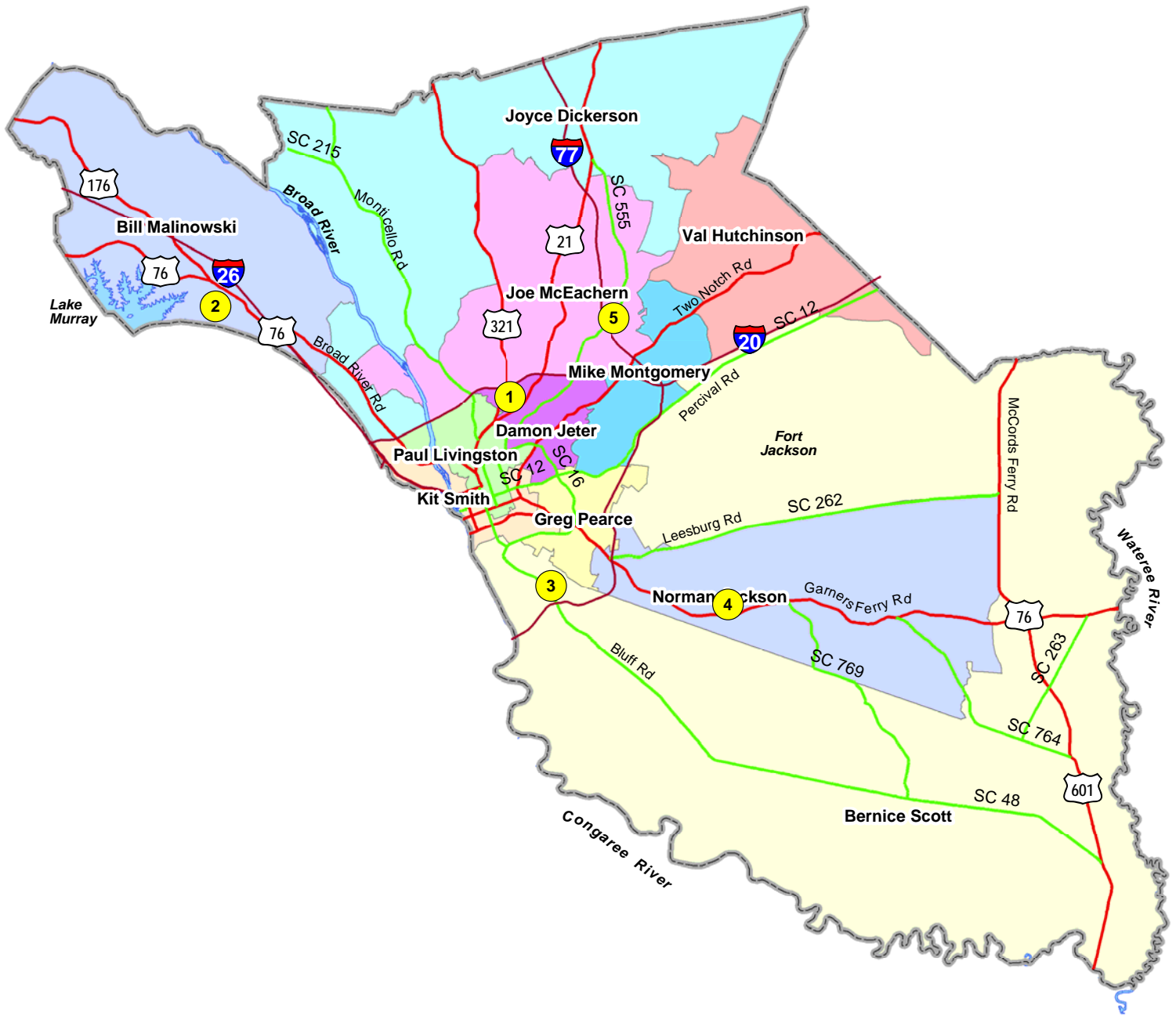


RICHLAND COUNTY
PLANNING COMMISSION



MAY 7, 2007

RICHLAND COUNTY PLANNING COMMISSION MAY 7, 2007



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 07-22 MA	William Patterson	11707-02-46	5747 Weston Ave.	Jeter
2. 07-23 MA	Stan Mack	03300-07-06	Farming Creek Rd.	Malinowski
3. 07-26 MA	Dovetail Development	13607-02-01	Shop Road	Scott
4. 07-28 MA	Bunch/Kenneth Simmons	21800-01-06	Garners Ferry Rd. & Lower Richland Blvd.	Jackson
5. 07-28 MA	Alan Kahn	17200-03-01(p)/13/21/28/29, 1721101-01(p)/07/09 & 17206-02-01	I-77 & Farrow Road	McEachern

