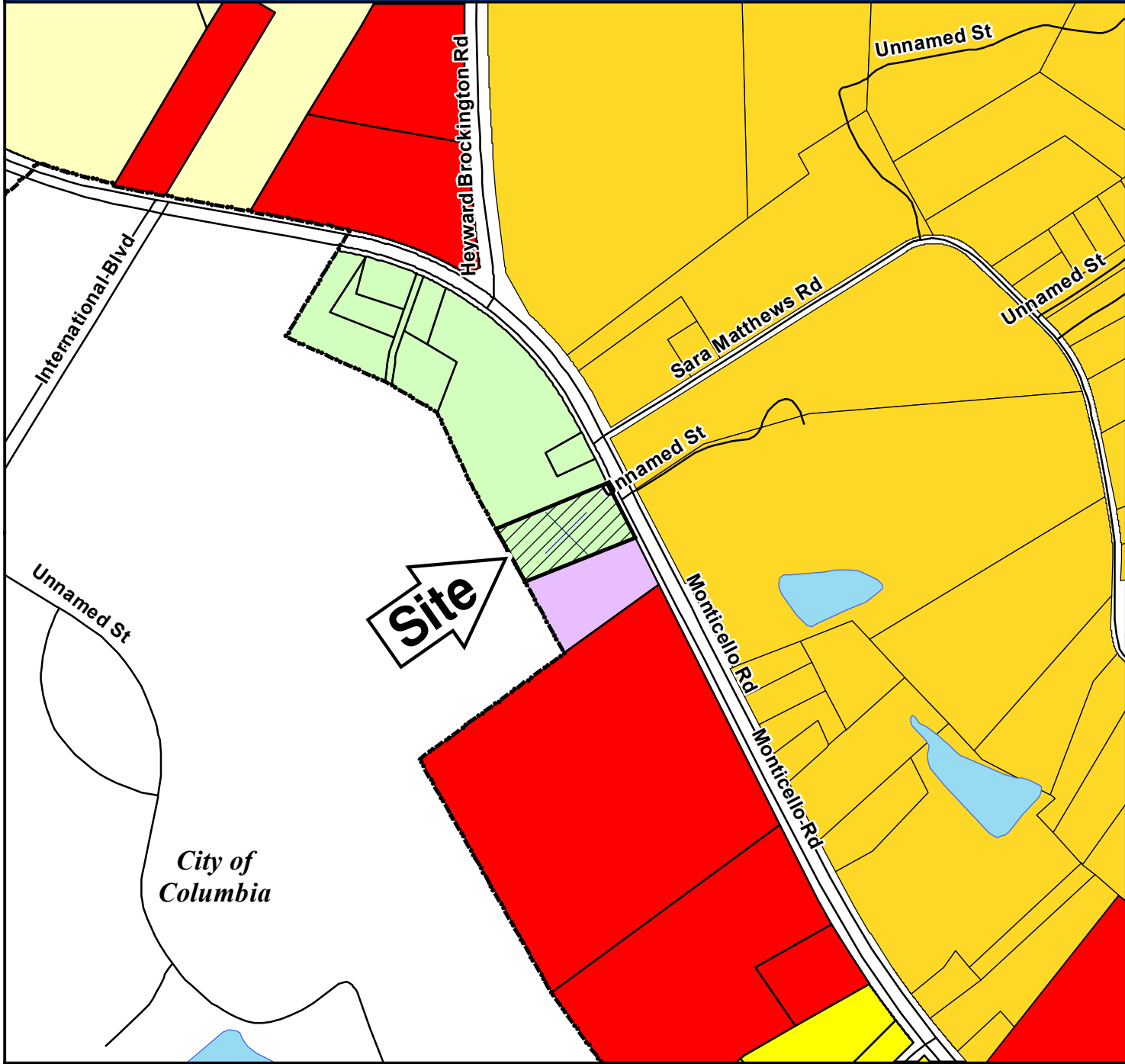
Case 18-009 MA
RU to GC
TMS R07600-02-25

Site

 **SPECIAL FLOOD HAZARD AREA**
 **WETLANDS**



Case 18-009 MA RU 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 | | |



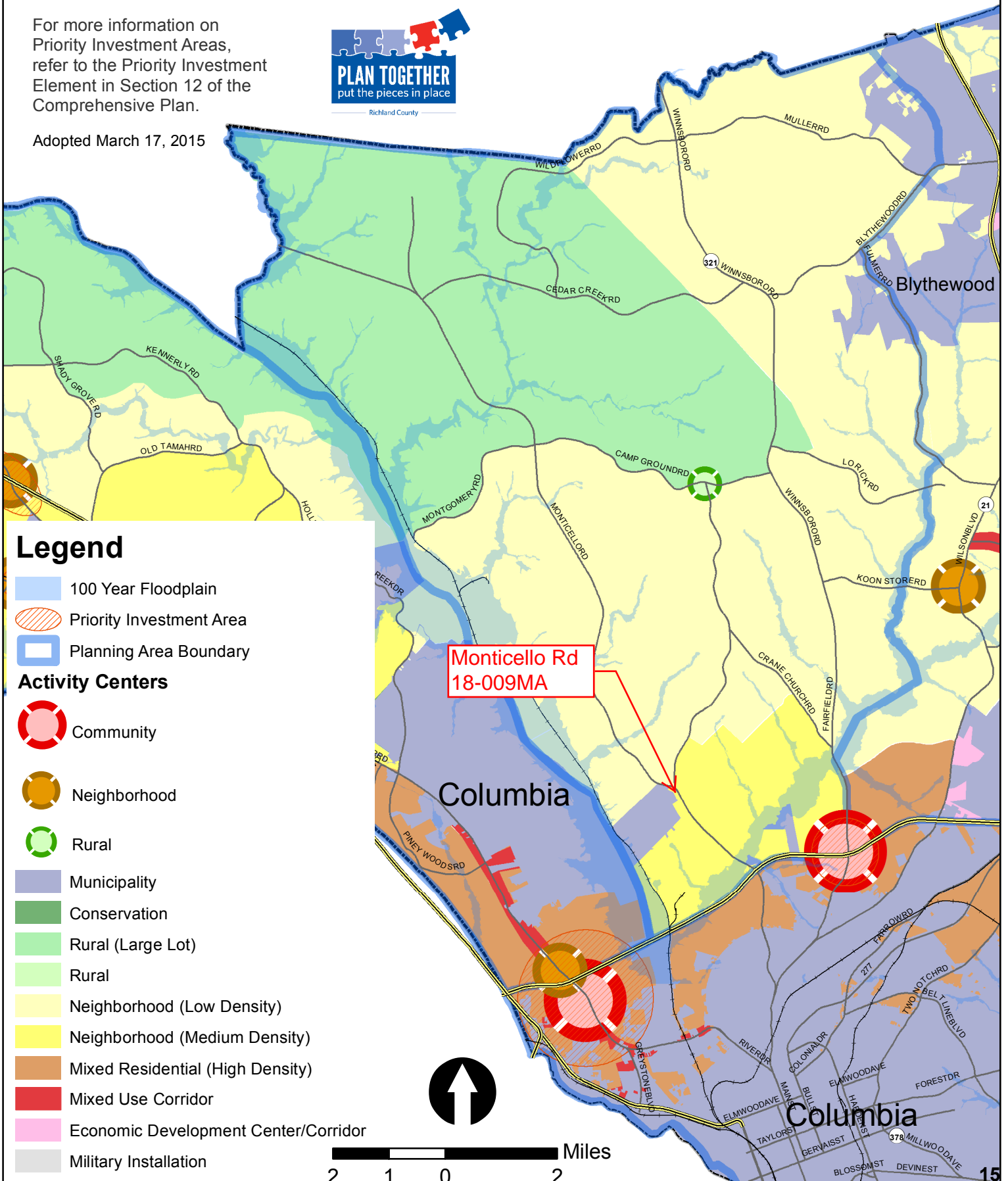
NORTH CENTRAL PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



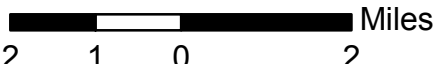
Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- 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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: April 9, 2018
RC PROJECT: 18-010 MA
APPLICANT: Linda Powell

LOCATION: 300 Sloan Road

TAX MAP NUMBER: R20101-01-43
ACREAGE: 1.49 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

PC SIGN POSTING: March 23, 2018

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 4.

4. An addition of NC zoning contiguous to an existing commercial or residential zoning district.

Background

Zoning History

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

Zoning District Summary

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

| Direction | Existing Zoning | Use |
|----------------------|-----------------|------------------------|
| <u>North:</u> | RS-LD | Undeveloped |
| <u>South:</u> | RS-MD/RS-MD | Undeveloped/ Residence |
| <u>East:</u> | RS-LD | Residence |
| <u>West:</u> | RS-LD | Undeveloped |

Discussion

Parcel/Area Characteristics

The subject property has frontage along Sloan Road. Sloan Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by undeveloped parcels and residential uses. The parcels north and west of the site are undeveloped and zoned RS-LD. South of the site is an undeveloped Residential Single-family Medium Density (RS-MD) District parcel and a residence on another parcel. East of the site is a single-family residence.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located 1.17 miles north of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water service area. The parcel is located in the East Richland County Public Service District sewer service area. There is a fire hydrant located along south of the parcel. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.4 miles northwest 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 (Medium-Density)***.

Land Use and Design

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. Non-residential 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 2016 SCDOT traffic count (Station #707) located east of the subject parcel on Sloan Road identifies 5,600 Average Daily Trips (ADT's). Sloan is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Sloan 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 Sloan Road, either through SCDOT or the County Penny Sales Tax program.

The section of Hard Scrabble Road to the west of the subject parcel is scheduled for widening from two to four travel lanes with a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road/Rimer Pond Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT).

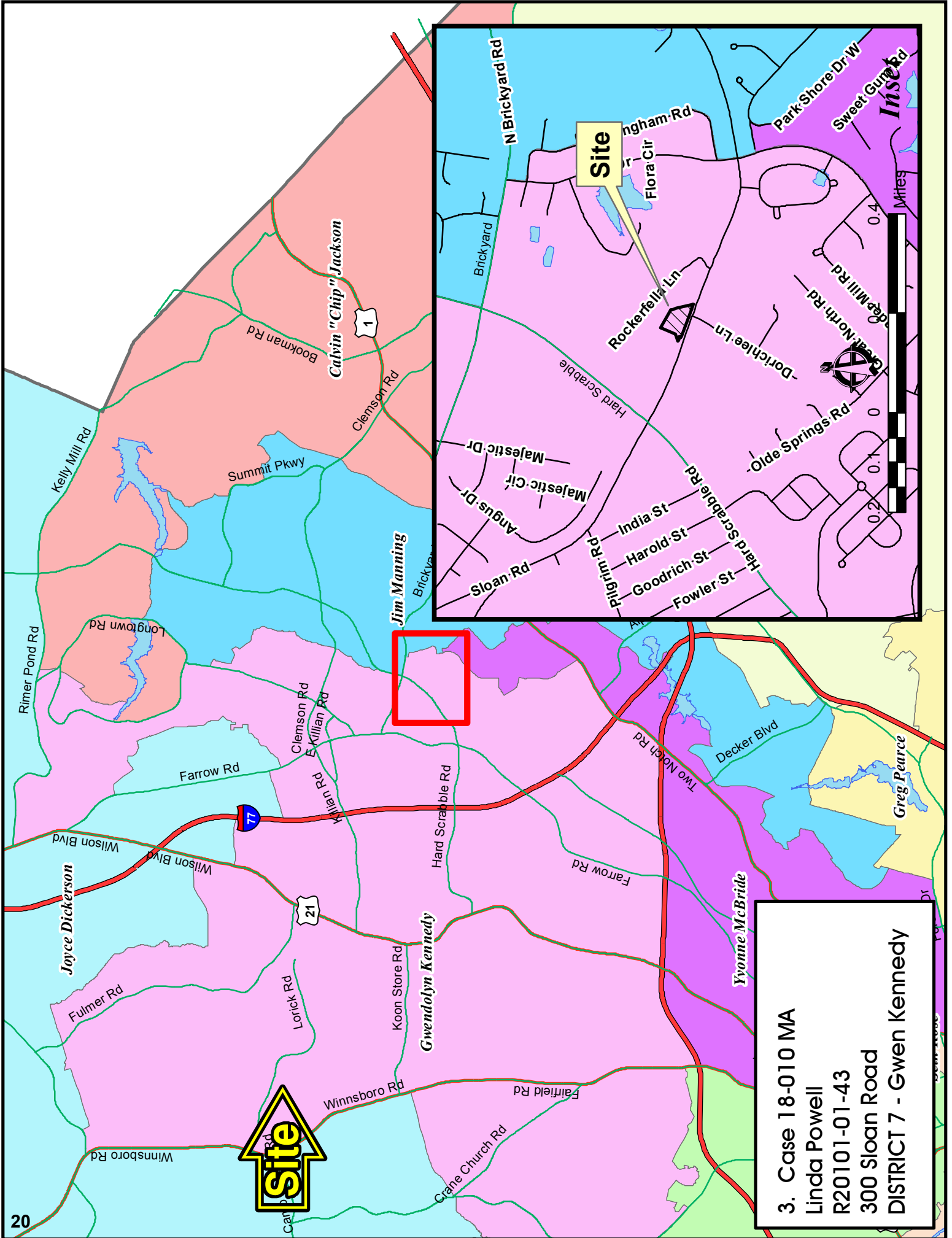
Conclusion

The request does not meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors, as Sloan Road is classified as a two lane undivided collector. It also does not meet the objective of being within a contextually-appropriate distance from the intersection of a primary arterial. Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request could initiate the spread of commercial zoning into an area where a more suitable transitional zoning may be more appropriate.

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

Zoning Public Hearing Date

April 24, 2018.