RICHLAND COUNTY PLANNING COMMISSION

Monday, May 7, 2007

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Donny Phipps.....Interim Planning Director
Anna Almeida..... Development Services Manager
Jennie Sherry-Linder..... Land Development Administrator
Amelia R. Linder, Esq Assistant County Attorney

I. PUBLIC MEETING CALL TO ORDER Weston Furgess, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL

Consideration of the April 2, 2007 Minutes

IV. AGENDA AMENDMENTS

V. NEW BUSINESS - ZONING MAP AMENDMENTS

CASE # 07 – 22 MA		Page
APPLICANT	William Patterson	01
REQUESTED AMENDMENT	RS-LD to RM-HD (2.23 acres)	
PURPOSE	Residential	
TAX MAP SHEET NUMBER (S)	11707-02-46	
LOCATION	5747 Weston Ave.	

CASE # 07 - 23 MA		Page
APPLICANT	Stan Mack	07
REQUESTED AMENDMENT	OI to PDD (3.51 acres)	
PURPOSE	Equipment Storage & Servicing	
TAX MAP SHEET NUMBER (S)	03300-07-06	
LOCATION	Farming Creek Rd.	

CASE # 07 - 26 MA		Page
APPLICANT	Dovetail Development	16
REQUESTED AMENDMENT	RM-MD to RM-HD (26.45 acres)	
PURPOSE	Multi-Family Dwellings	
TAX MAP SHEET NUMBER (S)	13607-02-01	
LOCATION	Shop Rd	

CASE # 07 - 28 MA	Bunch/Lower Richland PDD	Page
APPLICANT	Kenneth Simmons Associates	22
REQUESTED AMENDMENT	RU to PDD (178.9 acres)	
PURPOSE	Mixed Use Development	
TAX MAP SHEET NUMBER (S)	21800-01-06	
LOCATION	Garners Ferry Rd. & Lower Richland Blvd.	

CASE # 07 - 29 MA	Farrow Rd. Joint Venture	Page
APPLICANT	Alan Kahn	31
REQUESTED AMENDMENT	HI to GC (116.8 acres)	
PURPOSE	Mixed Use	
TAX MAP SHEET NUMBER (S)	17200-03-01(p)/13/21/28/29 & 17211-01-01(p)/07/09 & 17206-02-01	
LOCATION	I-77 & Farrow Rd.	

VI. COMPREHENSIVE PLAN

VII. COUNTY COUNCIL & STAFF ACTIONS REPORT

- a. Development Review Team Actions

VIII. ROAD NAME APPROVALS Page 37

IX. ADJOURNMENT



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: May 7, 2007
RC PROJECT: 07-22MA
APPLICANT: William Patterson
LOCATION: Weston Avenue

TAX MAP NUMBER: 11707-02-46
ACREAGE: 2.23
EXISTING ZONING: RS-LD
PROPOSED ZONING: RM-HD

PC SIGN POSTING: April 23, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Residential, Single Family - Low Density District (RS-LD) and is located on Weston Avenue with approximately 273 linear feet of frontage.

According to County records in 1998 a special exception (98-058 SE) was granted to permit construction of a church on property zoned Single Family Residential District (RS-1). No map amendment has been requested to date and the current zoning of Residential, Single Family-Low Density District (RS-LD), reflects the original zoning, as adopted September 7, 1977.

Summary

The Residential, Multi-Family-High Density District (RM – HD) is intended to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

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

Roads

The site is located on Weston Avenue which is classified an undivided collector road currently maintained by SCDOT.

Existing Zoning		
North:	RS-LD/RS-LD	John Thomas Elementary School / Single family residential
South:	RS-LD/RS-HD	Single family residential
East:	RS-HD/RM-MD	Single family residential/ North Terrace neighborhood
West:	RS-LD/RS-MD	Single family residential

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-20 Interbeltway Corridor” designates this area as Medium Density Residential in the Established Urban Core.

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

Compliance: The proposal would provide for a mix of residential density

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

Non-Compliance: The proposed site does not orient itself towards developments of similar density. The existing residential community is more compatible to low density residential.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is #675 located on Weston Avenue between Prescott Road and Oakland Avenue, the current traffic volume is 600 ADT which is classified at a Level-of-Service “A”. According to the 6th Edition of the ITE Trip Generation it is estimated that 9.5 trips would be generated per household; therefore adding approximately 339 additional trips to the existing road. The road would remain as a level-of-service “A”.

Conclusion

The parcel is 2.23 acres and situated almost center of established traditional neighborhoods with average lots sizes of half acre and larger. The frontage of the parcel on Weston Road has established lots of approximately 6,000 square feet. The rezoning would permit, on gross acreage, 35 units on the parcel of approximately 2.23 acres, with a lot size average of 2,700 square feet.

The area is predominately a traditional neighborhood with large lots and of single family residential homes, with some scattered vacant lots. The City of Columbia boundaries presently terminate at Oakland Avenue which is south of this site.

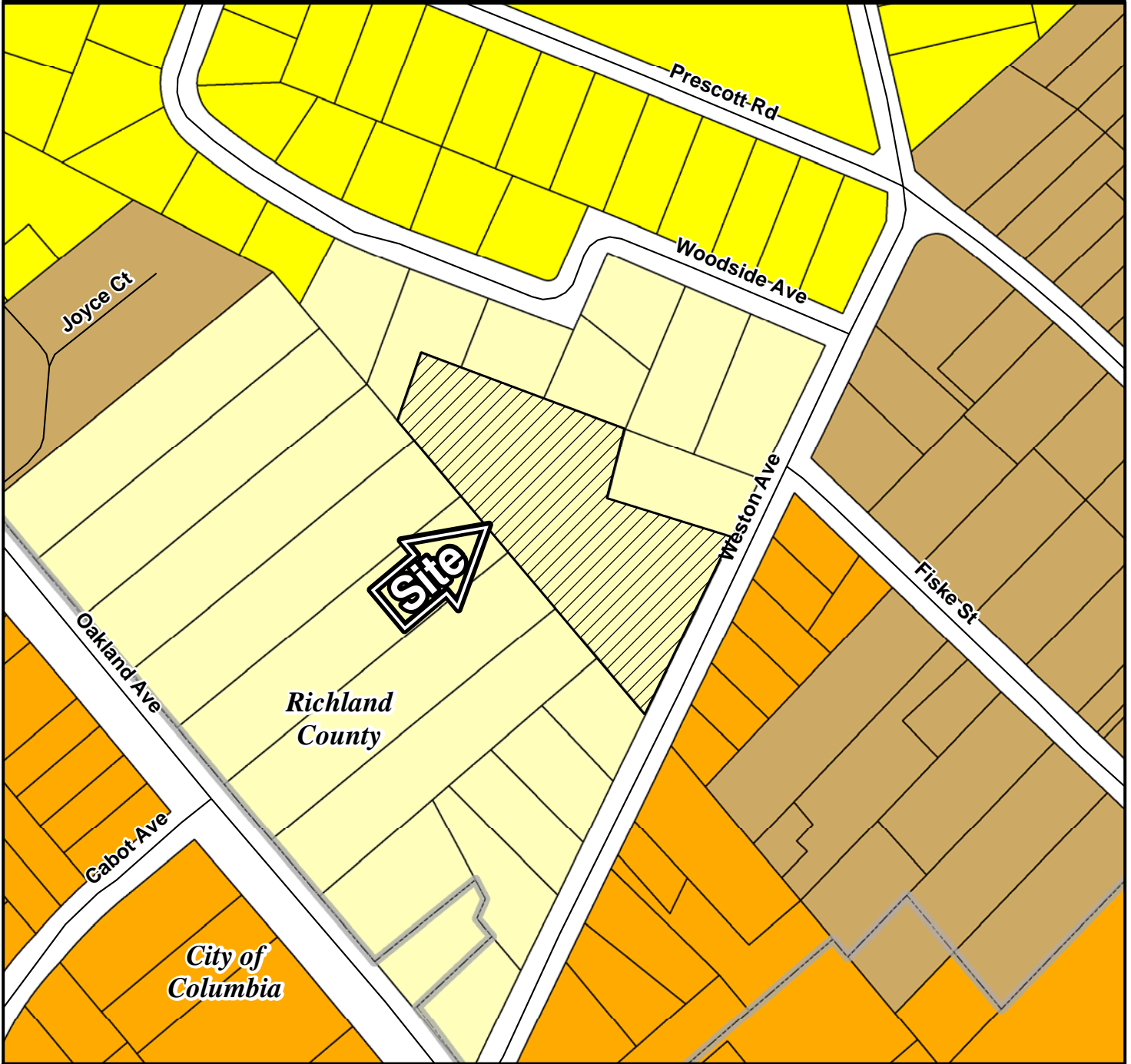
The Planning Staff finds the parcel inadequate for the current zoning and would support an infill project of higher density, however, finds the requested zone district density too high and incompatible with existing traditional neighborhoods.