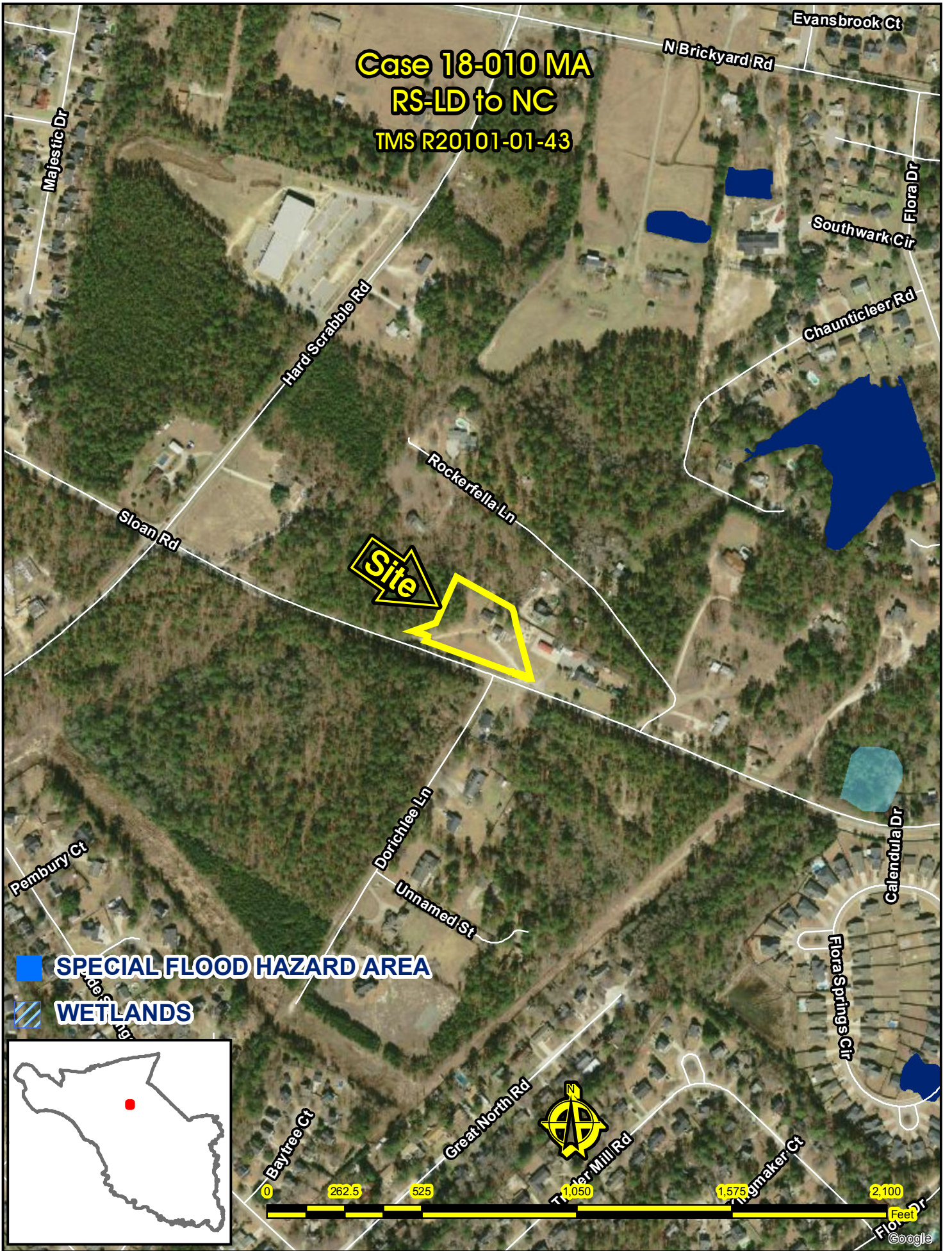


Site

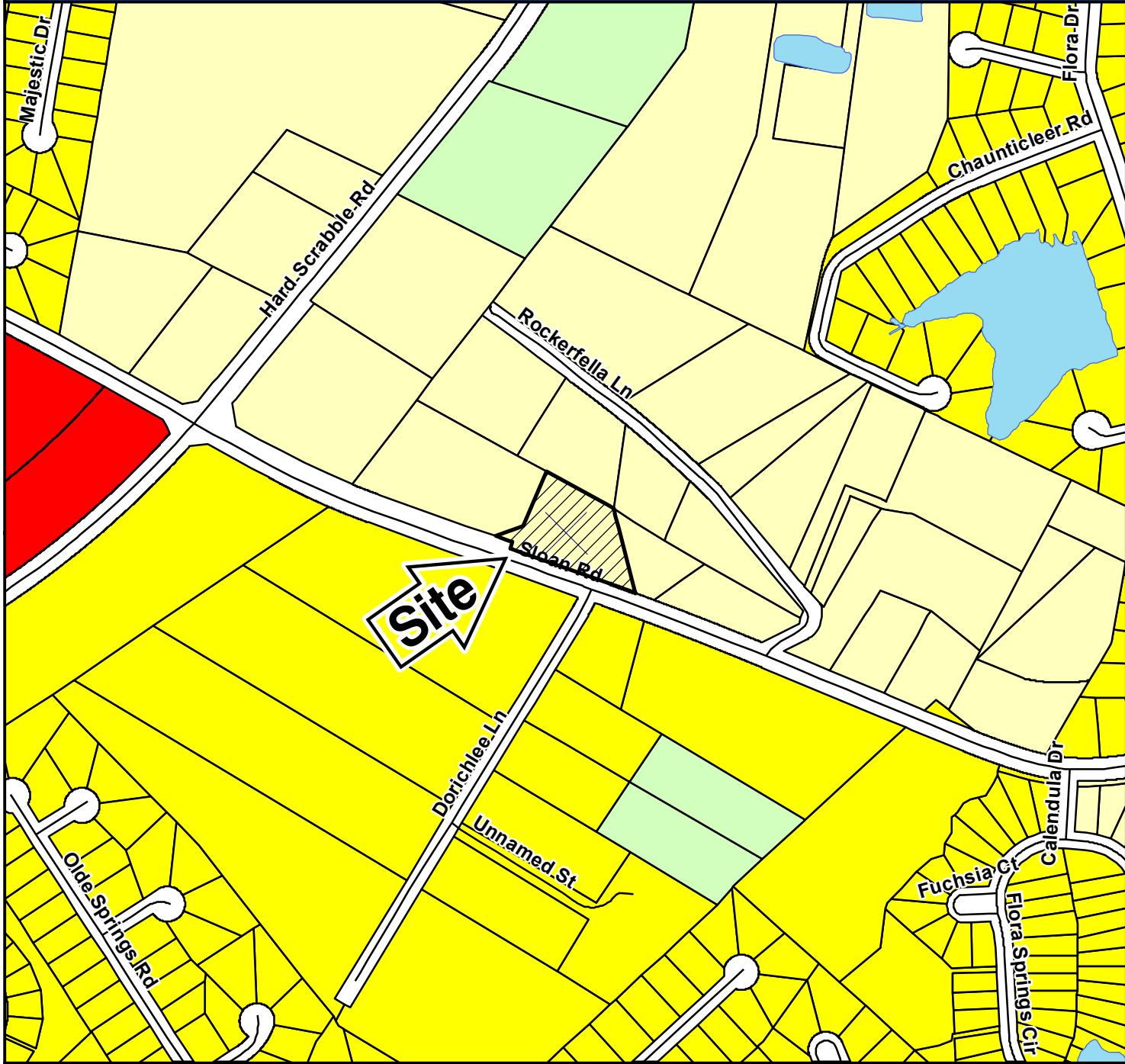
Site

3. Case 18-010 MA
 Linda Powell
 R20101-01-43
 300 Sloan Road
 DISTRICT 7 - Gwen Kennedy

**Case 18-010 MA
RS-LD to NC
TMS R20101-01-43**



Case 18-010 MA RS-LD to NC



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 | | |



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

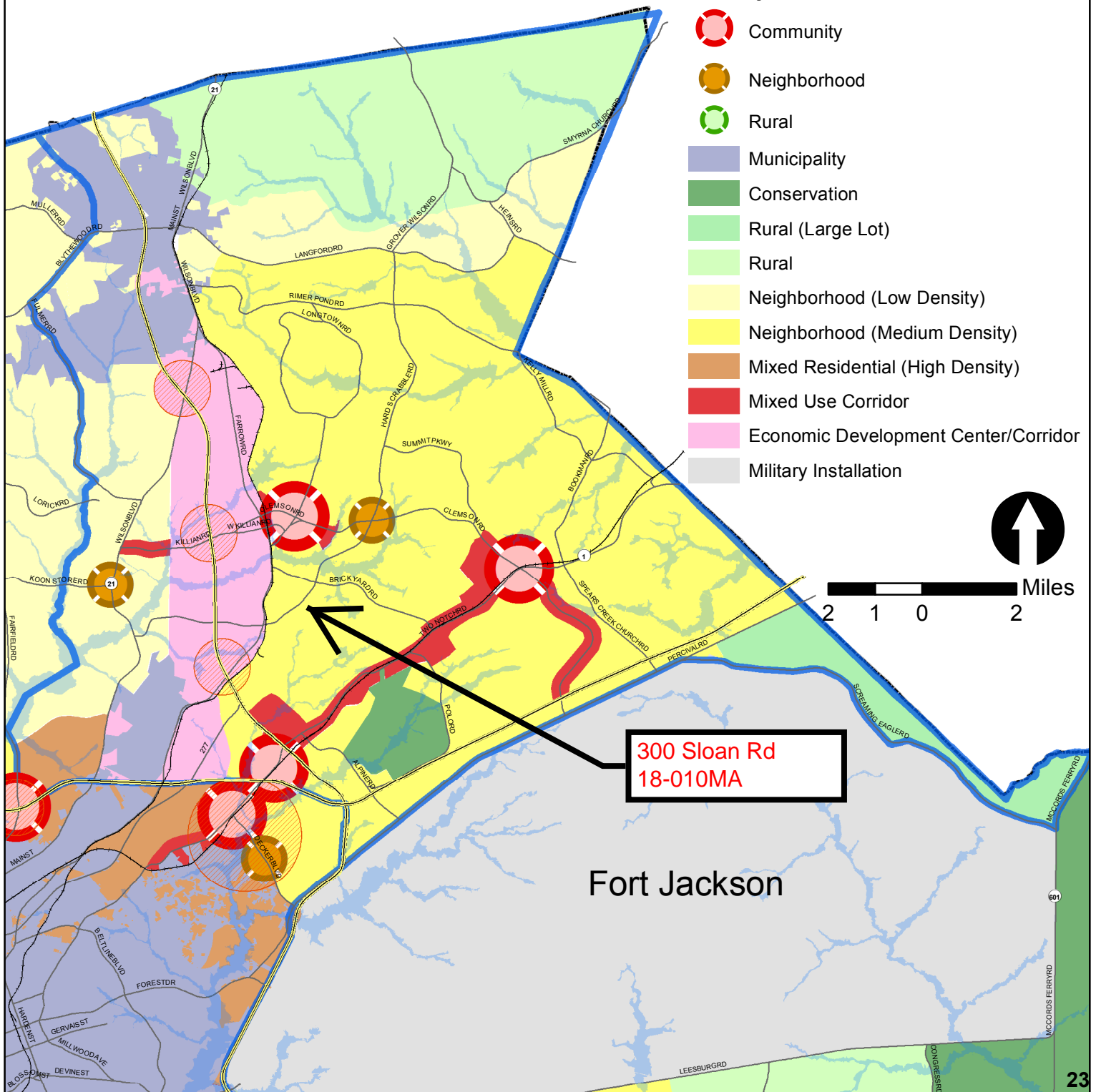


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- 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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 9, 2018
RC PROJECT: 18-011 MA
APPLICANT: Carl McClure

LOCATION: Mount Olivet Church Rd

TAX MAP NUMBER: R01600-04-01
ACREAGE: 13.8 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: March 23, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Light Industrial District (M-1) property east of the subject parcel was rezoned under case number 91-030MA.

Zoning District Summary

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

| Direction | Existing Zoning | Use |
|----------------------|------------------------|---|
| <u>North:</u> | RU/RU/RU | Residence/Undeveloped/Spring Hill High School |
| <u>South:</u> | N/A | Interstate 26 |
| <u>East:</u> | RU/RU | Residence/Residence |
| <u>West:</u> | RU | Undeveloped |

Discussion

Parcel/Area Characteristics

The site has limited frontage along Mount Olivet Church Rd, a two lane local road. There are no sidewalks or streetlights along this section of Mount Olivet Church Rd. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area zoned Rural District. Some of the parcels north and east of the site have residences. The Spring Hill High School is also north of the site. The parcel west of the site is undeveloped. South of the site is Interstate 26

Public Services

The Spring Hill/White Rock fire station (station number 21) is located on 11809 Broad River Road, approximately .7 miles northwest of the subject parcel. The Spring Hill High School is adjacent to the north of the subject parcel on Broad River Road. Records indicate that the parcel is located within the City of Columbia's water service area. Records also indicate that the parcel is located within Richland County's 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 **Rural**.

Land Use and Design

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #1788) located east of the subject parcel on Broad River Road identifies 10,700 Average Daily Trips (ADT's). This section of Broad River Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Broad River Road is currently operating at Level of Service (LOS) "E".

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 Broad River Road through the County Penny Sales Tax program or through SCDOT. There are surface repairs programmed through SCDOT for maintenance of this section of Broad River Road.

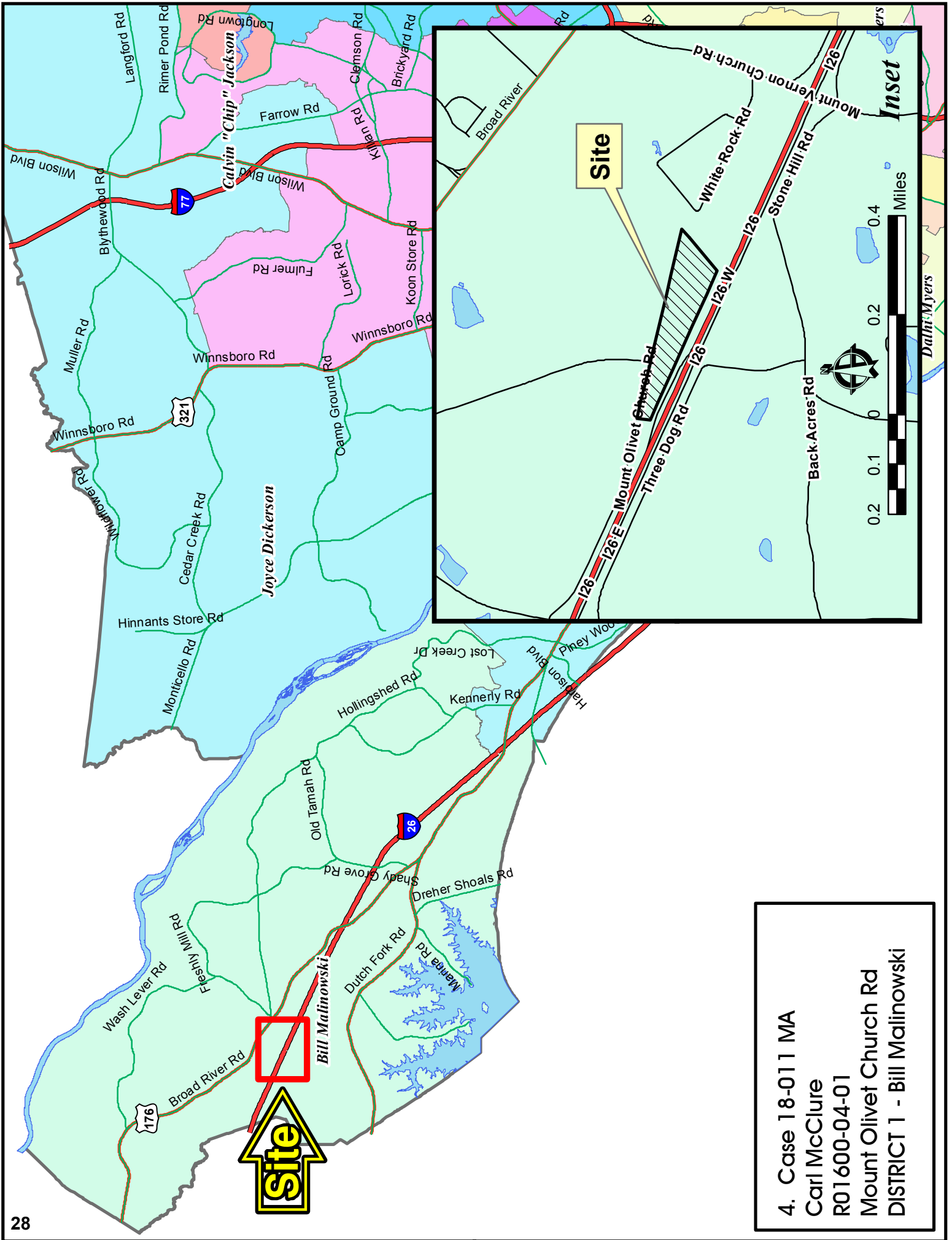
Conclusion

The proposed rezoning does not meet the objectives or desired development pattern of the Comprehensive Plan for the Rural land use designation. The proposed zoning district permits light manufacturing, warehousing and other commercial uses that would be out of character with the Comprehensive Plan's recommendation to limit commercial development to Rural Activity Centers. The rezoning request is not in character with the existing residential uses and zoning districts in the immediate area.

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

Zoning Public Hearing Date

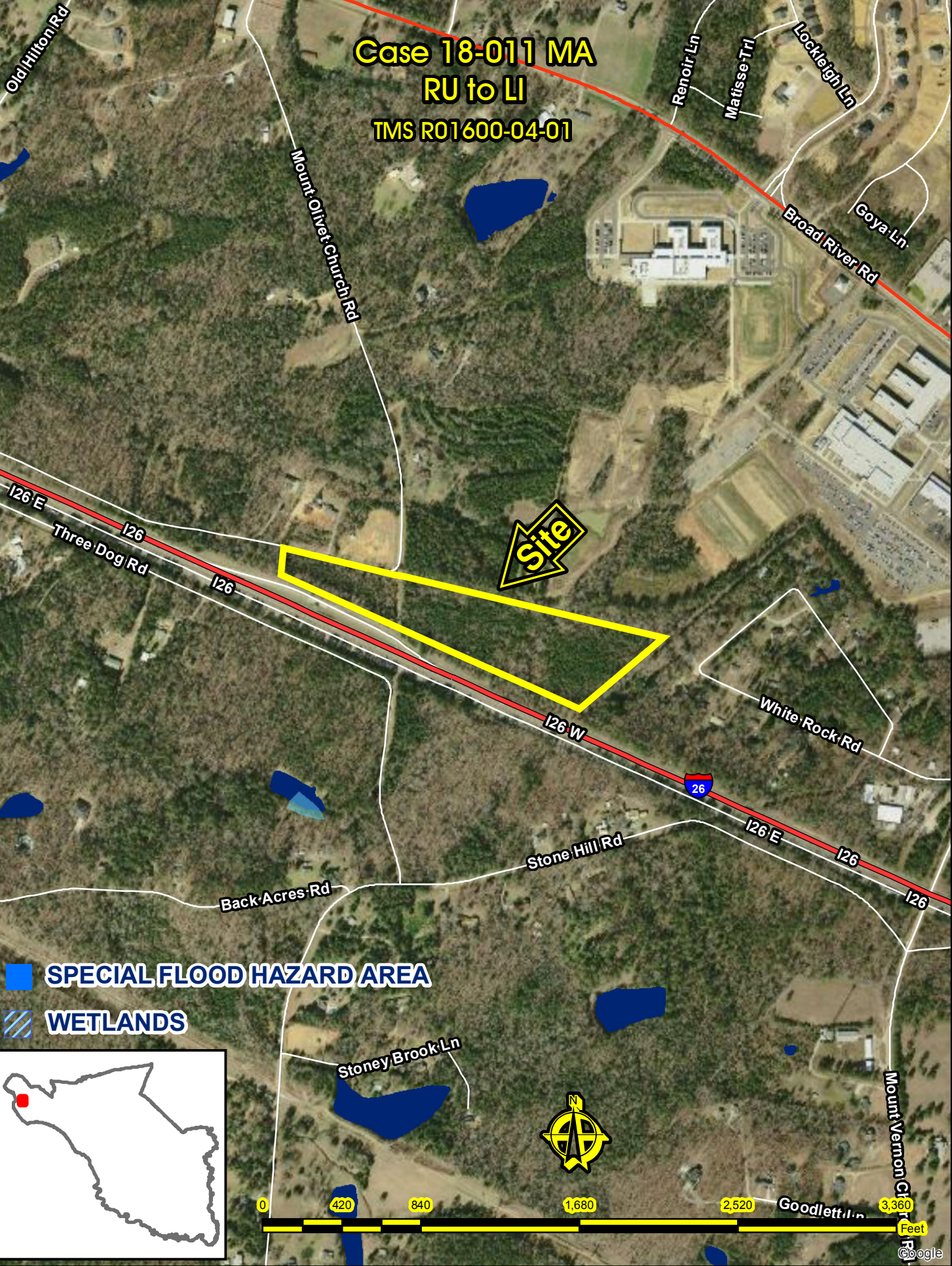
April 24, 2018.



4. Case 18-011 MA
 Carl McClure
 R01600-04-01
 Mount Olivet Church Rd
 DISTRICT 1 - Bill Malinowski

Case 18-011 MA
RU to LI
TMS R01600-04-01

Site



Case 18-011 MA RU to LI



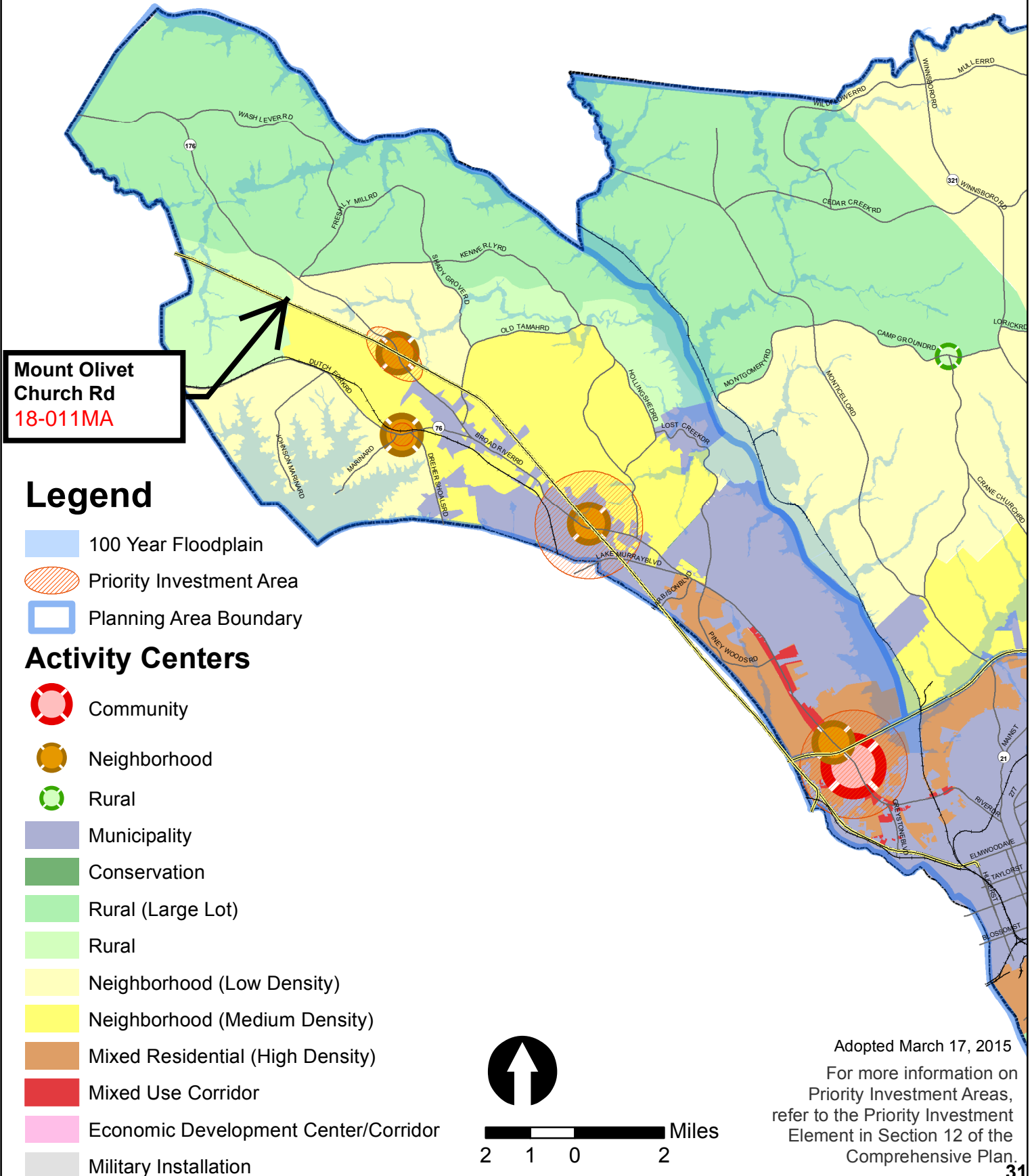
ZONING CLASSIFICATIONS

| | | | | | | | | | | | | | |
|--|------|--|------|--|-------|--|-------|--|-----|--|-----|--|------------------|
| | 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 | | |



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 9, 2018
RC PROJECT: 18-017 MA
APPLICANT: Richland County

LOCATION: Lower Richland Blvd & Rabbit Run

TAX MAP NUMBER: R21900-06-14
ACREAGE: 139.98 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

Staff Recommendation

Approval

Background

Zoning History

The subject parcel was rezoned to Planned Development District (PDD) under case number 05-111MA (Ordinance number 013-06HR).

Zoning History for the General Area

The GC parcel southwest of the site was rezoned under case number 05-079MA.

The Planned Development District parcels southwest of the site were rezoned under case number 07-28MA.

The RS-MD parcel south of the site was rezoned under case number 05-098MA.

Zoning District Summary

The Planned Development (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.

| Direction | Existing Zoning | Use |
|----------------------|-----------------|---------------------------------|
| <u>North:</u> | RS-MD/RU | Residential/Undeveloped |
| <u>South:</u> | RM-MD/RU/RU | Institutional Uses/ Undeveloped |
| <u>East:</u> | RU/RU/RU | Undeveloped/Agricultural |
| <u>West:</u> | RS-MD/RS-MD | Residential/Residential |

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Lower Richland Boulevard and Rabbit Run. The parcel is undeveloped. There are no sidewalks and street lights along Lower Richland Boulevard or Rabbit Run. The surrounding area is characterized by residential uses, undeveloped parcels and institutional uses to the south.