Planning Staff does not recommend approval.

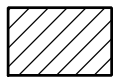
Zoning Public Hearing Date

May 22, 2007

CASE 07-22 MA RS-LD to RM-HD



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



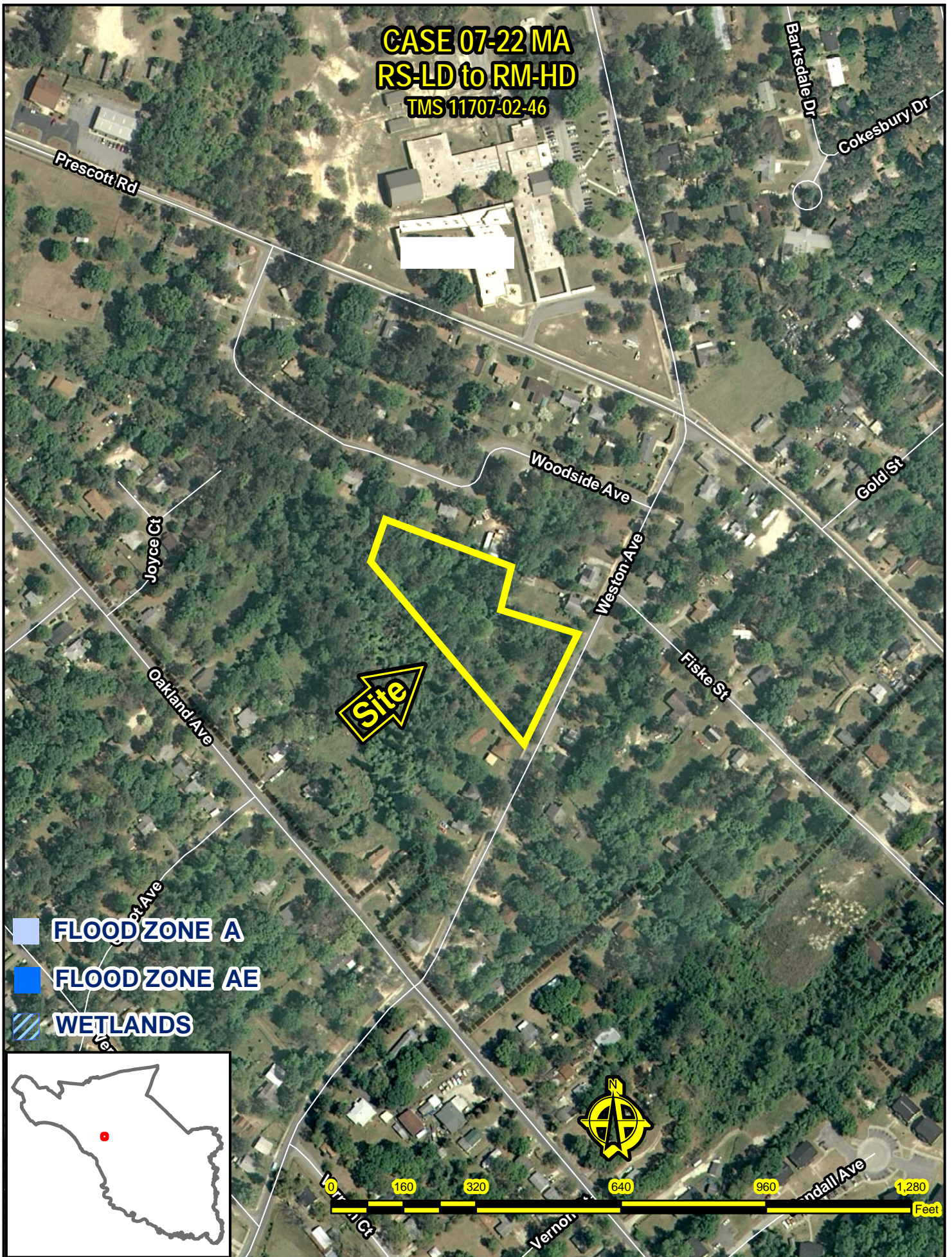
PDD



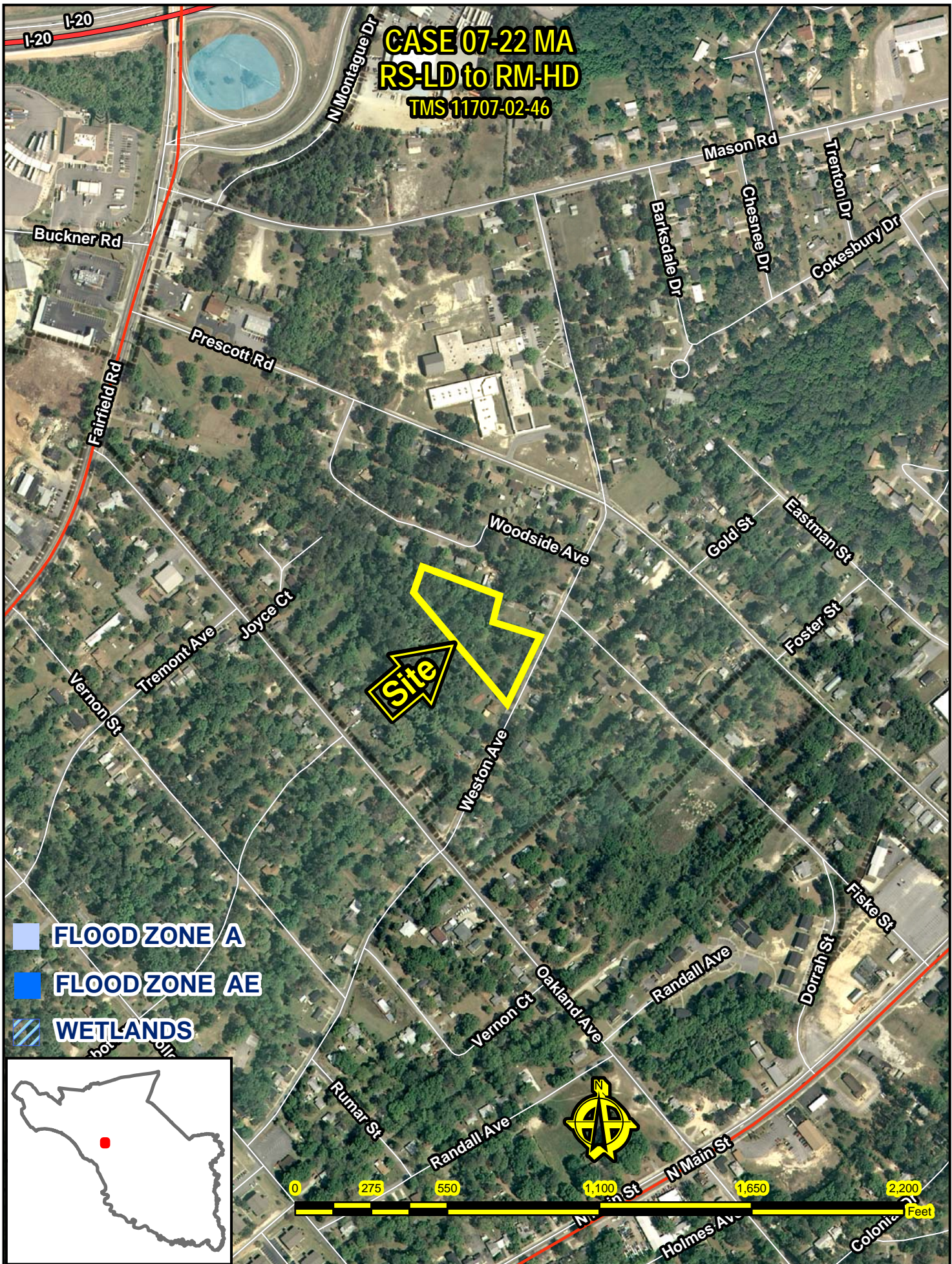
RU



CASE 07-22 MA
RS-LD to RM-HD
TMS 11707-02-46



CASE 07-22 MA
RS-LD to RM-HD
TMS 11707-02-46



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: May 7, 2007
RC PROJECT: 07-23MA
APPLICANT: Stan Mack/Ideal Construction
LOCATION: Farming Creek Road

TAX MAP NUMBER: 03300-07-06
ACREAGE: 3.51
EXISTING ZONING: OI
PROPOSED ZONING: PDD

PC SIGN POSTING: April 23, 2007

Staff Recommendation

Disapproval

Background /Zoning History

The site is currently zoned Office Industrial District (OI) and is located on Farming Creek Road with approximately 51 linear feet of frontage. The lot has been subdivided off of a nine (9.0) acre parent tract, approximately five and one half (5.5) acres remaining.

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

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

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

Summary

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

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

Roads

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

Existing Zoning

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

Plans & Policies

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

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

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

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

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

Traffic Impact

The current traffic counts were received from SCDOT in June, 2006 and represent the Annual Average Daily Trips in 2005. The nearest count station is # 147 located on Broad River Road northeast of the site and the current traffic volume is 15,100 ADT which is currently at a Level-of-Service "F". This intersection is currently being upgraded by SCDOT to include left –turn lanes on both Broad River Road and Farming Creek Road. This upgrade is part of a larger project on Broad River Road that begins at Koon Road and ends at Dutch Fork Road (US 76), and work is anticipated to be completed by August 2007.

Conclusion

The site is surrounded by pasture land, an active farm, an existing rail line and single family homes on large tracts. The area is rural in nature with little intrusion of any commercial or industrial uses.

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

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

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

Development Review Team Requirements

The Development Review Team conditions of approval are as follows:

1. Revised PDD document to include the following specifics:
 - Maximum square feet of building
 - Maximum square footage of outside storage area,
 - Maximum proposed height of structure.

- Maximum impervious surface.
 - Number of parking provided.
 - Detailed list of permitted uses, with prohibition for fuel storage and hazardous materials on site.
 - Buffers shall be increased,
 - Minimum setbacks for structures and accessory structures
 - Provide complete information on stormwater design
 - Detail of proposed fencing.
 - Details for site lighting.
 - Tree Survey and protection plan, as this is a wooded agricultural area
2. Operational standards to include hours of operation, maximum noise levels, levels of vibration, smoke, odor, flammable materials, etc
- The planned development district was not intended as a means to defeat zoning requirements.

To date DRT (Development Review Team) conditions have not been received.