Master Plan

The proposed changes to the master plan include:

Increased Open Space

Residential lots and accompanying roads have been removed from the northeast section the site to prevent wetland impacts and increase open space. Open space was one of the top items that members of Southeast Richland cherished according to community input received as part of the Southeast Richland Neighborhood Master Plan.

Modified Lot Widths and Groupings

Lot widths and groupings have been modified to keep pace with market trends. The minimum lot width has been reduced to 35' and a greater variety of lots has been proposed. The proposed mixture of housing types and prices adheres to the vision of the Southeast Richland Neighborhood Master Plan. There has been no change in lot density.

Removed Backyard Conservation Areas

The backyard conservation areas have been removed. The 30' rear yard setback will remain. The total open space and conservation easement area will increase because of the removal of lots from the northeast section of the site. Fencing will be allowed to extend to the property line.

Relocated Amenity Area

The amenity area has been relocated to the northeast section of the site to take advantage of the natural open space.

Reduced Right of Way Width

The original 60' right of way was proposed to accommodate bioswales as part of a low impact development stormwater management program. Experience has shown that the LID stormwater management systems can be ineffective and costly in residential developments. The right of way width has been reduced to the standard 50 feet and a traditional stormwater management system will be used.

Removed Pocket Parks

The pocket parks proposed as part of the original PUD were intended to be used as bioretention areas. With the use of a traditional stormwater management system, these areas will no longer be necessary. There will be additional open space near the amenity area.

Removed Promenade Style Road

The promenade style road has been removed.

Changes in Area

Below is a summary of changes to land use area:

| | Original PUD Revised Area (Acres) | Original PUD Revised Area (Acres) |
|----------------------------|-----------------------------------|-----------------------------------|
| Right of Way Area | 24.61 | 16.25 |
| Residential House Lot Area | 74.26 | 63.46 |
| Residential Town Home Area | 3.81 | 6.00 |
| Commercial Property Area | 1.88 | 3.06 |
| Open Space - Total | 35.42 | 50.59 |
| Other - | ----- | 0.62 |

Public Services

The subject parcel is within the boundaries of School District One. The Lower Richland High School is located south of the subject parcel. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 400 feet southwest of the subject parcel. Records indicate that the parcel is within the City of Columbia's water service area. Records indicate that the parcel is within Richland County's 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 Design

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 2016 SCDOT traffic count (Station #481) located north of the subject parcel on Lower Richland Boulevard identifies 2,100 Average Daily Trips (ADT's). This section of Lower Richland Boulevard is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Clemson Road is currently operating at Level of Service (LOS) "A".

The 2016 SCDOT traffic count (Station #172) located south of the subject parcel on Garners Ferry Road identifies 23,600 Average Daily Trips (ADT's). This section of Garners Ferry Road is classified as a four lane divided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) "B".

There are resurfacing improvements for this section of Lower Richland Boulevard through SCDOT. There is a proposed widening for the southern section of Lower Richland Boulevard (4 travel lanes and a center turn lane) between Rabbit Run and Garners Ferry Road to include a multiuse path through the County Penny Sales Tax program.

There are no planned or programmed improvements for these sections of Garners Ferry Road through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the request is in compliance with the purpose statement of the proposed district to provide mixed uses. The request does not radically alter the existing proposed uses. Approval of the PDD amendment would be in character with the existing surrounding development pattern and uses.

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

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A R E S I D E N T I A L C O M M U N I T Y

LAND USE GUIDELINES AND GENERAL DEVELOPMENT PLAN BOOK

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LAND USE GUIDELINES FOR A RESIDENTIAL COMMUNITY

RICHLAND COUNTY, SOUTH CAROLINA

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A R E S I D E N T I A L C O M M U N I T Y
R I C H L A N D C O U N T Y , S O U T H C A R O L I N A

PREPARED FOR

KN PROPERTIES, LLC
COLUMBIA, SOUTH CAROLINA

FOR REVIEW BY

RICHLAND COUNTY PLANNING COMMISSION
&
RICHLAND COUNTY COUNCIL

PREPARED BY

THE HAYTER FIRM
PINEHURST, NORTH CAROLINA

PRE-APPLICATION CONFERENCE DATE
11/22/05



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T A B L E O F C O N T E N T S

| | |
|---|--|
| <p>Introduction (Philosophy) -----1</p> <p>Vicinity Map -----2</p> <p>Graphic Master Plan -----3</p> <p>Master Plan – Land Uses -----4</p> <p>Circulation Plan -----5</p> <p>Street Sections -----6-7</p> <p>Conservation & Open Space Plan -----8</p> <p>Community Amenities Plan -----9</p> <p>Community Entry & Community Center Concept -----10</p> <p>Town Homes -----11</p> <p>Cottage Lots -----12</p> <p>Traditional Lots -----13</p> <p>Manor Lots -----14</p> <p>Corner Park Commons -----15</p> <p>Development Sign Location -----16</p> <p>Phasing Plan -----17</p> <p>Planned Unit Development Guidelines -----18-32</p> | <p style="text-align: center;">SITE ANALYSIS</p> <p>Legal Boundary Survey33</p> <p>Legal Description of Property 34-35</p> <p>Wetlands Survey 36</p> <p>Slope Analysis and Hydrology 37</p> <p>Nat’l Wetlands Inventory & FEMA Flow Accum..... 38</p> <p>Soils and Wetlands39</p> <p>Natural Vegetation40</p> <p>Existing Zoning Conditions 41-42</p> <p>Existing Utilities and Public Facilities 43</p> <p>City of Columbia –Water and Sanitary Sewer Service Letter</p> <p>Traffic Management Plan 46</p> <p>Exhibit “A” Deed Restrictions (Sample)</p> <p>Exhibit “B” Comprehensive Features Plan</p> |
|---|--|



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RICHLAND COUNTY, SOUTH CAROLINA

INTRODUCTION

PLANNING PHILOSOPHY

Our ethic on land use and development is shaped by our concern on how the built environment effects on the natural environment while meeting the needs of today's world. We know that each piece of land is precious, distinct and irreplaceable. This site will be treated with the respect it deserves. The Hayter Firm recognizes that it will be judged by the integrity and permanence of the plans, which will exist beyond our lifetimes.

We will only design environmentally responsible places. Our world doesn't have room or tolerance for any less. We will be ever vigilant in preserving and conserving the qualities of the larger environment while designing places for people to live, work and enjoy.

Robert Hayter, The Hayter Firm



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VICINITY MAP



This vicinity map was extracted from the Richland County Internet Mapping Services.



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GRAPHIC MASTER PLAN



This plan and associated graphic materials are conceptual only and are for purposes of conveying general information about the present state of proposed development. Therefore this plan book and associated drawings are not to be used for any site altering activities without completion and approval from all state and local agencies, of required detailed or construction drawings. These materials are private property and are not to be reproduced without the written permission of their owner. Any permitted reproduction of these materials must include a legible reproduction of this paragraph.



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MASTER PLAN - LAND USES

LEGEND & SITE DATA

| | |
|--|--------------|
| TOTAL ACREAGE..... | 139.979 acre |
| RIGHT OF WAYS --- | |
| RIGHT OF WAY AREA | 24.614 acre |
| RESIDENTIAL HOUSE LOT AREA | 74.256 acre |
| RESIDENTIAL TOWN HOME AREA | 3.809 acre |
| COMMERCIAL PROPERTY SITE..... | 1.879 acre |
| OPEN SPACE- TOTAL..... | 35.421 acre |
| (NOT PART OF LOTS) | |
| COMMUNITY AMENITY AREA (PART OF OPEN SPACE)..... | (6.878 acre) |
| STORMWATER MANAGEMENT AREA (PART OF OPEN SPACE)..... | (2.575 acre) |
| "CORNER PARK" COMMONS (PART OF OPEN SPACE)..... | (1.846 acre) |
| TYPE "C" REQUIRED LANDSCAPE BUFFER (PART OF OPEN SPACE) | |

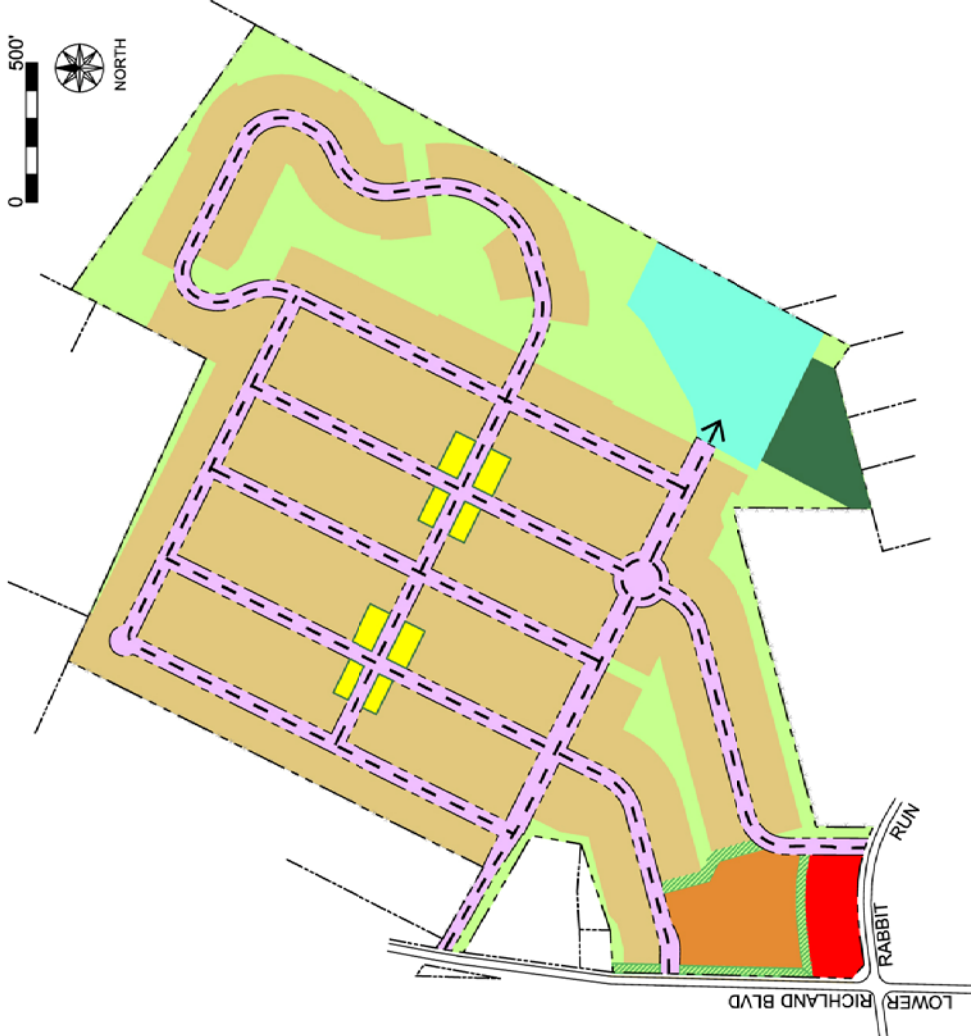
NET RESIDENTIAL DENSITY ON LOT (BUILT) AREA

| | |
|---------------------------------|---------------------|
| TOWN HOMES | 32 units |
| Total Town Homes | 32 units/3.809 ac |
| Net Town Home Density | 8.401 units/ac |
| SINGLE FAMILY HOUSE LOTS | |
| 50' LOTS | 115 units |
| 65' LOTS | 120 units |
| 80' LOTS | 115 units |
| Total House Lots | 350 units/74.256 ac |
| Net House Lot Density | 4.713 units/ac |
| Total Residential Units | 382 units/78.065 ac |
| Total Net Residential Density | 4.893 units/ac |

GROSS RESIDENTIAL DENSITY ON ENTIRE SITE (NOT INCLUDING THE COMMERCIAL AREA)

Total Residential Units 382 units/138.100 ac

Total Gross Residential Density 2.766 units/ac



NOVEMBER 28, 2005



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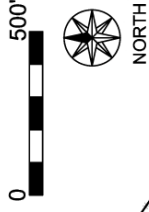
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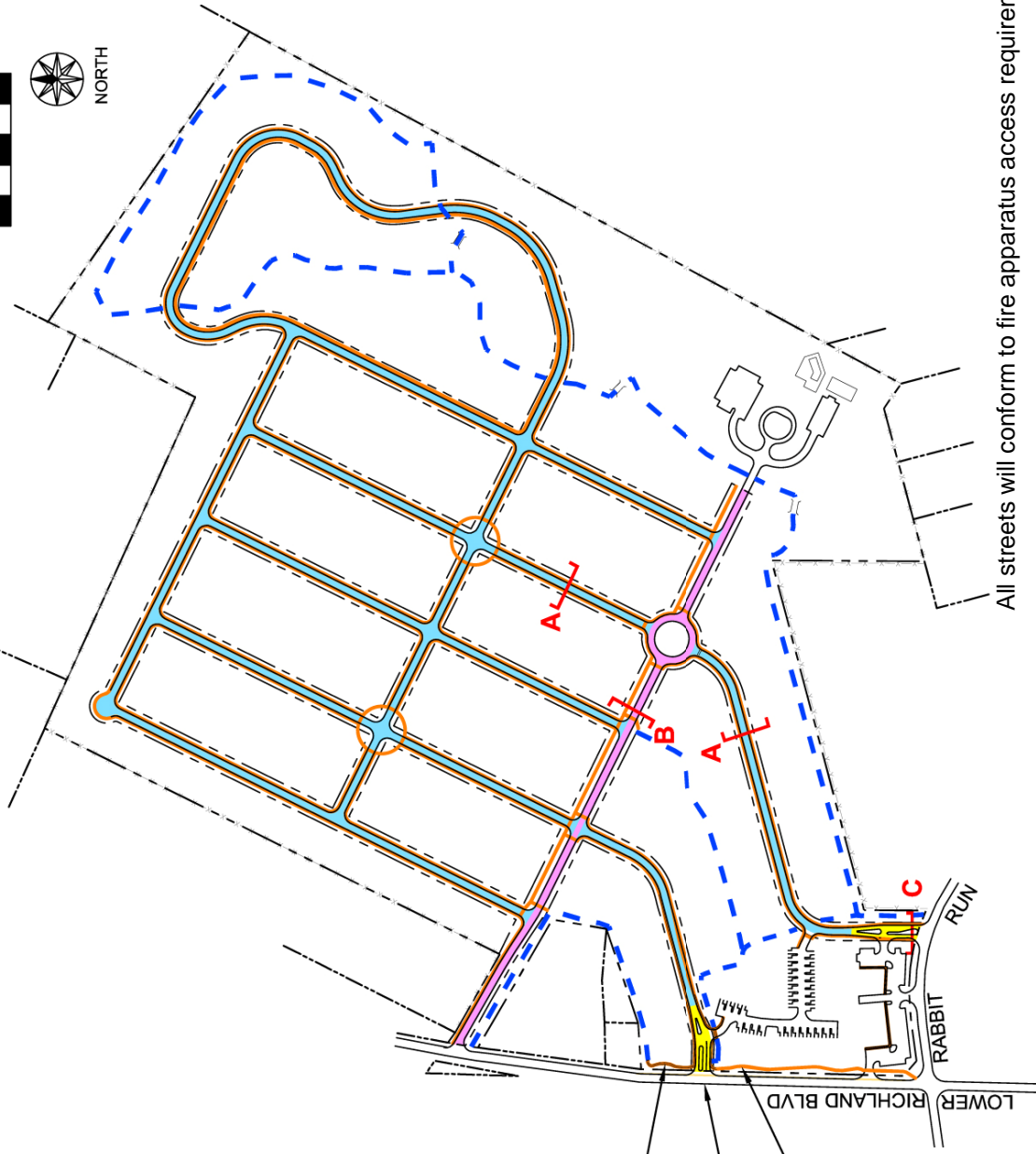
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CIRCULATION PLAN



- STREET KEY**
- COMMUNITY ENTRY STREET
 - COMMUNITY STREET
 - PROMENADE STREET
 - 5' SIDEWALK
 - WOODLAND TRAILS
 - STREET SECTIONS
(SEE PAGES 7 & 8)



5' Sidewalk within 30' Type C Buffer
 Main Entrance to Development
 5' Sidewalk within 30' Type C Buffer

All streets will conform to fire apparatus access requirements.



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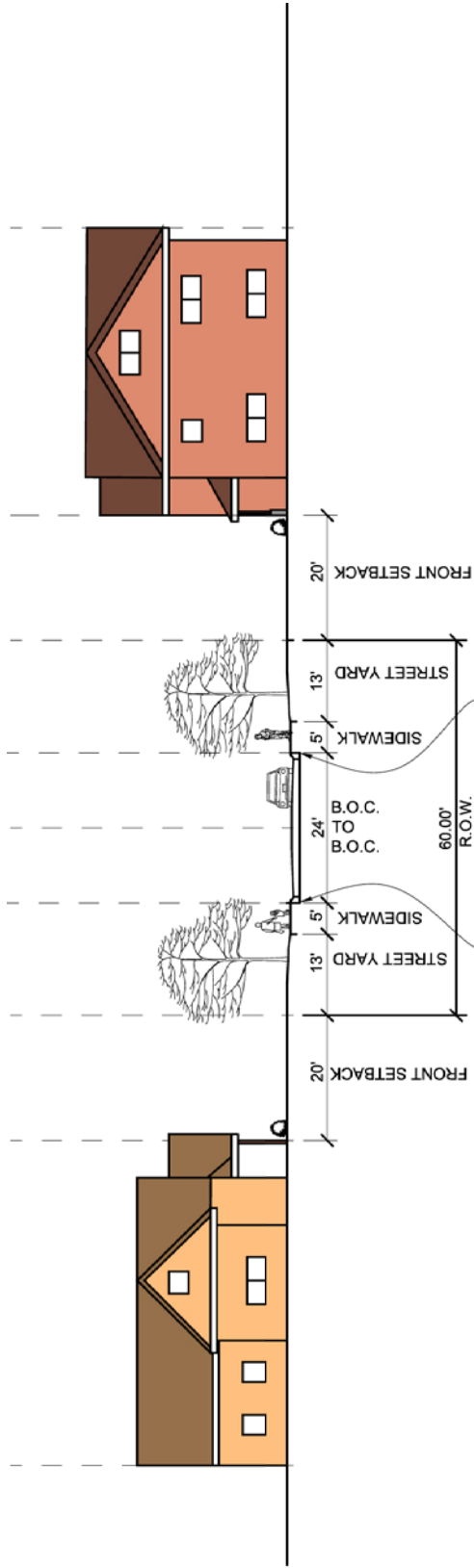
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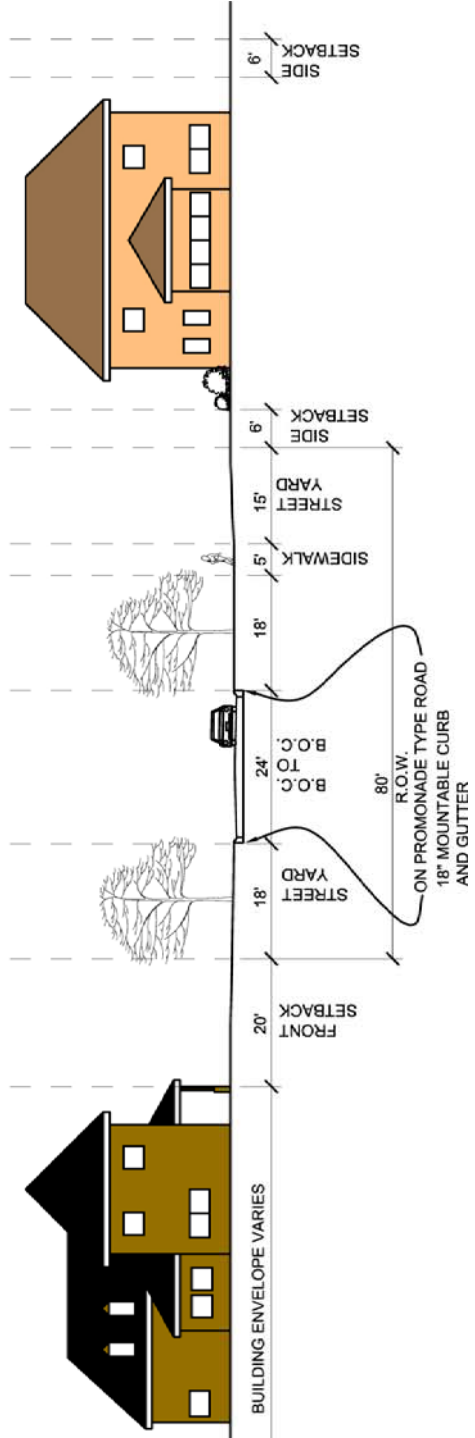
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STREET SECTIONS