Proposed PDD Conditions

1. The site development shall be limited to the following:
 - One (1) 10,000 square foot single story building; Twenty (20) % maximum impervious surface, 10,000 square foot maximum outdoor storage area, Fifty (50) foot minimum buffers for neighboring agricultural lands, Forty-five (45) foot maximum height for any structure; and
2. The applicant shall provide screening completely around the property so as to shield all visibility from any road, rail line or property; and
3. The permitted use on the property shall be Construction, Building, General Contracting, with Outside Storage, and
4. Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
5. Proposed changes to the approved Master Plan shall be subject to the requirement of Section 26-59 (j)(1) of the Richland County Land Development Code; and
6. Access to the subject site shall be limited to one (1) curb cut on Farming Creek Road; and
7. The applicant shall place the intersection under a STOP sign control where vehicles exiting the site especially construction vehicles, Will be required to stop; and
8. The applicant shall provide sidewalks along the site frontage of
9. The applicant shall provide a minimum twenty (20) foot vegetative buffer; and
10. The applicant shall exceed all minimum standards in the Richland County Land Development Code for landscape/tree protection standards due to the impact on neighboring properties; and
11. The applicant shall meet all minimum standards for parking, sidewalks and pedestrian amenities, signs, recreation/open space design and operational standards to promote connectivity, and pedestrian access from all areas to recreation and commercial sections, to include sidewalks along external roadways.
12. The applicant shall work closely with Public Works department to exceed minimum storm water standards, due to the sensitivity of this agricultural area and requires maximum protections; and

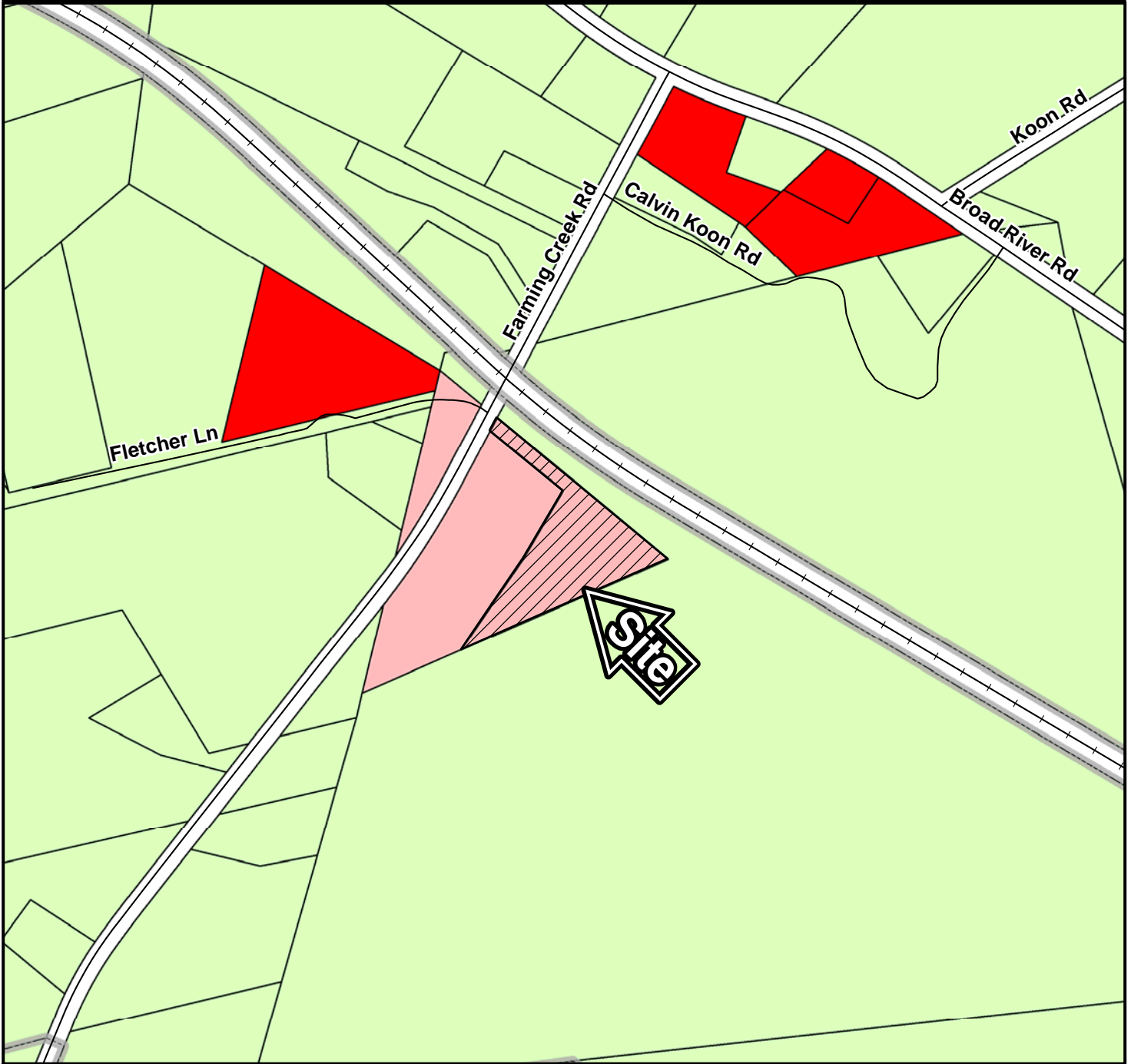
13. If applicable the Department shall receive written US Army Corps of Engineers approval of the wetlands delineation and/or encroachment permit prior to approval of the preliminary plans;
14. If applicable the Department shall receive written FEMA approval of the 100 year flood elevation statement prior to approval of the preliminary subdivision plans; and
15. Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
16. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.