SECTION A - COMMUNITY STREET



SECTION B - PROMENADE STREET



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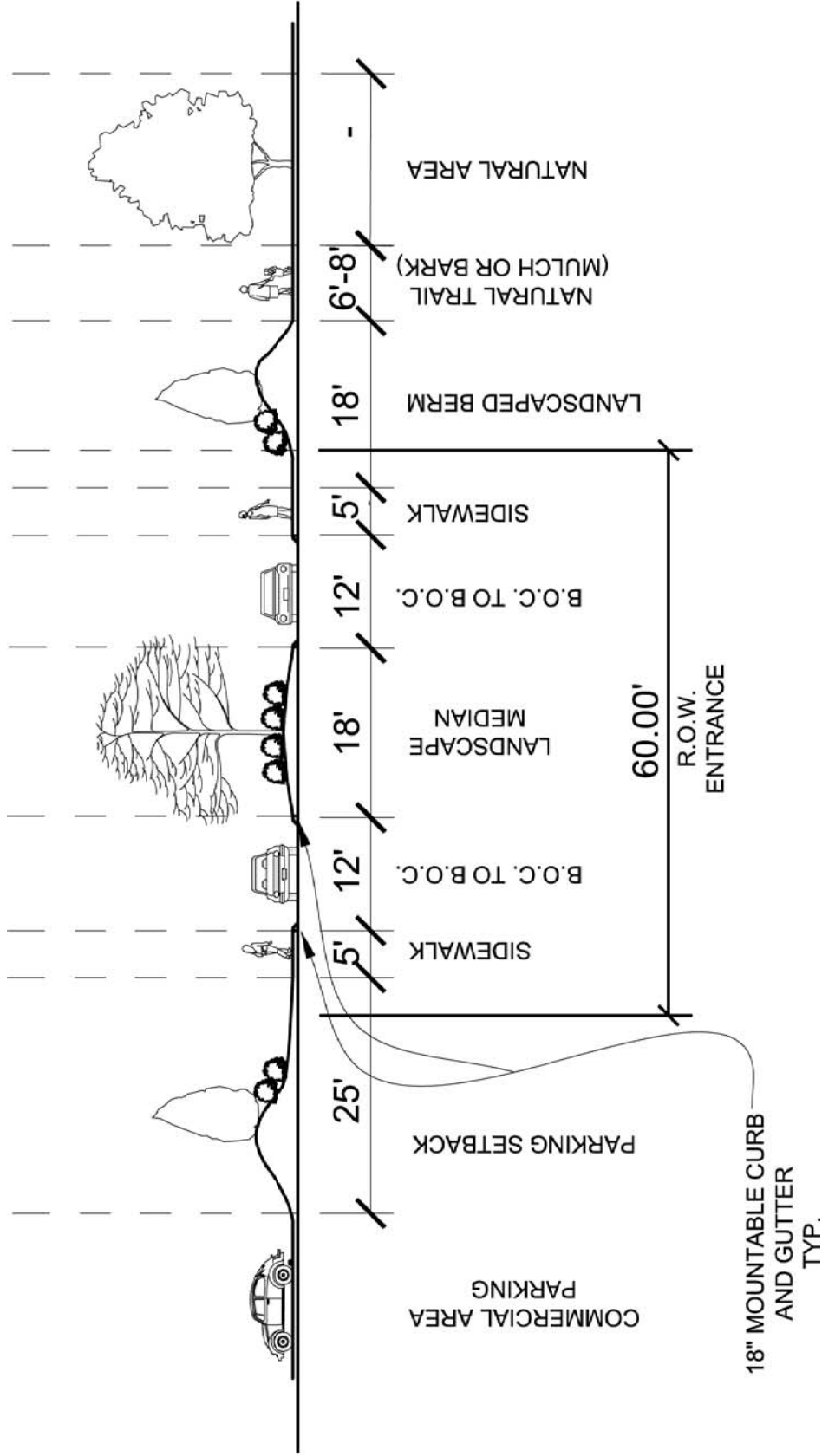
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STREET SECTIONS



SECTION C - COMMUNITY ENTRY



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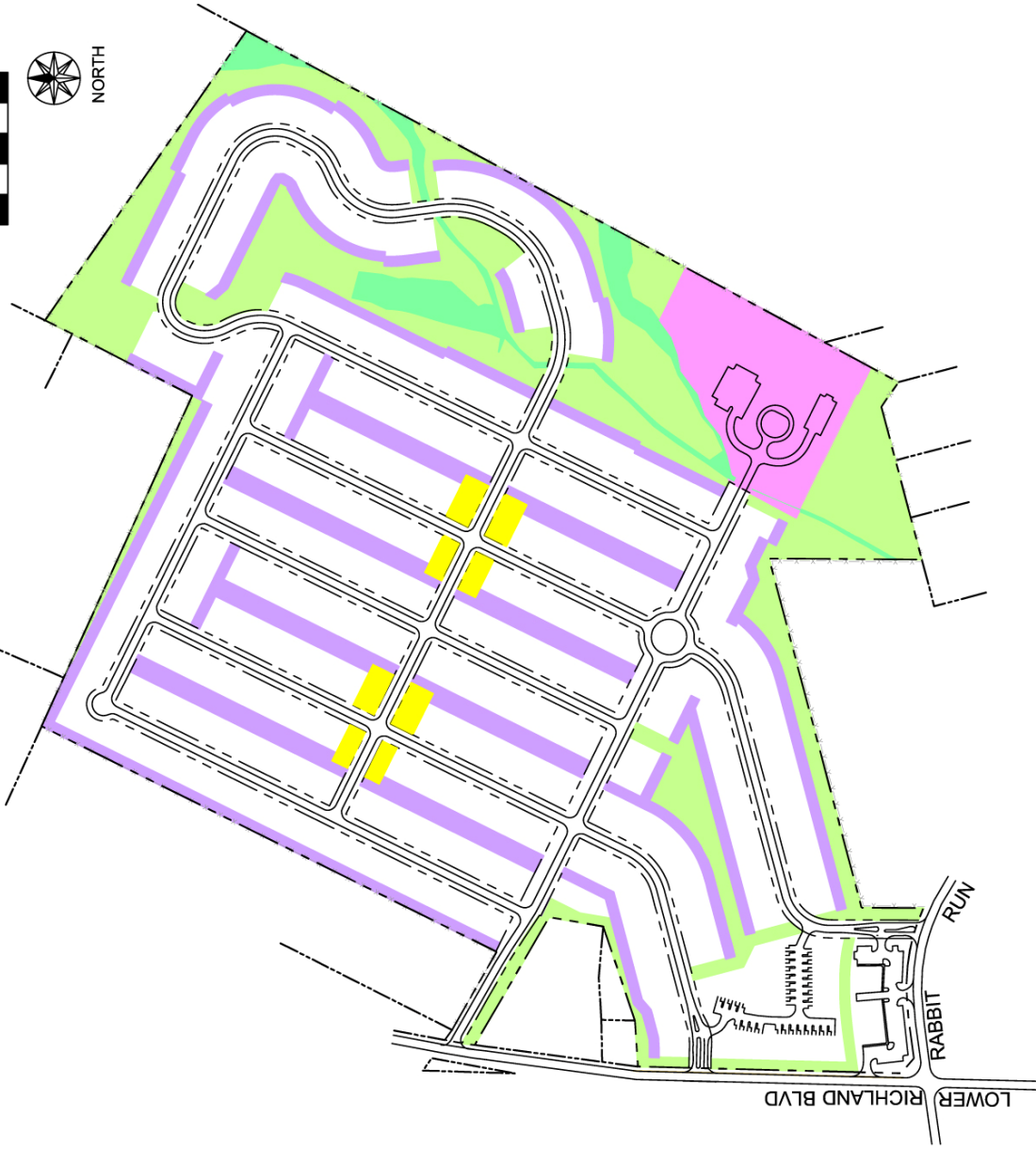
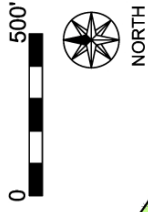
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CONSERVATION & OPEN SPACE PLAN



LEGEND

| | | |
|---|----------------------------------|-----------------------|
|  | CONSERVATION LAND /EASEMENT..... | 23,519 acre 16.8% |
|  | CORNER PARK COMMONS..... | 1,846 acre 1.3% |
|  | ON LOT CONSERVATION AREA..... | 15,986 acre 11.4 % |
|  | COMMUNITY CENTER..... | 6,650 acre 4.8 % |
|  | WETLANDS | 3,154 acre 2.3 % |

| | |
|------------------------------|----------------------|
| TOTAL CONSERVATION AREA..... | 51,155 acre 36.5% |
| TOTAL SITE AREA..... | 139,979 acre |



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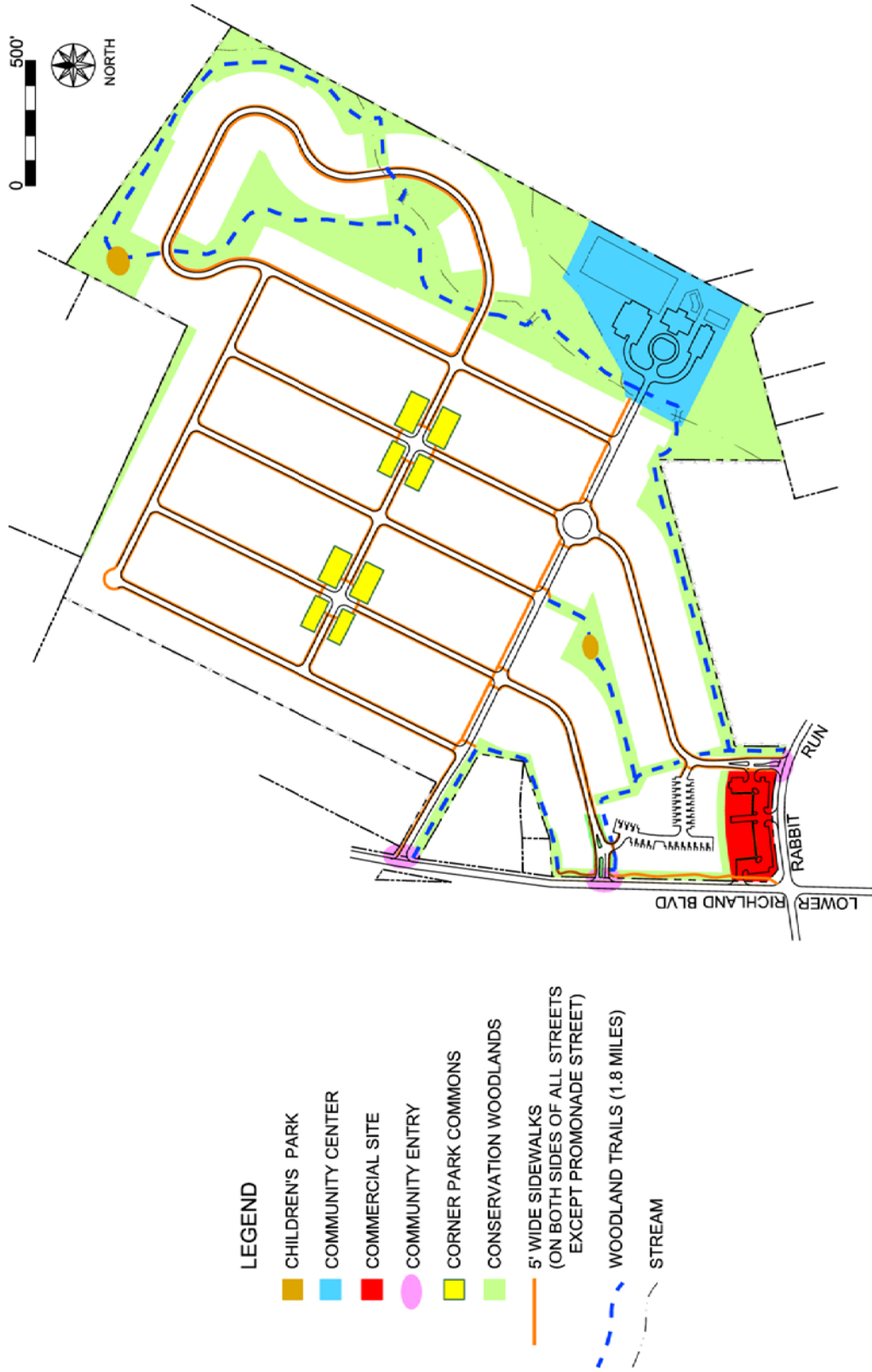
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COMMUNITY AMENITIES PLAN



Community Amenities significantly meet or exceed the standards from a space or area to user ratio. Woodland trails, community parks, community center, playground and fitness stations provide a wide array of possible activities. The quantity of spaces and facilities for the shared use of the residents is adequate for the anticipated demand.



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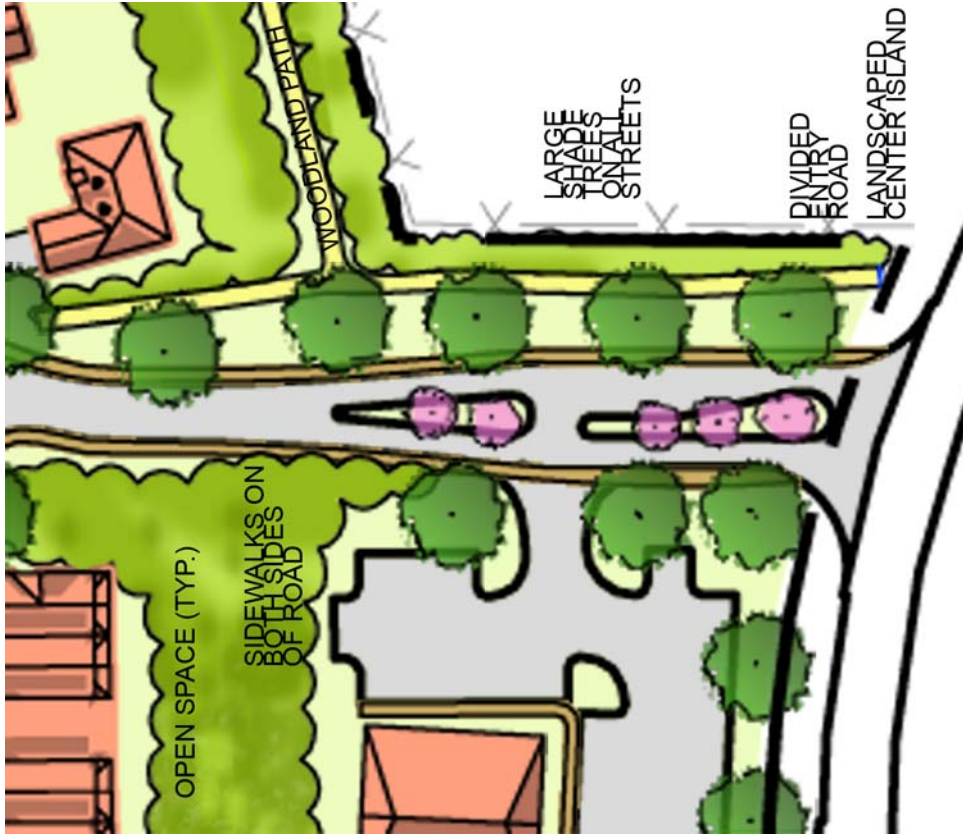
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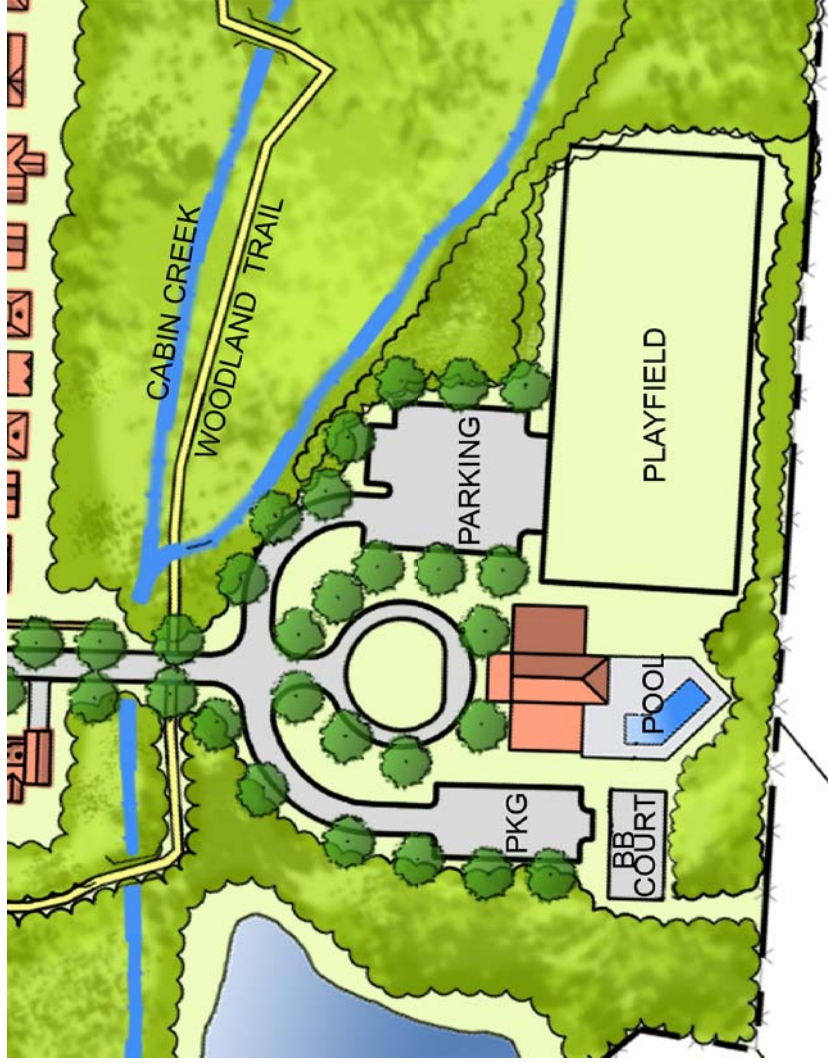
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COMMUNITY ENTRY & COMMUNITY CENTER



COMMUNITY ENTRY



COMMUNITY CENTER



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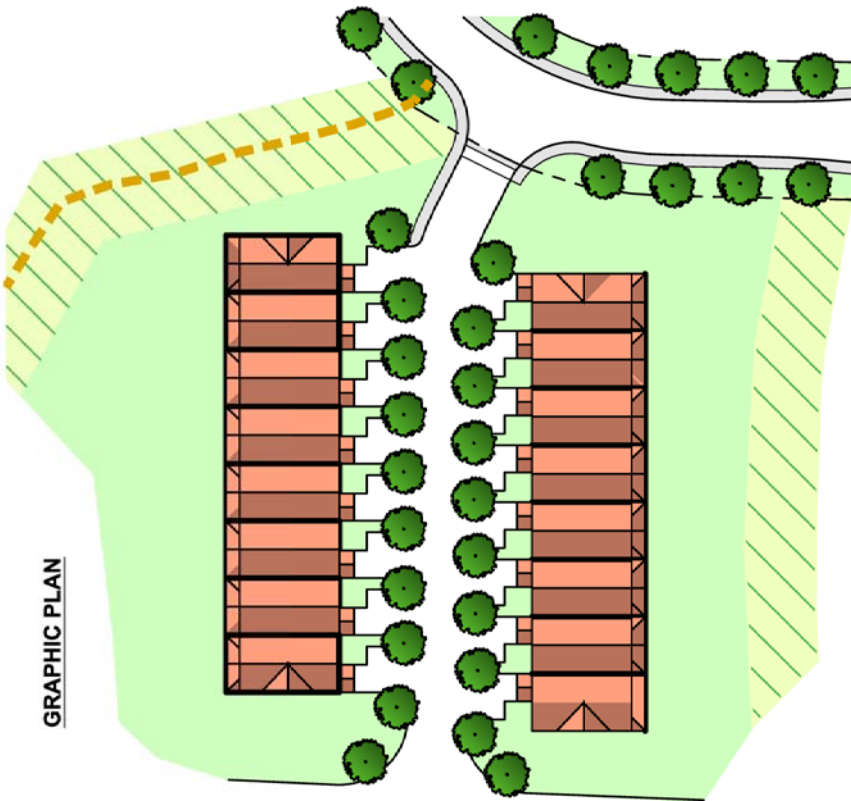
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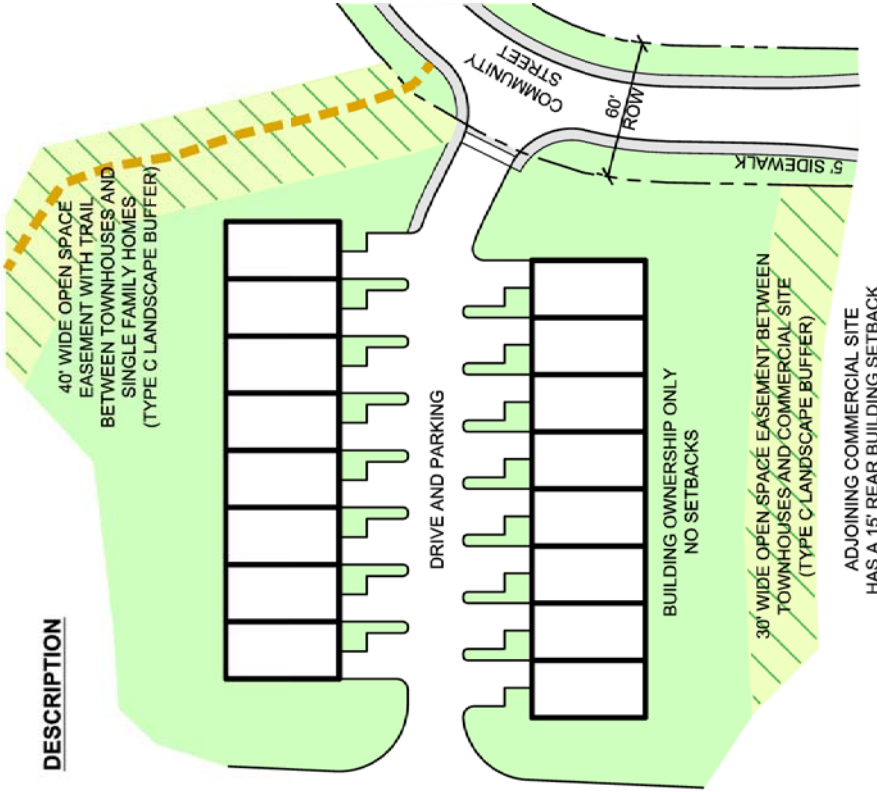
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TOWN HOMES



GRAPHIC PLAN

DESCRIPTION



Town homes lots are typically 25-30 feet wide by approximately 110 feet deep. Town homes differ from the other lot types in that the building itself, the parking area in front and a patio/deck area in the back is the only part purchased. There are no setbacks. The land surrounding the town homes is common property and cared for by the property owners association.

Type C Planted Buffer Open Space Easement: a 40 foot wide strip of planted open space separates the town home development area from the adjoining single family home lot. A trail that runs through the development is located on this area. And a 30 foot wide planted section separates the town homes from the commercial site and Lower Richland Blvd. A 5' concrete sidewalk is located in the buffer along Richland Blvd.



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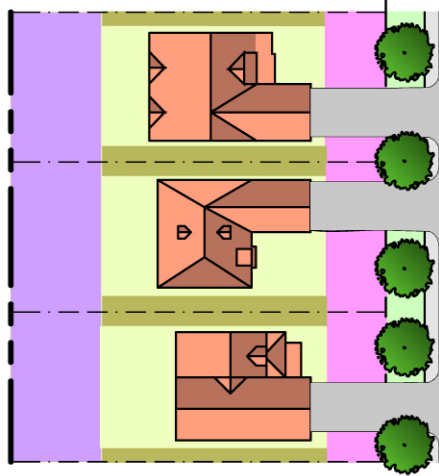
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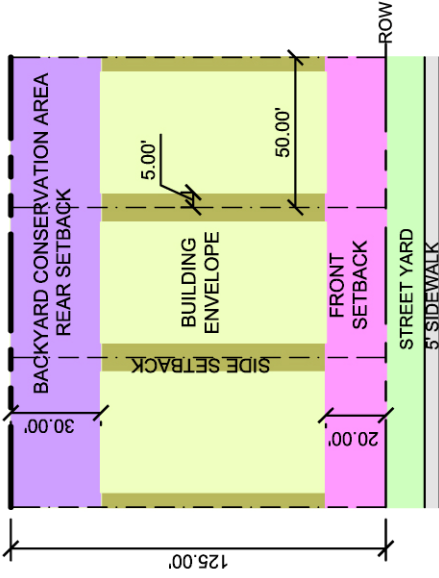
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NOVEMBER 2005 PAGE 11

COTTAGE LOTS - 50'



GRAPHIC PLAN



DESCRIPTION

50' Cottage Lots will be grouped in several locations in the lotting pattern. These lots are typically approximately 50' feet wide by 125 feet deep. They may vary in size from lot to lot depending on location. Such variation results from street front curvature, being on a cul-de-sac or by random overall frontage of a lot grouping area.

Front Yard Setback: 20 feet from the front property line, this directly adjoins the street right-of-way. The front yard setback is consistent throughout the development.

Side Yard Setback: Minimum setbacks for all structures are 5 feet.

Side Street Yard Setback: Minimum setbacks for all structures are 6 feet.

Rear Conservation Yard Setback: Minimum setbacks, no disturbance and selective vegetation removal area and for all structures are 30 feet. These rear conservation yards increase the total undisturbed area. This area shall not be fenced.

Building Envelope: Approximately 40 feet wide by varying depths.

Garages: Garages shall be placed within the front yard. Garage doors will face the front street or may face an adjoining side street.



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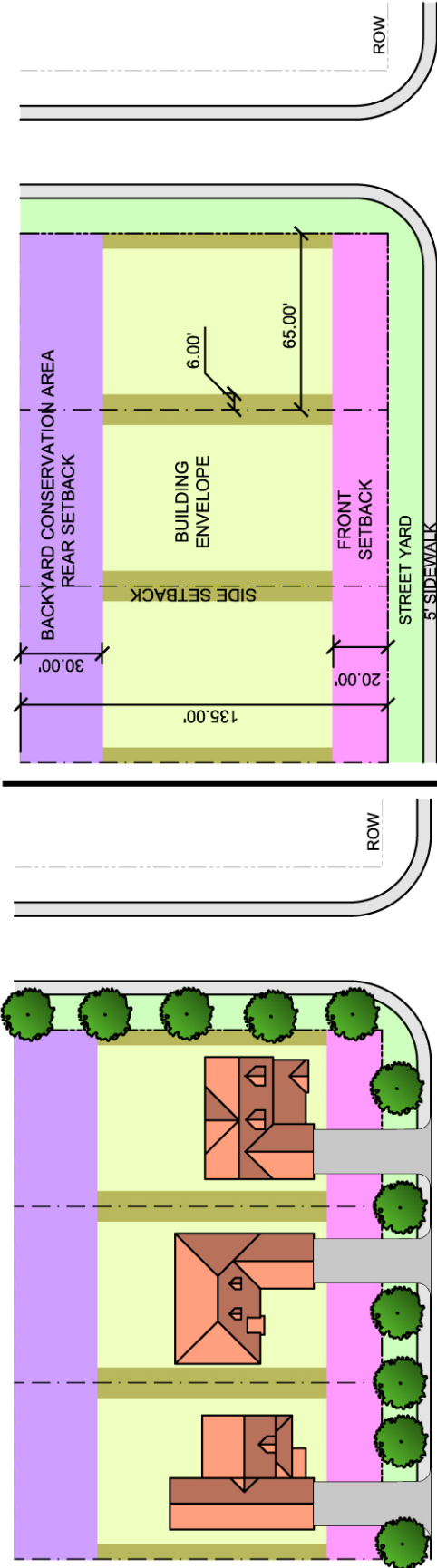
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TRADITIONAL LOTS - 65'



GRAPHIC PLAN

Traditional lots will be located in groups throughout the lotting plan pattern. They are typically approximately 65 feet wide by 135 feet deep. They vary in size from lot to lot depending on location. Such variation results from street front curvature, being located on a cul-de-sac, or by the random overall frontage of a lot grouping area.

Front Yard Setback Front Yard Setback: 20 feet from the front property line, this directly adjoins the street right-of-way. The front yard setback is consistent throughout the development.

Side Yard Setback: Minimum setbacks for all structures are 6 feet.

Side Street Yard Setback: Minimum setbacks for all structures are 6 feet.

DESCRIPTION

Rear Conservation Yard Setback: Minimum setbacks, no disturbance and selective vegetation removal area and for all structures are 30 feet. These rear conservation yards increase the total undisturbed area. These areas shall not be fenced.

Building Envelope: Approximately 53 feet wide by varying depths, or not greater than the limits of the setbacks.

Garages: Garages may be placed in the front or rear yards. Garage doors may face or be perpendicular to the front street or may face an adjoining side street.



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MANOR LOTS - 80'



GRAPHIC PLAN

DESCRIPTION

Manor lots are grouped throughout the lotting plan. The lots are typically approximately 80 feet wide by 150 feet deep. They vary in size from lot to lot depending on location. Such variation results from street front curvature, being located on a cul-de-sac or the random overall frontage of a lot grouping area.

Front Yard Setback Front Yard Setback: 20 feet from the front property line, this directly adjoins the street right-of-way. The front yard setback is consistent throughout the development.

Side Yard Setback: Minimum setbacks for all structures are 10 feet

Side Street Yard Setbacks: Minimum setbacks for all structures are 10 feet.

Rear Conservation Yard Set Backs: Minimum set backs, no disturbance and selective vegetation removal area and for all structures is 30 feet. These rear conservation yards increase the total undisturbed area. These areas shall not be fenced.

Building Envelope: Approximately 60 feet wide by varying depths or not greater than the limits of the setbacks.

Garages: Garages may be placed in the front or rear yards. Garage doors may face or be perpendicular to the front street, or may face an adjoining side street.



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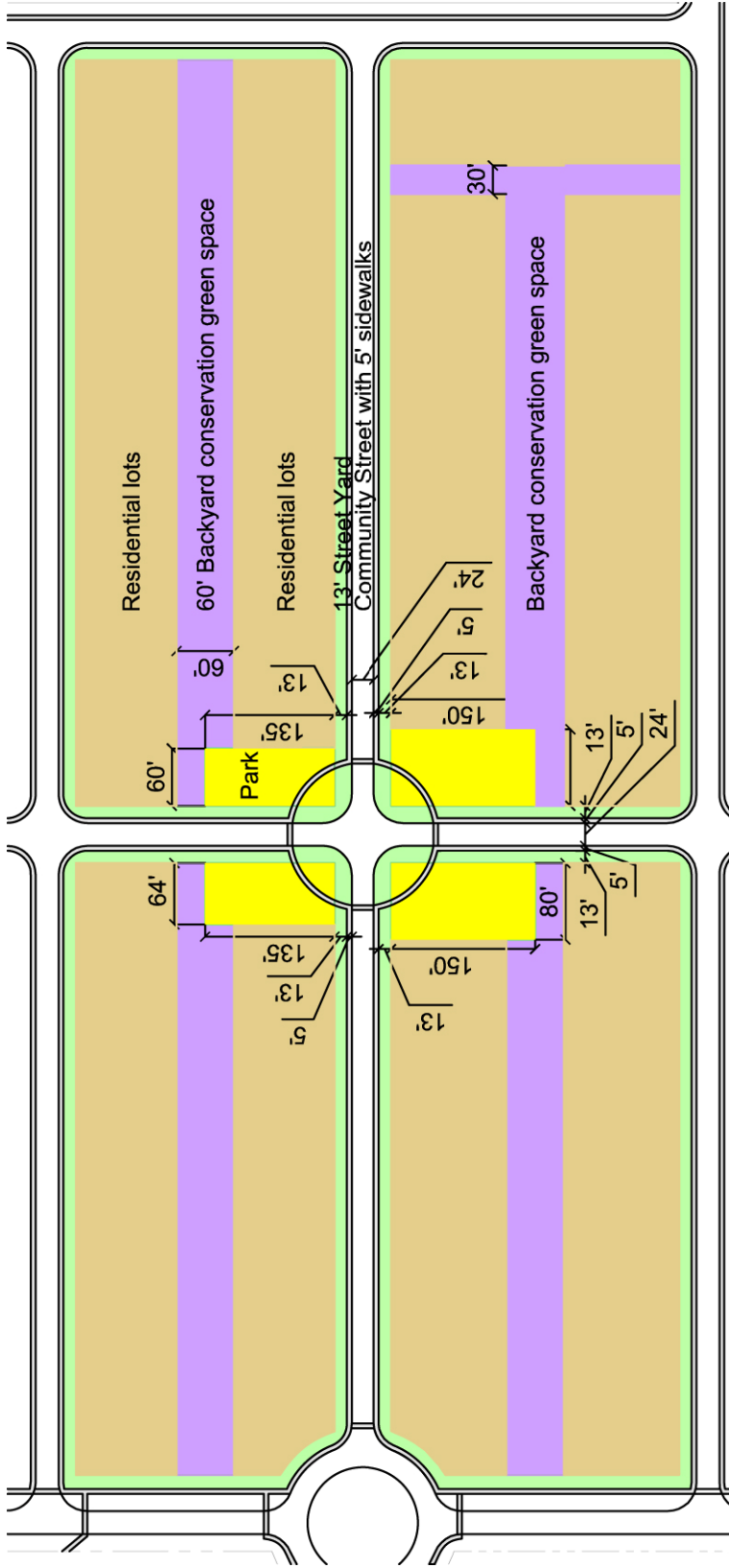
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CORNER PARK COMMONS



There are 2 groupings of "Corner Park Commons".

These landscaped parks provide open green space in the center of the residential development. Benches shall be provided. Note that the 5' concrete sidewalks create a circle through the parks. Sidewalks cross the streets before the intersection.

The corner park commons about the 30' backyard conservation lot easements.



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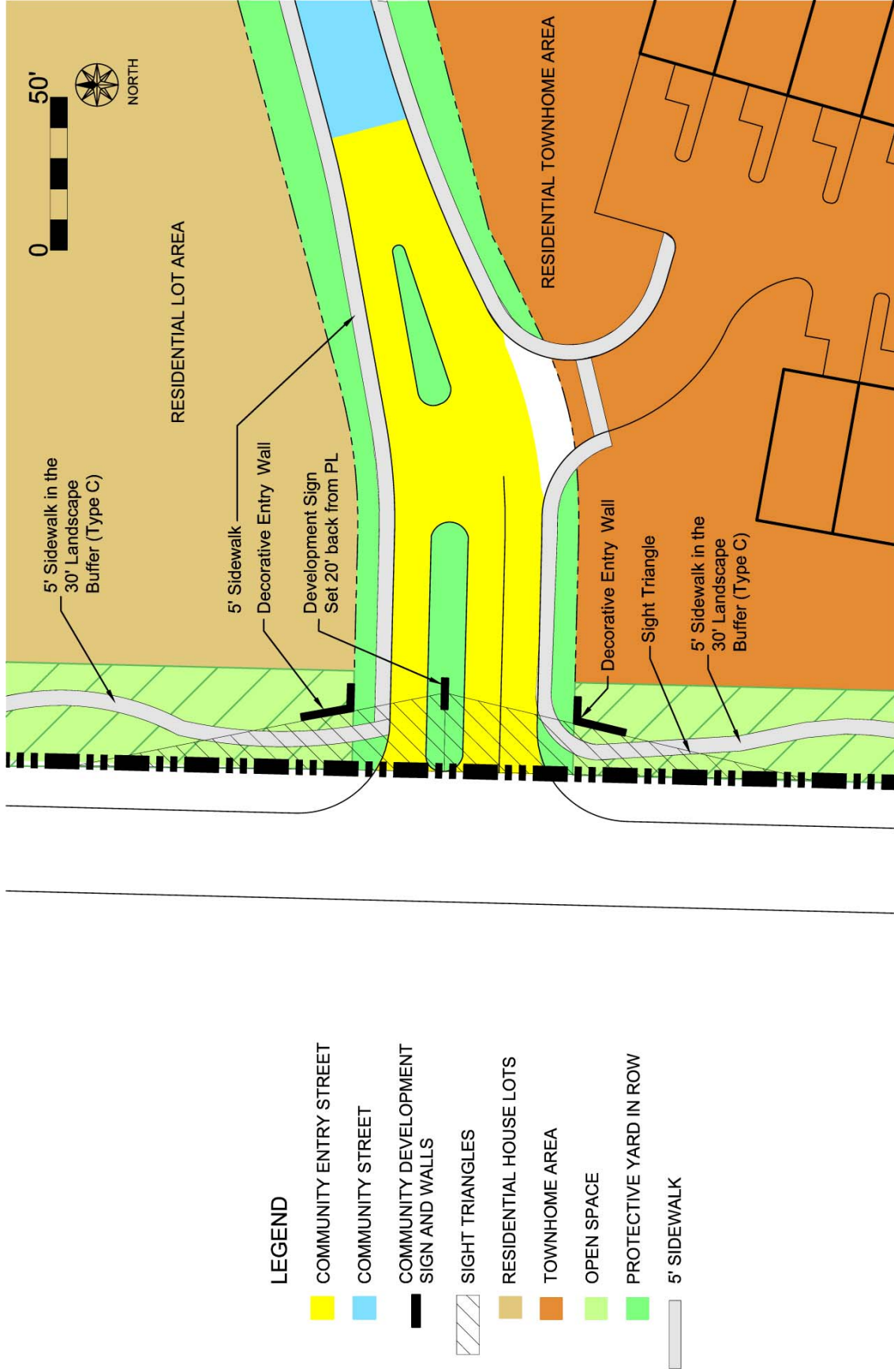
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DEVELOPMENT SIGN LOCATION



LEGEND

- COMMUNITY DEVELOPMENT SIGN AND WALLS
- COMMUNITY ENTRY STREET
- RESIDENTIAL TOWNHOME AREA
- RESIDENTIAL LOT AREA
- COMMUNITY DEVELOPMENT SIGN AND WALLS
- PROTECTIVE YARD IN ROW
- SIGHT TRIANGLES
- TOWNHOME AREA
- OPEN SPACE
- 5' SIDEWALK



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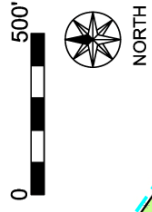
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PHASING PLAN



LEGEND & SITE DATA

- RIGHT OF WAY AREA
- RESIDENTIAL AREA (HOUSE LOTS)
- TOWNHOME AREA
- COMMERCIAL PROPERTY SITE
- OPEN SPACE
- COMMUNITY AMENITY AREA
- STORMWATER MANAGEMENT AREA
- "CORNER PARK" COMMONS
- TYPE "C" REQUIRED LANDSCAPE BUFFER

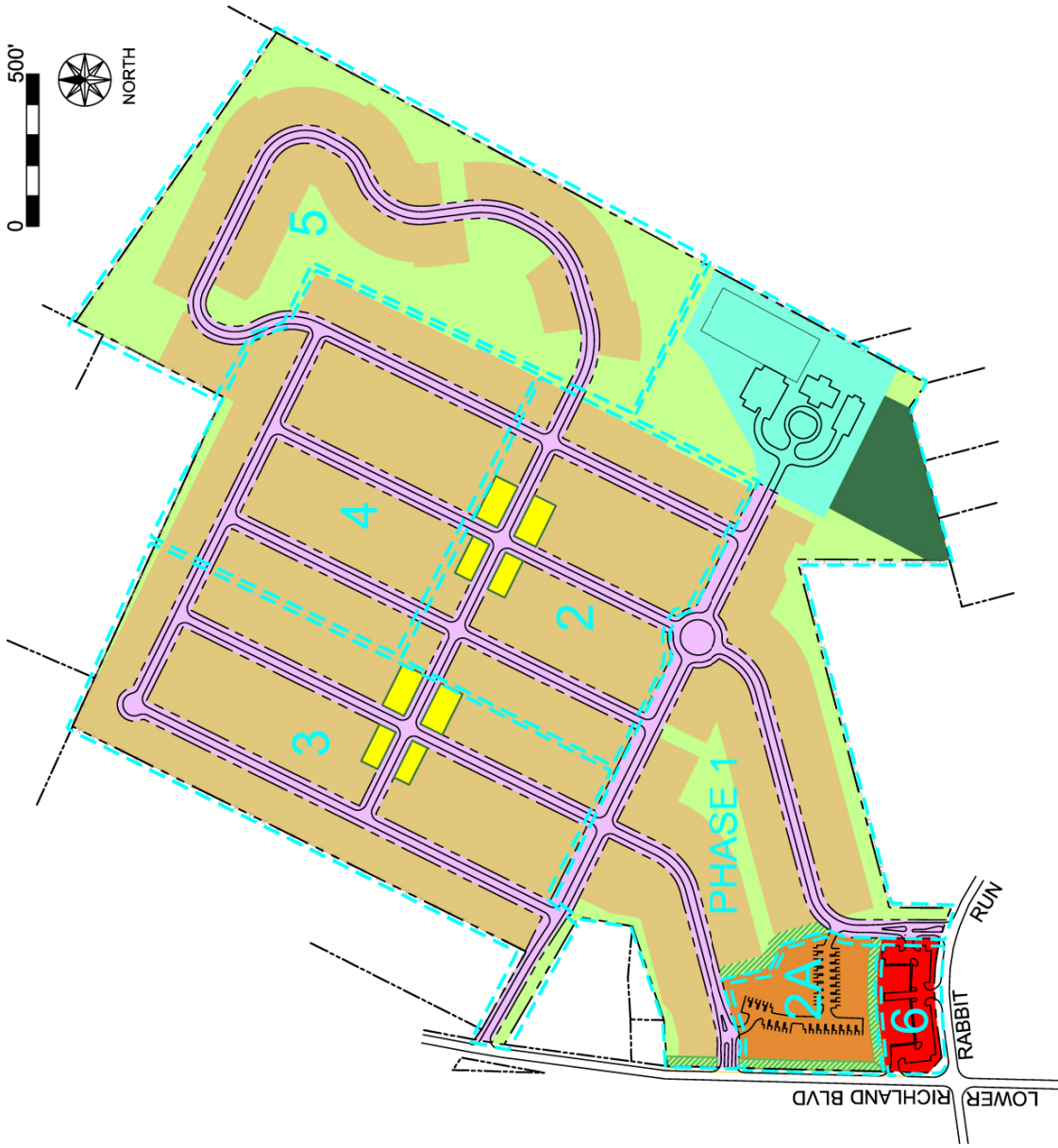
Phases are tentative and will most likely be modified due to various factors such as the approved utility construction plans and schedule of building contractors chosen for the project.

The storm water management area and Community Center will be part of Phase I.

The fifth phase of house development will be in the most sensitive area of development--around the wetlands.

Hiking trails and community parks will be developed in conjunction with associated housing area.

The Commercial area will be developed with need and as appropriate commercial investment interest develops. It is currently expected to be the last phase of construction.



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PLANNED UNIT DEVELOPMENT GUIDELINES

I. Development and Land Use Intent

The requested rezoning of the property shown and referred to in this plan book is intended to allow it to be developed as a residential community. A special residential community that has been designed and will be built in direct response to the site's natural resources. The site is 139.979 acres. The developed area occurs on landforms that require only minor alterations while the more complex and sensitive areas of the site will remain untouched. In fact the natural undeveloped land of approximately 22.6 acres will be placed in a conservation easement. This method of land development creates a harmonious relationship with the natural environment. Thus water quality; drainage patterns, wildlife habitat and woodland ecology remain effective.

The planned community is also intended to respect and protect the adjoining properties through the configuration and location of proposed land uses on the site. All lots have a minimum 30-foot rear buffer of no-grade change, limited clearing and no built setback zone. A portion of the development has lots that backup directly to the adjoining property. Most lots have additional open space conservation land separating them further from adjoining property. Because the 30' rear "backyard conservation area" is on all lots, the open space winds through the development. The conservation open space also encompasses the wetlands. They are celebrated and remain undisturbed expect for some street crossings.

This development is intended to create a wonderful place to live. The community will be surrounded by the woodlands and farmland. The development includes a 2 acres commercial site at the corner of Rabbit Run and Lower Richland Blvd. Sidewalks, nature trails and neighborhood streets will connect the community. These can be connected to future off-site greenways from a number of locations as the opportunities may arise. Community and group activities can occur at the Corner Park Commons or the Community Center. Using only 55.8 percent of the total site for the residential lots, the home sites will be well composed and orderly. Of the approximately 78 acres designated for residential building sites, about 16 acres are allocated to the 30' backyard habitat. The land use composition is intended to enliven the residents and encourage shared values and activities.

The request to rezone the property allowing the intended development is respectfully requested by KN Properties and the plan book is intended to provide all required information per the Richland County Planned Development District Guidelines and Checklist. It is the intent of the developer to build an innovative physical environment, which allows the future residents and current neighbors to take full advantage of their chosen home sites and surroundings.



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The land use composition for the proposed community provides low density of single-family homes and a cluster of town homes. A variety of home sites support a range of housing types. A 2 acre corner portion of the site provided commercial space to serve the development. The plan has a potential for a maximum of 382 residential units. Not inclusive of the 2 acre commercial site, this gives a gross total residential density of 2.766 units/acre.

The following major planning assumptions and objectives will be used in guiding the development of this planned community:

- Establishing a conservation community where the natural environment is protected and shared as an enduring amenity.
- Encouraging creative solutions through flexibility in site design.
- Conserving the unique natural and physical features of the site.
- Creating, development patterns and project design that further the goals and policies of Richland County.
- Provide adequate light, air, and open space while protecting sensitive natural areas within a residential development.
- Providing flexibility for land uses and lot groupings, responding to the needs of the future residents and changing market conditions.
- Creating a community that will enhance the value of adjacent properties and is harmonious with adjacent land uses.
- Promoting pedestrian and bicycle activity and reducing automobile use within the community by providing sidewalks and trails to connect site uses.



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II. District Guidelines and Classifications

The purpose of a planned development is to allow for flexible and efficient planning unfettered by rigid and or fixed zoning requirements. Therefore, the provisions of the County Zoning Ordinance governing minimum lot widths, minimum lot setbacks, maximum height requirements and maximum lot coverage shall not be applicable. In lieu thereof, the standards set forth in this plan book shall apply, and any development plan which complies with these Guidelines and lot types and groupings (see pages 11-15) shall be approved.

The standards will apply to all property contained within this planned development. The guidelines will become part of the governing standards for review, approval and modification of development activities. The subdivision and zoning ordinances and regulations of Richland County will apply where noted, and also where the provisions of this guide do not address a specific subject.

PUD District Guidelines:

The developer's guidelines and this plan book are intended to carry out the goals of this development. They have been written to ensure unity and quality.

Permitted Principle Uses: In accordance with section 26-100 of the Zoning Ordinance, any use which is otherwise lawful, which would not otherwise be prohibited by the Zoning Ordinance shall be permitted, subject to limitations contained in this plan book and permitted uses and structures herein intended.

Limitations as to Overall Density: The total number of single-family residential units shall not exceed **382**. The resulting overall gross density on the 139.986 acres (less the 1.879 acre commercial site) will be **2.766** units per acre.

PUD District Classifications:

Development within the PDD shall be developed as a modified district allowed in section 26-100. The lot groupings have been designed for convenience and clarity to correspond as closely as practical to the existing County zoning classifications, while recognizing that the concept of a planned unit development is to allow flexibility in a development without tying development to rigid



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classifications. The configuration of lot groupings minimizes the amount of land used, create additional open spaces, and to enhance the visual interest of the communities. In the event that any portion of a residential district is used for non-residential uses, as outlined herein, that area may still be used to calculate the overall density of that residential district.

This PDD functions as a single-family residential development district with a section of multi-family town homes and a commercial area. The majority residential development shall be single-family detached dwellings on a variety of lot types illustrated on pages 11-15 of this plan book. The maximum density shall not exceed **2.766** dwelling units per gross acre. The maximum town home units are 32 and the maximum single family units are 350. The minimum lot area, width and yard requirements shall conform to the standards for each lot type. The final (actual) building setbacks and lot coverage will be established as part of the detailed platting plan. Platted lots shall have dimensions approximate to the lot type standards. Lot groupings may include a variety of lot types. This PDD conforms to the intent of section 26-100 of the Richland County Zoning Ordinance. The guidelines within this plan book shall be allowed without special exception or additional approvals. Conservation and open space as depicted herein and within the boundaries of the property are used to satisfy the open space requirements of section 26-184, and the proposed residential land uses and lot groupings and patterns. The maximum building height shall not exceed 35 feet.

The commercial area has been set aside for development and has not yet been planned. The commercial area shall have a 15 foot rear building setback from the Type C Landscape buffer open space. The front setback shall be 25 feet and the side setbacks 20 feet. At the time of development, deed restrictions shall be written to address, among other things, maintenance. The property shall be maintained by the owner/developer. The maximum building height shall not exceed 35 feet. The architectural style, yet to be determined, shall be appropriate to PDD.

III. Land Use Percentages

The Land Use – General Development Plan (page 4) and Conservation & Open Space Plan (page 8) depicts the percentages of gross land area within the to be as follows:



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PLANNED UNIT DEVELOPMENT GUIDELINES

Open Space

| | | |
|---|---------------------|------------------------------|
| Community Amenities..... | 6.65 acres | = 4.8% of total site |
| Woodlands Conservation Land..... | 23.519 acres | = 16.8% of total site |
| Wetlands..... | 3.154 acres | = 2.3% of total site |
| Corner Park Commons | 1.846 acres | = 1.3% of total site |
| <u>On lot 30' Conservation Area</u> | <u>15.986 acres</u> | <u>= 11.4% of total site</u> |

(Chapter 26-184-2.c) minimum required yards may provide up to 50% of open space requirement

Total Open Space..... 36.6 %

Residential

| | | |
|------------------------------------|----------------|------------------------|
| Single Family House Lots..... | 74.256 acres | = 53.05% of total site |
| Town Home Lots | 3.809 acres | = 19.07% of total site |
| Total Residential Lots..... | 55.77 % | |

Commercial

| | | |
|-------------------------------|---------------|---------|
| Commercial site..... | 1.879 acres | = 1.34% |
| Total Commercial | 1.34 % | |

Street and Parking (R.O.W.)

| | | |
|----------------------------------|---------------|----------|
| Within Community..... | 24.614 acres | = 17.58% |
| Total Street/Parking..... | 17.58% | |

IV. Description of Property

The property which is the subject of this request is located at the corner of Lower Richland Boulevard and Rabbit Run, just over a half mile north of Garners Ferry Road, as shown on the Vicinity Map (page 2).



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Road access to the development will be via Lower Richland Boulevard and Rabbit Run. The property consists of approximately 139.979 contiguous acres and therefore exceeds the minimum site size by approximately 2 acres required for a PDD District set forth in section 26-100 of the County Zoning Ordinance.

The property is currently under contract to KN Properties LLC, who is authorized by the owner to make this zoning change request. A survey map and legal description of the property is in the appendix as the first Site Analysis submittals.

The property is undeveloped. A thin stand of eastern hardwoods-pine association provides a woodland canopy for a majority of the site. Soils on the site are predominantly Marlboro and are typical for the coastal plain character of this part of Richland County. Dothan and Norfolk are the other two soil types. All soils loamy sand and sandy loam types with moderate permeability and medium runoff. All soils are well suited for the proposed development. The topography of the property gently slopes (generally between 2 and 5%) from north to south across the site, providing areas suitable for development. An analysis of the site topography directly affected the proposed land plan. (See Site Analysis Slope Analysis and Hydrology page 36)

Cabin Creek runs through this site. The plan shows the creek crossed twice by roads. The wetlands and stream banks are protected in conservation open space. The site is not a part of the FEMA Flood Plain or Floodway. The woodland slopes and glades are natural assets and will be undisturbed. Within this area, walking trails and passive uses will be established.

Regulatory wetlands exist along Cabin Creek as indicated on Site Analysis maps National Wetlands Inventory Map & FEMA Flow Accumulation. (See Site Analysis maps pages 35 and 37)

V. Permitted Uses and Structures

Section 26-100 guidelines do not specifically limit permitted structures. However, each lot grouping area or part thereof shall be subject to a comprehensive set of restrictions and covenants providing for architectural control, limitations as to uses and permitted structures, and creating a homeowners association to own and maintain community and conservation property. The developer will establish and file with the platting of the lots restrictions and covenants for the development.



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The general building styles are as follows: Town homes will be upscale in character- vinyl with stone or brick accents, window pediments and single car garages. Single family houses will have a range of price points to produce a mixed and balanced neighborhood. There will be about 100 heavily brick traditional story homes. About 30-40 patio homes will be brick and mostly single level. About 30 cottage style houses will be a mix of brick and vinyl. Lower price point traditional two story vinyl homes will compromise about 100 of the homes.

In addition to the permitted principle uses and structures provided under section 26-100, subject only to such limitations as may be contained within any restrictive covenants imposed by the Developer, the following accessory uses and structures shall be permitted within the development without special exception or application:

On Residential Lots: garden sheds, detached garages, tool houses, private swimming pools, and other minor structures clearly incidental and subordinate to the residential use and /or structure (house).

On Community and Conservation Land: parks, playgrounds, activity fields, walking trails, community center, utility facilities, earthen dam ponds for storm water management, small community parking lots and other uses which support the intent and content of the land use plan.

On Commercial Lot: Banks/Finance and Insurance Office; Barber Shops/Beauty Salons and Related Services; Clothing Alterations/Repairs, Footwear/Repairs; Computer Systems Design and Related Services; Construction, Building, General Contracting; Engineering, Architectural and Related Services; Laundry and Dry Cleaning Services (non-coin); Legal Services (Law offices, etc.); Locksmith Shop; Management/Scientific and Technical Consulting; Massage Therapists; Medical/ Health Care offices; Photocopying and Duplicating Services; Photography Studios; Picture Framing Shops; Real Estate and Leasing Offices; Tanning Salons; Travel Agencies (without tour buses or other vehicles); Watch and Jewelry Repair Shops; Weight Reducing Centers; Arts and Crafts Supply Stores; Bakeries, Retail; Bicycle Sales and Repair; Book/Periodical and Music Stores; Camera and Photographic Sales and Service; Candle Shops; Candy Stores; Clothing/Shoe/Accessories stores; Computer and Software store; Convenience Store with gasoline pumps; Convenience Store without gasoline pumps; Cosmetics, Beauty Supply and Perfume stores; Drugstores/Pharmacies without drive-through; Florists; Food Stores, Specialty Stores not otherwise listed; Hardware stores; Hobby/Toy/Game stores; Office Supplies and Stationary Stores; Optical Goods Stores; Paint, Wallpaper, and Window Treatment Sales; Pet and Pet Supplies Stores; Restaurants (full-service dine-in only), Restaurants (limited service, delivery, carry-out).



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VI. Dwellings Per Acre

The land use plan depicts and allows a maximum dwelling unit density of **382 units or 2.766 units per acre.**

VII. Legal Description of the Property

See Site Analysis

VIII. Infrastructure

Water

The PDD will be served by an extension of an existing City of Columbia water line on Lower Richland Blvd. The water system will be designed and constructed to the county and city standards and inspected by project engineers, the developer, and the appropriate governmental entities.

Sewer

The PDD will be served by an extension of a Richland County sewer line. The closest existing system has no capacity on the transportation system to handle any additional service. The line will have to be increased in size to handle additional capacity. The sewer system will be designed and constructed to the County's standards and inspected by project engineers, the developer, and the appropriate governmental entities.

Roads/Streets/Sidewalks/Trails

The roads and or streets will be constructed concurrent with development. The developer will establish a street hierarchy system consistent with the standards and sections shown in this plan book. All streets will be designed to meet fire apparatus access requirements. The circular drive at the Community Center will have a valley curb at the outside edge of pavement. The adjoining car park will be on private property outside the street right of way.



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Development Guidelines:

- Provide sidewalks and trails through the woodlands within the development.
- Provide three entrances to the development at a safe location adjoining Lower Richland Blvd and Rabbit Run. A fourth entrance to the commercial site from Lower Richland Blvd.
- Promote road and street design that is compatible with neighborhood and community needs by allowing optimum interconnectivity.
- Design the internal street system to protect the integrity of residential neighborhoods by limiting traffic speed, and using traffic calming devices within the street network
- Design roads and streets as part of the detailed site planning of the development based on County standards and the sections shown on pages 6 and 7. Note the overall width of pavement had been reduced to 24', verses the 25' in the County standards, in order to reduce runoff by 4%.

Storm Drainage

Management of storm water and surface drainage is significantly minimized within this developed site due to the land plan methodology as well as, large undisturbed areas. The land plan has responded directly to the location, degree and integration of the site topography and drainage patterns. Therefore the amount of drainage runoff is more widely disturbed which has less impact on the existing drainage basins. The development will use "Best Management Practices" and low impact methods, devices and systems to manage surface water runoff. Attempts will be made to follow "low impact development principles.

The developer will also develop a Pollution Prevention Plan involving permanent and temporary facilities designed to protect environmentally sensitive areas, downstream property, wetlands, riparian buffers, and land under conservation easements. Storm drainage will be designed and constructed to Richland County standards. Each section will be inspected by project engineers, the Developer, and the appropriate governmental entity.



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The design will accommodate natural storm drainage patterns and flow in the existing lowlands and natural drainage network. The goal of the drainage plan will be to minimize underground piping through surface provisions necessary to convey and promote recharging of the water tables. Wet wells, wet basins, dry basins, wetlands and similar recharge solutions may be provided to protect the existing wetlands.

Development Guidelines:

- Provide for storm water management by utilizing the existing ecosystem and low areas within the natural topography of the site and through the construction of additional storage basins in appropriate locations within the open space, if needed.
- Reduce the amount of impervious surface on site through reduced pavement sections on streets and pervious lining of drainage channels and detention facilities.
- Limit concentration of storm water runoff and point discharges by limiting the use of channeling and underground structures and piping. Sheet flow over landscape areas will be utilized whenever possible. Sheet drainage and swales are preferred over channelized flows.
- Preserve existing vegetation to reduce runoff velocities and encourage percolation of storm water.
- Use accepted erosion control techniques during construction.
- Along roadways and drives, drainage swales will be provided only where needed or required in order to interrupt flows from uphill sources.
- Ponds, if created, on the property are intended to mature over time and take on a natural appearance, rather than necessarily being maintained and manicured.



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- Drainage improvements, if required, will be in accordance to applicable sections of the Richland County Code of Ordinances. Such private drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the Department of Public Works.

Screening and Fencing

Utilize landscape plantings and fence or wall treatments to improve the overall visual quality of the development and to provide transitions and/or buffers between different land uses.

Development Guidelines:

- Retain existing vegetation where practical.
- Use plantings to minimize visual impacts of parking areas.
- Screening will be used when rear or side yards are adjacent to major streets and/or different land uses.
- Plant Type C Buffers as indicated on General Development Plan (page 4) per County Ordinance 26-176.
- Openness is a goal within the development especially along open space boundaries. Privacy fencing or walls are allowed in the following situations:
 - Perimeter fencing for service and storage areas.
 - Perimeter fencing of individual parcels, when a unified wall or fence is designed for the specific parcel and is consistent with development restrictions and controls.
 - Privacy fencing around patio and other outdoor living areas directly connected to the house.

Signs

Incorporate signs appropriate to each use and consistent with the overall development restrictions and controls. Exhibit "B" provides images which convey the concept of a comprehensive sign program for the community. A complete sign plan will be submitted with the detail development and plat plans.



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Development Guidelines:

- Permanent community signs that identify the development will be provided at the entrance. These signs will be designed within an overall entry landscape design theme. The community signs will be ground mounted.
- Sign style and character will conform to the development design guidelines and controls.
- “Resale” house for sale signs will conform to the community sign guidelines and controls
- Model home areas and model home signs are permitted during the original sale of the community.

Community Open Space

Conservation open space will be reserved for riparian and wetland buffers, preservation of natural areas and wildlife habitat, parks, playgrounds, walking trails, and other recreational uses.

This PDD will contain at a minimum **51.155** acres or approximately **36.5%** percentage of the project site in open space, which will be in part or in whole a conservation easement.

Work with the natural features of the site to create open space within the development that utilizes natural conditions and drainage courses.

Development Guidelines:

- Open space areas will surround the residential parcels, and will enhance the visual character of the community and allow for neighborhood recreational uses and buffer to neighboring properties.
- Wetland areas, drainage courses, and steep slopes are to be retained in their natural state and held as common community open space. The developer will not encroach or disturb wetland areas and will include native vegetative buffers, and best management practices as a normal course of his activities.



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- The amount of open space as defined by the Zoning Ordinance will be significantly exceeded based upon projected open space acreage.
- A Homeowners Association (HOA) will be responsible for maintaining community open space upon completion of the development.
- Existing trees will be preserved in the built upon areas, where reasonable.

Street Trees

This PDD shall plant large shade street trees along all streets at or approximately 40 feet on center. There shall be at least one street tree per lot. Small flowering trees may be utilized in landscaped islands, community parks and near community center as decorative accents to the large shade trees.

Development Guidelines:

- Large shade trees shall be selected from the following list: Lacebark Elm, Fastigate European Hornbeam, Green Vase Zelkova, cultivar Overcup Oak, cultivar Nuttall Oak, cultivar Willow Oak, October Glory Maple, cultivar Shumard Oak, Laurel Oak, or other trees approved by the Richland County Planning Staff.
- Small Flowering trees shall be selected from the following list: Autumn Brilliance Serviceberry, Chinese Fringetree, large variety of Crepe myrtle such as Natchez, Japanese Snowbell, or other trees approved by the Richland County Planning Staff.

Electricity, Gas, Telephone, Cable Television, and High Speed Internet Service

To provide a utility infrastructure to properly serve the needs of the residents by utilizing various utility companies already franchised by Richland County to provide electricity, telephone, cable television, and high speed internet service to the residents of the development at no expense to the County.



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LAND PLANNING

SAVANNAH WOOD

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PLANNED UNIT DEVELOPMENT GUIDELINES

Summary:

It is the intention of the developer to construct a community with an infrastructure with the ability to properly serve all the needs of the residents. The expense of constructing the infrastructure within the PDD consisting of the roads, water, sewer and drainage, will be borne by the Developer even where the ultimate owner and operator of the facilities will be a governmental or private entity.

How Savannah Wood PDD guidelines meet the goals for the Southeast Richland Neighborhood Master Plan:

- Has a mixture of housing types and prices with commercial area
- The development plan is sensitive to the surroundings and environment
- Regulates: appearance, open space, buffers, and amenities
- Multiple connections to public roads; multiple potential connections to internal greenway system and sidewalks
- Reserved sites for neighborhood amenities
- Characterized as a community where green spaces connect the community with significant open space to remain undeveloped.

XI. Development Schedule

The Developer anticipates that the site work for the PDD will be developed in multiple phases commencing in early 2007. Based on market conditions and absorption rate of approximately 30-40 units annually, is anticipated. See Phasing Plan.

X. Administrative Procedures

Change Authorization

Major Changes:

Major changes in all or a portion of the exterior boundaries of the PDD shown and described in this plan book, including changes in location of land uses, increase in density, and/or a change in traffic flow, shall follow the same procedures as required for the approval of a PDD zoning district. Where changes affect the density or total land area devoted to each use, new calculations covering the entire planned unity development will be required.



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PLANNED UNIT DEVELOPMENT GUIDELINES

Minor Changes:

Authority to make changes other than those outlined in the paragraph above shall be granted to the Planning Commission. The Zoning Administrator shall have the duty to determine whether any specific change is a major change, as specified above, provided that the developer shall have the right to have any request for change processed as a major change, notwithstanding the provisions hereof.

Plat Approvals:

Applications for subdivisions or plats within the PDD shall comply with the Richland County Land Development Code Chapter 26-222. Applications, which comply with the general development guidelines herein, shall be deemed to meet the requirements of the county Zoning Ordinance.



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LEGAL DESCRIPTION OF PROPERTY
SITE ANALYSIS

Better & Associates, Inc.

Professional Land Surveyors
144 Friarsgate Blvd. PO Box 731
Irmo, South Carolina 29063
(803) 732-4004 FAX (803) 732-2891

TMS 21900-06-14 This property consists of 139.97 acre located at the intersection of Lower Richland Boulevard S-40-37, and Rabbit Run Road, S-40-2089, in Richland County in the state of South Carolina being shown and delineated on a boundary plat prepared for NKD, INC. By BELTER & Associates, Inc., dated 08-23-03 and having the metes and bounds: commencing at the centerline intersection of Lower Richland Boulevard and Rabbit Run Road approximately N19o51'37"E for a distance of 98.09' to an old iron pin corner.

Said point being the point of beginning.

- Thence, N01°26'14"E for a distance of 860.55, to an old iron pin corner. Said line being the eastern R.O.W. Of Lower Richland Boulevard.
- Thence, N86°20'11"E for a distance of 150.00' to an old iron pin corner. Said line being bounded on the north by lands of now or formerly GAMBLE.
- Thence, N71°23'59"E for a distance of 326.64' to an old iron pin corner. Said line being bounded on the west by lands of now or formerly GAMBLE.
- Thence, N10°45'10"E for a distance of 211.61' to an old iron pin corner. Said line being bounded on the north by lands of now or forcedly GAMBLE.
- Thence, S56°18'20"W for a distance of 174.86 to a old iron pin corner. Said line being bounded on the north by lands of now or formerly GAMBLE.
- Thence, N60°16'00"W for a distance of 315.06' to an old iron pin corner. Said line being bounded on the west by lands of now or formerly GAMBLE.
- Thence, N07°32'49"E for a distance of 41.46' to an old iron pin corner. Said line being the eastern- R.O.W. of Lower Richland Boulevard.
- Thence, N10°32'53"E for a distance of 57.89' to an old iron pin corner. Said line being the eastern- R.O.W. of Lower Richland Boulevard.
- Thence, S54°16'42"E for a distance of 40.99' to an old cross tie post. Said line being bounded on the north by lands of now or formerly GOLEY.
- Thence, S60°18'09"E for a distance of 294.52' to an old creosote fence post. Said line being bounded on the north by lands of now or formerly GOLEY.
- Thence, N26°24'16"E for a distance of 1662.90' to an old iron pipe corner. Said line being bounded on the west by lands of now or formerly GOLEY.



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SITE ANALYSIS
LEGAL DESCRIPTION OF PROPERTY
CONTINUED

Thence, S26°24'06"E for a distance of 1191.30' to an old iron pipe corner. Said line being bounded on the north by lands of now or formerly TILLER and lands of now or formerly BONNOITT.

Thence, N22o08'38"E for a distance of 441.60, to an old iron pipe corner. Said line being bounded on the west by lands of now or formerly BONNOITT.

Thence, N26o23'32"E for a distance OF 100.01' to an old iron pipe corner. Said line being bounded on the west by lands of now or formerly PAGETT.

Thence, S55o12'03"E for a distance of 1155.64' to a gum tree. Said line being bounded on the north by lands of now or formerly CHAPPELL.

Thence, S28o21'00"W for a distance of 2425.34' to an old iron pipe corner. Said line being bounded on the east by lands of now or formerly CROSBY LEWIS TRUSTEE and lands of now or formerly BROWN.

Thence, N55o06'44"W for a distance of 98.04' to an old iron pin corner. Said line being bounded on the south by lands of now or formerly MIDDLETON.

Thence, S75o10'20"W for a distance of 518.10' to an old iron pin corner. Said line being bounded on the south by lands of now or formerly GREEN MIDDLETON, lands of now or formerly FRANK MIDDLETON, and lands of now or formerly JAMES MIDDLETON.

Thence, N00o21'45"E for a distance of 500.05' to an old iron pipe corner. Said line being bounded on the west by lands of now or formerly S.C. STATE BOARD of EDUCATION.

Thence, S75o10'20"W for a distance of 1183.73' to an old iron pipe corner. Said line being bounded on the south by lands of now or formerly S.C. STATE BOARD of EDUCATION.

Thence, S00o18'36"W for a distance of 99.95' to an old iron pipe corner. Said line being bounded on the east by lands of now or formerly S.C. STATE BOARD of EDUCATION.
Thence, S00o18'41"W for a distance of 102.26' to an old iron pipe corner. Said line being bounded on the east by lands of now or formerly S.C. STATE BOARD of EDUCATION.

Thence, along a curved line with a chord bearing of N74o25'12"W and chord distance of 195.89' to an old iron pipe corner. Said line being the northern R.O.W. of Rabbit Run Rd.

Thence, along a curved line with a chord bearing of N89o42'47"W and chord distance of 120.26' to an old iron pipe corner. Said line being the northern R.O.W. of Rabbit Run Rd.

Thence, S85o03'05"W for a distance of 62.09' to an old iron pipe corner. Said line being the northern R.O.W. of Rabbit Run Rd.

Thence, S82o06'33"W for a distance of 123.09' to an old iron pipe corner. Said line being the northern R.O.W. of Rabbit Run Rd.

Thence, N48o13'22"W for a distance of 64.71' to an old iron pipe corner. Said line being the northern R.O.W. of Rabbit Run Rd. Said point being the point of beginning.



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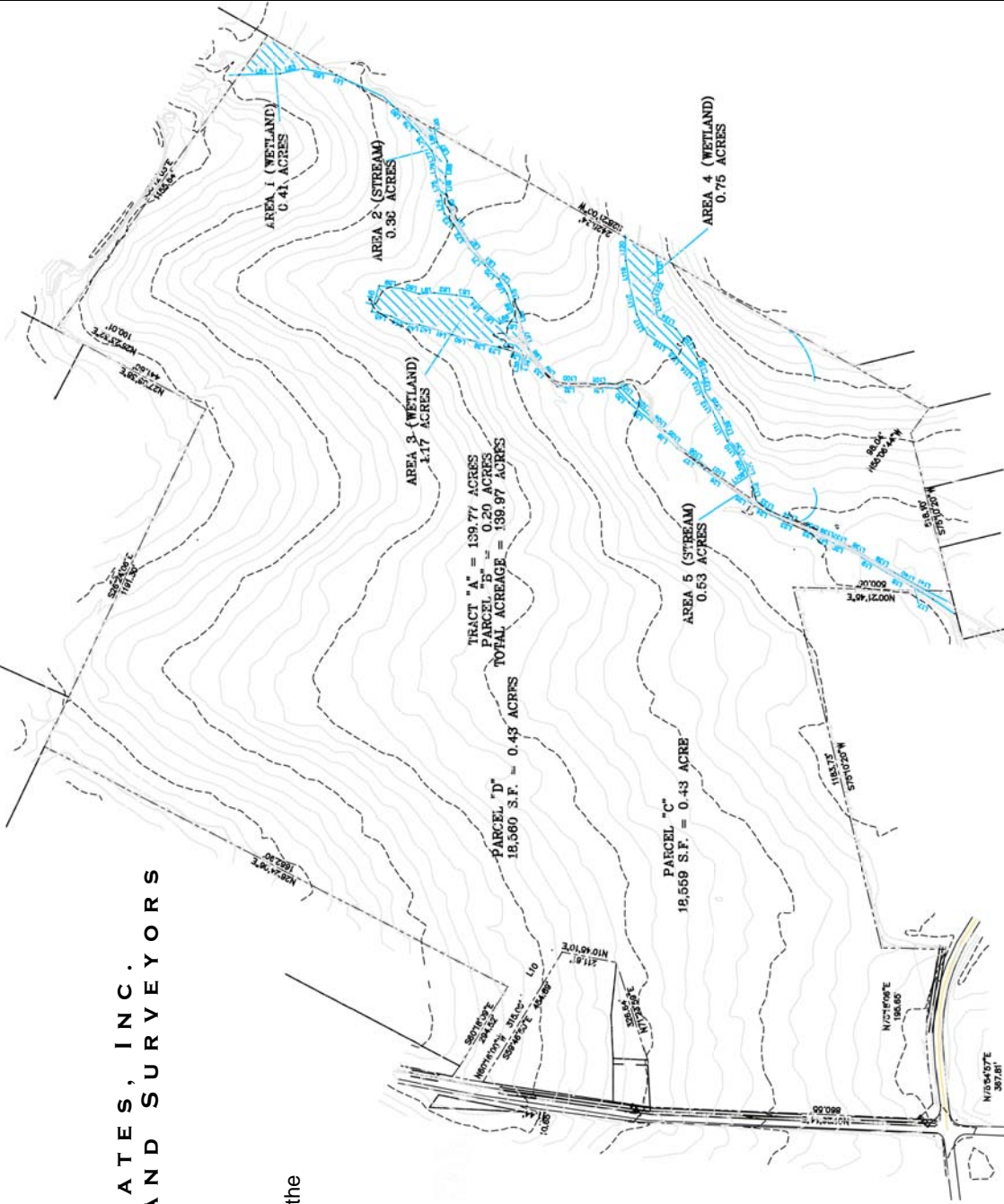
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SITE ANALYSIS

WETLANDS PROVIDED BY BELTER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS



The wetlands have been surveyed. This is more accurate than mapped on the National Wetlands Inventory Map



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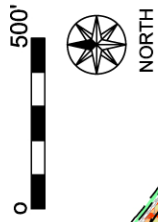
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SITE ANALYSIS
SLOPE ANALYSIS AND HYDROLOGY

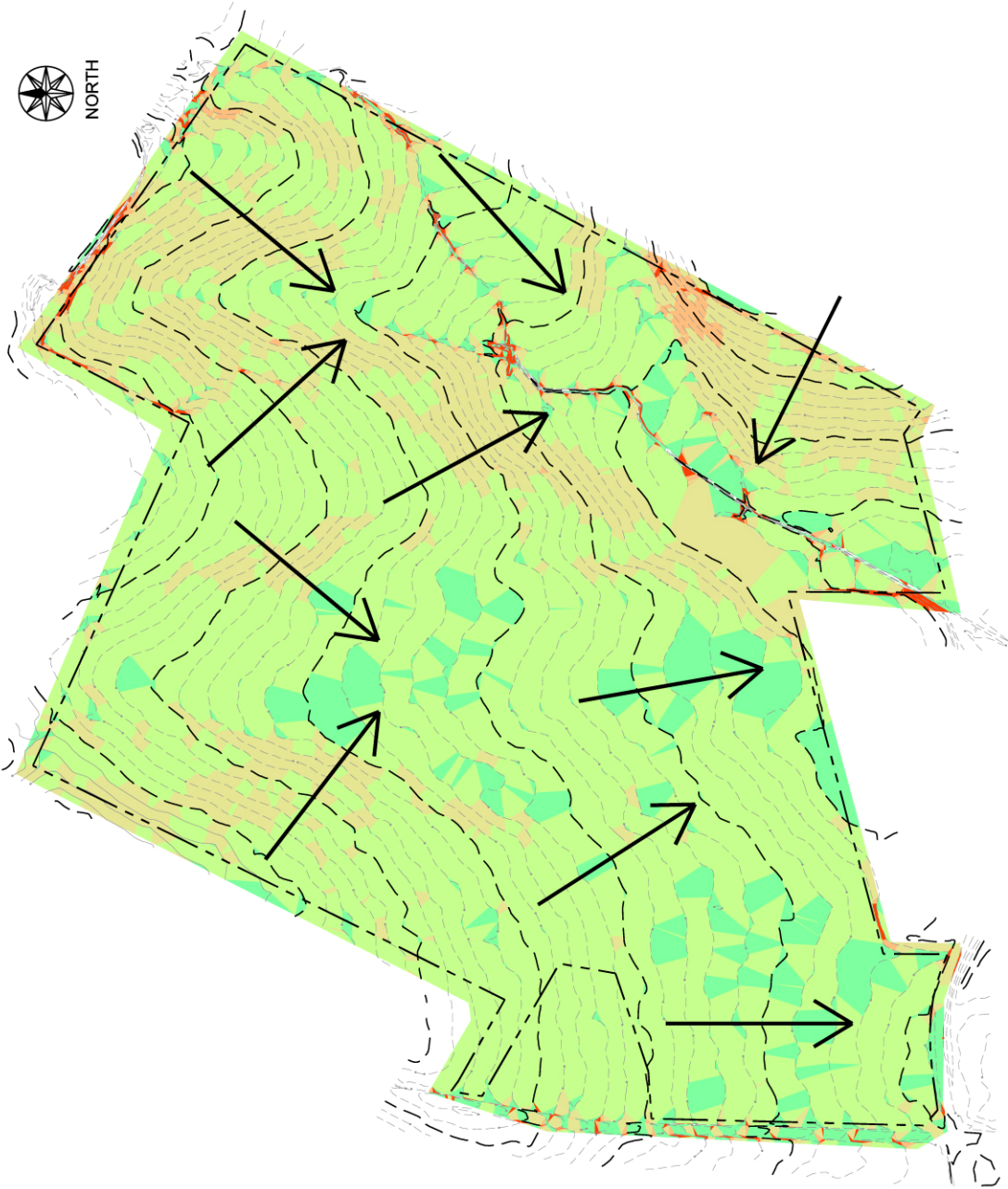
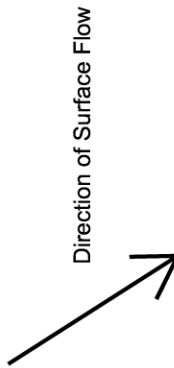


Slope Analysis and Hydrology

Land gently slopes (generally between 2 and 5 percent) from the north end of the property to the south. Two soft valleys run through the site. The steepest slopes are in the wetlands and at the stream.

SLOPE MAP LEGEND

| Color | Range Beg. | Range End | Percent |
|--------------|------------|-----------|---------|
| Light Green | 0.00 | 2.00 | 11.4 |
| Medium Green | 2.00 | 5.00 | 66.4 |
| Yellow-Green | 5.00 | 10.00 | 20.5 |
| Orange | 10.00 | 15.00 | 1.1 |
| Red | 15.00 | 50.00 | 0.6 |



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**NATIONAL WETLANDS INVENTORY MAP & FEMA FLOW ACCUMULATION
SITE ANALYSIS**



TURQUOISE AREAS ARE NWI MAPPED WETLANDS ACCORDING TO THE RICHLAND COUNTY GIS MAPS

VARIOUS PURPLE LINES DENOTE FLOW ACCUMULATION ON SITE ACCORDING TO THE RICHLAND COUNTY GIS MAPS.

THE SITE IS NOT IN A FEMA FLOODWAY OR FLOOD ZONE.

THE SITE IS LOCATED IN THE MIDDLE OF A WATERSHED BOUND ON THE EAST BY OLD HOPKINS ROAD AND THE WEST BY CONGAREE ROAD.

AERIAL MAP PHOTO FROM RICHLAND COUNTY GIS WEB SITE 11/2005

COLOR PHOTO TAKEN 2004.



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SITE ANALYSIS SOILS AND WETLANDS MAP

LEGEND

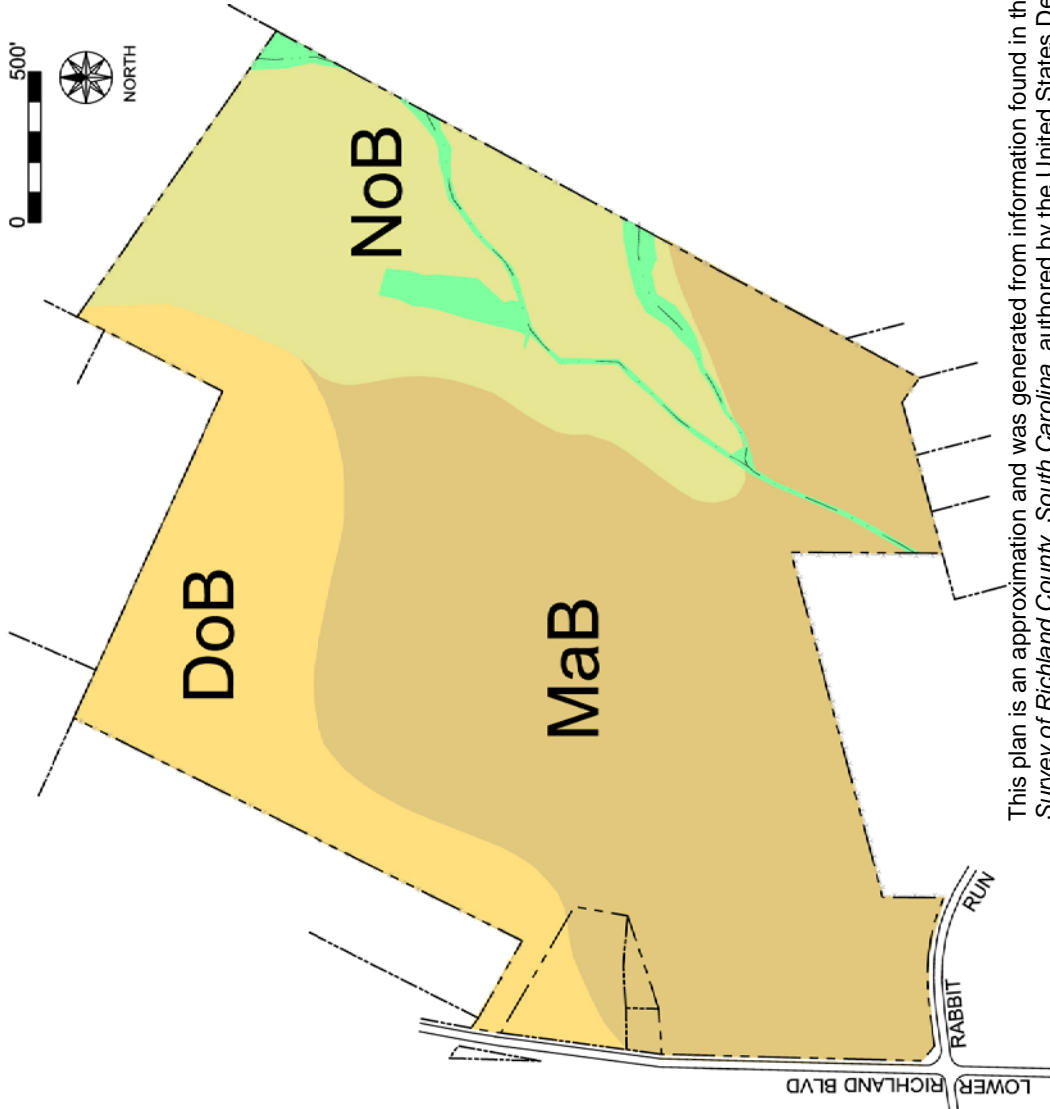
- DoB soil
- MaB soil
- NoB soil
- surveyed wetlands

Soil Description

DoB soil- Dothan loamy sand, 2 - 6% slopes. This deep, gently sloping, well drained soil is on smooth broad ridges throughout the Coastal Plain part of the county. Typically, the surface layer is dark grayish brown loamy sand about 7" thick. The subsurface layer is pale brown loamy sand about 10" thick. The subsoil to a depth of 78" is 20" of yellowish brown sandy clay loam; 11" of yellowish brown sandy clay; 30" of various colors sandy clay. The soil is strongly acid with low organic content. Permiability is moderate in the upper part of the subsoil and moderately slow in the lower part. Available water capacity is medium. Runoff is medium. The soil has a high potential for crops, pine and urban development.

MaB soil- Marlboro sandy loam, 2-6% slopes. This deep well drained, gently sloping soil is on smooth broad ridges on the Coastal Plain. Typically the surface layer is dark grayish brown sandy loam about 8" thick. The subsoil to a depth of 80" is 25" of yellowish brown clay loam; 9" mottled yellowish brown or red sandy clay loam; 22" of yellowish red sandy clay; 16" various colored clay. The soil is strongly to medium acid with low organic content. Permiability is moderate, and available water capacity is medium. Runoff is medium. Root zone is deep. The soil has a high potential for crops and urban development and medium potential for pine.

NoB soil- Norfolk loamy sand, 2-6% slopes. This deep well drained, gently sloping soil is on smooth broad ridges and side slopes of interstream divides on the Coastal Plain uplands. Typically the surface layer is dark grayish brown loamy sand is about 10" thick. The subsurface is yellowish brown loamy sand about 7" thick. The subsoil to a depth of 75" is yellowish brown sandy clay loam. The soil is strongly to very strongly acid with low organic content. Permiability is moderate, and available water is medium. Runoff is medium. The soil has a high potential for crops, pine and urban development.



This plan is an approximation and was generated from information found in the *Soil Survey of Richland County, South Carolina*, authored by the United States Department of Agricultural Services, issued September 1978.



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SITE ANALYSIS NATURAL VEGETATION



Aerial Map photo from Richland County GIS web site 11/2005 with 2' Survey Contours overlaid

EXISTING VEGETATION

Tree cover consists of a thin stand of eastern forest pine-hardwood association. The draws and wetlands have more dense growth of predominantly lowland hardwoods.



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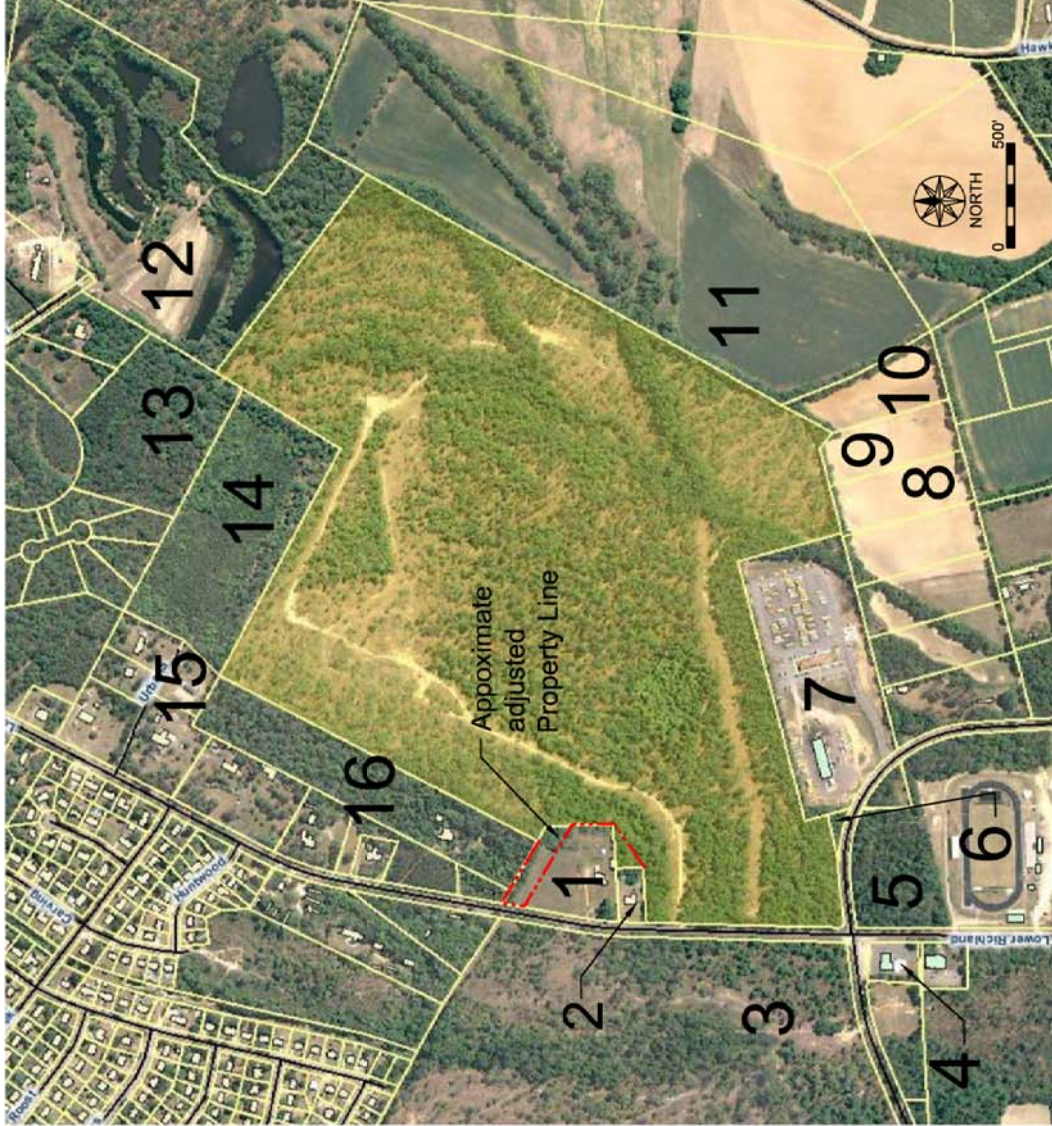
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SITE ANALYSIS
RICHLAND COUNTY EXISTING ZONING CONDITIONS



Aerial Map photo from Richland County GIS web site 11/2005

ADJACENT PARCEL INFORMATION

| # | PARCEL # | ZONING |
|---|-------------|---|
| 1 | 21900-06-20 | RS-MD Residential, Single Family- Med Density 1 single family house land type: residential |
| 2 | 21900-06-19 | RS-MD Residential, Single Family- Med Density 1 single family house land type: residential |
| 3 | 21900-04-26 | RS-MD Residential, Single Family- Med Density vacant land type: market value agriculture |
| 4 | 21900-08-01 | RU Rural District vacant land type: commercial |
| 5 | 21800-02-01 | RM-MD Residential, Multi-Family High School land type: commercial |
| 6 | 21900-06-05 | RU Rural District vacant land type: market value agriculture |
| 7 | 21900-06-15 | RU Rural District County school bus lot land type: commercial |
| 8 | 24800-06-43 | RU Rural District vacant land type: market value agriculture |



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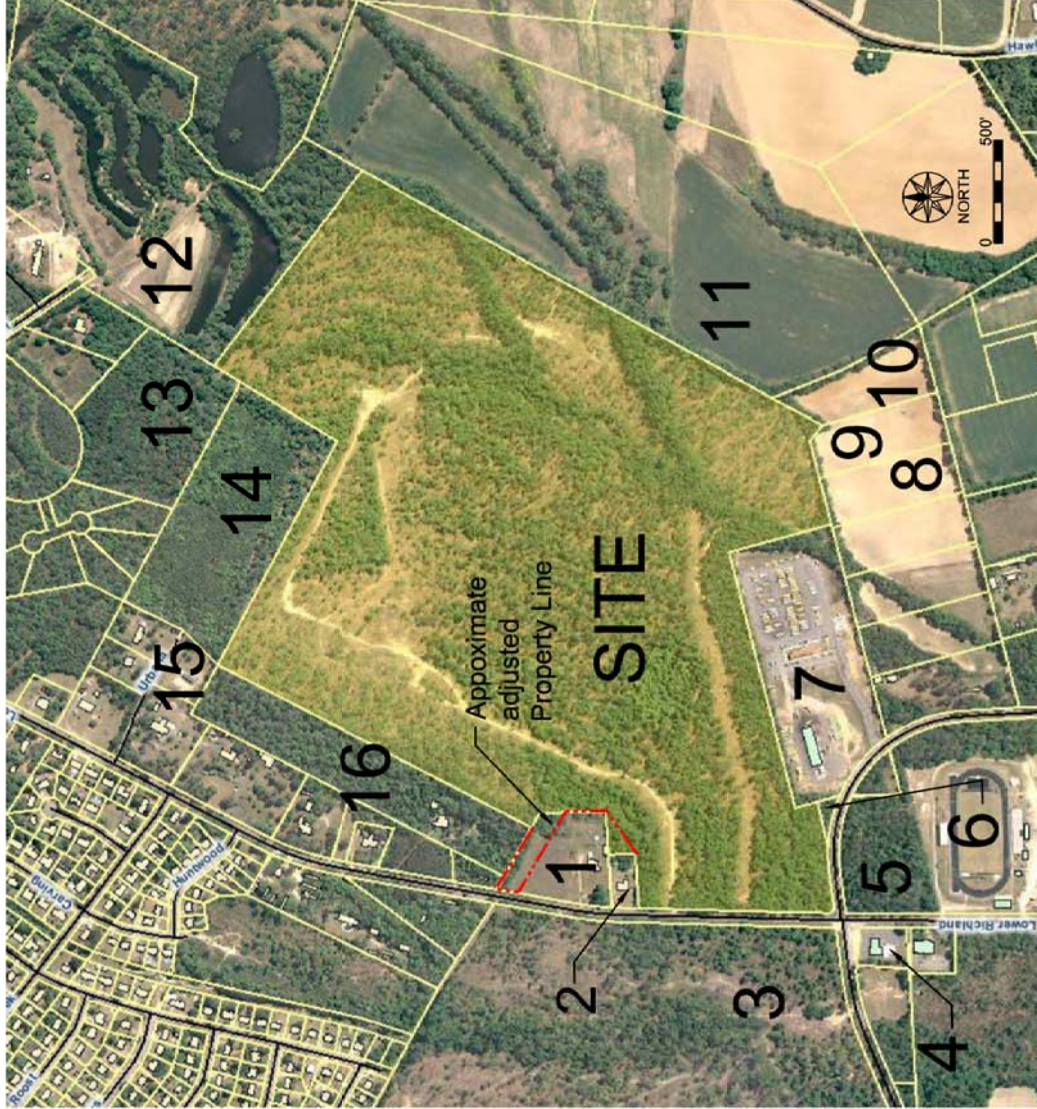
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EXISTING ZONING CONTINUED

ADJACENT PARCEL INFORMATION

| # | PARCEL # | ZONING |
|------|-------------|--|
| 9 | 24800-06-42 | RU Rural District vacant land type: market value agriculture |
| 10 | 24800-06-41 | RU Rural District vacant land type: crop land C3 |
| 11 | 24800-06-40 | RU Rural District vacant land type: market value agriculture |
| 12 | 24800-06-46 | RU Rural District single family house land type: residential |
| 13 | 24800-06-64 | RU Rural District vacant land type: market value agriculture |
| 14 | 24800-06-45 | RU Rural District vacant land type: market value agriculture |
| 15 | 21900-06-12 | RS-MD Residential, Single Family-Med Density single family house land type: residential |
| 16 | 21900-06-13 | RS-MD Residential, Single Family-Med Density single family house land type: residential |
| SITE | 21900-06-14 | RU Rural District vacant land type: market value agriculture |



Aerial Map photo from Richland County GIS web site 11/2005



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EXISTING AREA UTILITIES AND PUBLIC FACILITIES

There are no utilities on the site. The plan should not impact on adjoining property regarding light pollution. Noise will be typical or less than that of that from adjoining neighborhoods. There will be a significant buffer of natural area around most of the property. Statement from Columbia City Public Utilities re: water and sewer availability and impact on next page.

Survey shows a water line on the opposite side of Lower Richland Blvd.

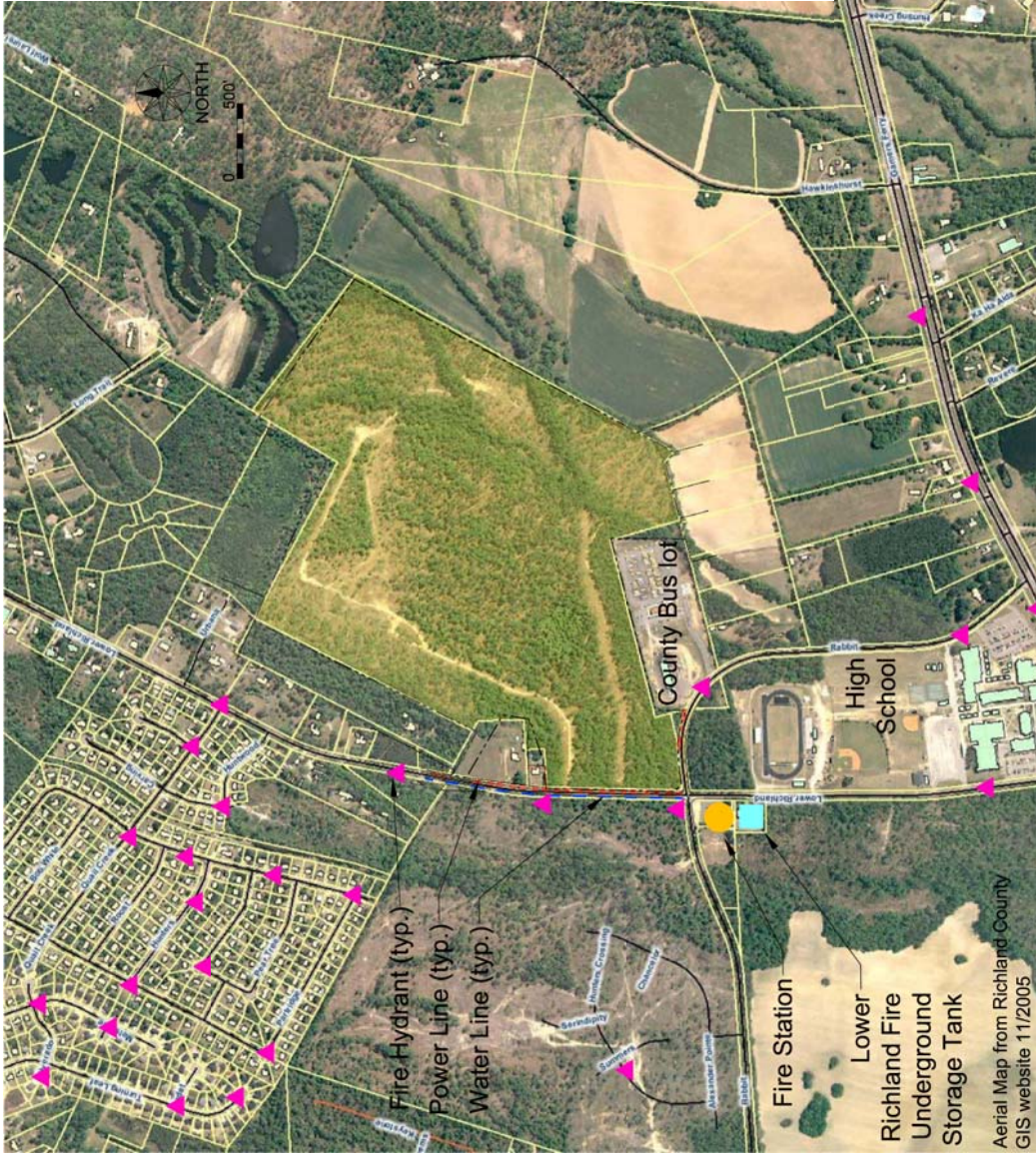
Survey shows power lines on the same side of Lower Richland Blvd and Rabbit Run.

It has been discovered by The Hayter Firm that there is no sewer at this time. There is a nearby development that could be tied into for sewer service. However, there is no capacity on the transportation system to handle any additional service. A new 12" or 16" line in place of the existing 6" line from this nearby development could serve this and other future developments.

There is a fire station on the corner of Lower Richmond Blvd and Rabbit Run. Next door is the Lower Richland County Fire Underground Storage Tank. A high school is across the street between Rabbit Run and Lower Richland Blvd.

There are no parks or recreational facilities in the immediate vicinity. There are no on site potable water or wastewater facilities.

According to the research done for the Southeast Richland Neighborhood Master Plan, the schools can handle the absorption rate for this development.



SAVANNAH WOOD

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RICHLAND COUNTY GOVERNMENT



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING**

**March 27, 2018
7:00 PM**

Call to Order: Honorable Joyce Dickerson, Chair

Additions/Deletions to the Agenda: None

Adoption of the Agenda: Adopted.

a. MAP AMENDMENTS [ACTION]

1. Case # 17-048 MA District 1
Bill Malinowski
Mike McCall
RU to RS-LD .49 acres
10 North Drive
TMS# R02403-01-10
PDSB Recommendation - Disapproval
Planning Commission - Approval (6-0)
Council unanimously approved the rezoning request.

2. Case # 18-003 MA District 3
Yvonne McBride
Mustafa Zahran
RM-HD to GC 1.24 acres
1722 Bluebird Lane
TMS# R14108-01-01
PDSB Recommendation - Disapproval
Planning Commission - Disapproval (6-0)
Council unanimously disapproved the rezoning request.

3. Case # 18-004 MA District 2
Joyce Dickerson
Olman Lobo
GC to LI 1.93 acres
10535 Farrow Road
TMS# R17500-02-02
PDSB Recommendation - Approval
Planning Commission - Approval (6-0)
Council unanimously deferred the rezoning request.

4. Case # 18-005 MA
Salman Muhammad
HI to LI 3 acres
10500 Farrow Road
TMS# R17500-03-02
PDSD Recommendation - Approval
Planning Commission - Approval (6-0)
Council unanimously deferred the rezoning request.

District 2
Joyce Dickerson

5. Case # 18-006 MA
Royce Wayne Richmond Jr.
RU to RS-LD 1 acre
209 Summer Haven Drive
TMS# R01312-02-01
PDSD Recommendation - Disapproval
Planning Commission - Approval (5-1)
Council unanimously disapproved the rezoning request.

District 1
Bill Malinowski

OTHER BUSINESS

ADJOURNMENT



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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