Zoning Public Hearing Date

May 22, 2007

CASE 07-23 MA

OI to PDD



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU



CASE 07-23 MA
OI to PDD
TMS 03300-07-06



CASE 07-23 MA
OI to PDD
TMS 03300-07-06

Broad River Rd

Natural Creek
Caedmons Creek Dr

Koon Rd

Farming Creek Rd
Calvin Koon Rd

Fletcher Ln



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



Lyne Cove Ct

Crosshorn Rd

Chadford Rd



Twisted Rd





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

PC MEETING DATE: May 7, 2007
RC PROJECT: 07-26 MA
APPLICANT: Dovetail Development
LOCATION: Shop Road

TAX MAP NUMBER: 13607-02-01
ACREAGE: 26.45
EXISTING ZONING: RM-MD
PROPOSED ZONING: RM-HD

PC SIGN POSTING: April 23, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Residential, Multi-Family- Medium Density (RM-MD) and is located on Shop Road with approximately 1072 linear feet of frontage.

According to County records, May 2006 a map amendment (06-26-MA) was granted from Heavy Industrial District (HI) to Residential-Multi-Family High Density (RM-HD) for the Copper Beach Townhomes. In addition, June 2006, a map amendment was granted (06-36-MA) was granted from Heavy Industrial District (HI) to Residential, Multi-Family Medium Density District (RM-MD) for the Retreat Development.

Summary

The Residential, Multi-Family – High Density (RM – HD) District is intended to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district

may serve as a transitional district between lower density residential and low intensity commercial uses.

No minimum lot area, except as determined by DHEC. The permitted residential density is a maximum of no more than sixteen (16) dwelling units per acre, the highest density permitted in Richland County.

Roads

The site is located on Shop Road which is classified a four lane undivided major arterial currently maintained by SCDOT.

Existing Zoning		
North:	HI	Industrial warehouses
South:	HI	Undeveloped
East:	HI	Flowers Bakery & Owens Steel
West:	RM-HD	Townhomes - Copper Beach development

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “**Lower Richland Subarea Plan Proposed Land Use Map**” designates this area as Heavy Industrial in the Established Urban area.

Objective: “Vary residential densities and development according to the character of the area; and promote the development of affordable, quality housing for all segments of the residential population”.

Compliance: The proposed density would allow for sixteen (16) units per acre and would complement the existing development to the west (Copper Beach).

Principal: “The Established Urban area should contain overall higher density levels than the remaining two districts”.

Compliance: This zoning designation would accomplish this objective.

Traffic Impact

The current traffic counts were received from SCDOT in June, 2006, and represent the Annual Average Daily Trips in 2005. The nearest count station is #238 located on Bluff Road southeast of George Rogers Blvd. The current traffic volume is 19,100 ADT which is classified at a Level-of-Service “B”.

Conclusion

The current zoning has a residential density of eight (8) units per acre. The map amendment would increase the residential density to sixteen (16) units per acre. This is consistent with the adjacent residential development, recent map amendment granted. The surrounding development is industrial and includes a steel manufacturing, warehousing, and industrial uses.

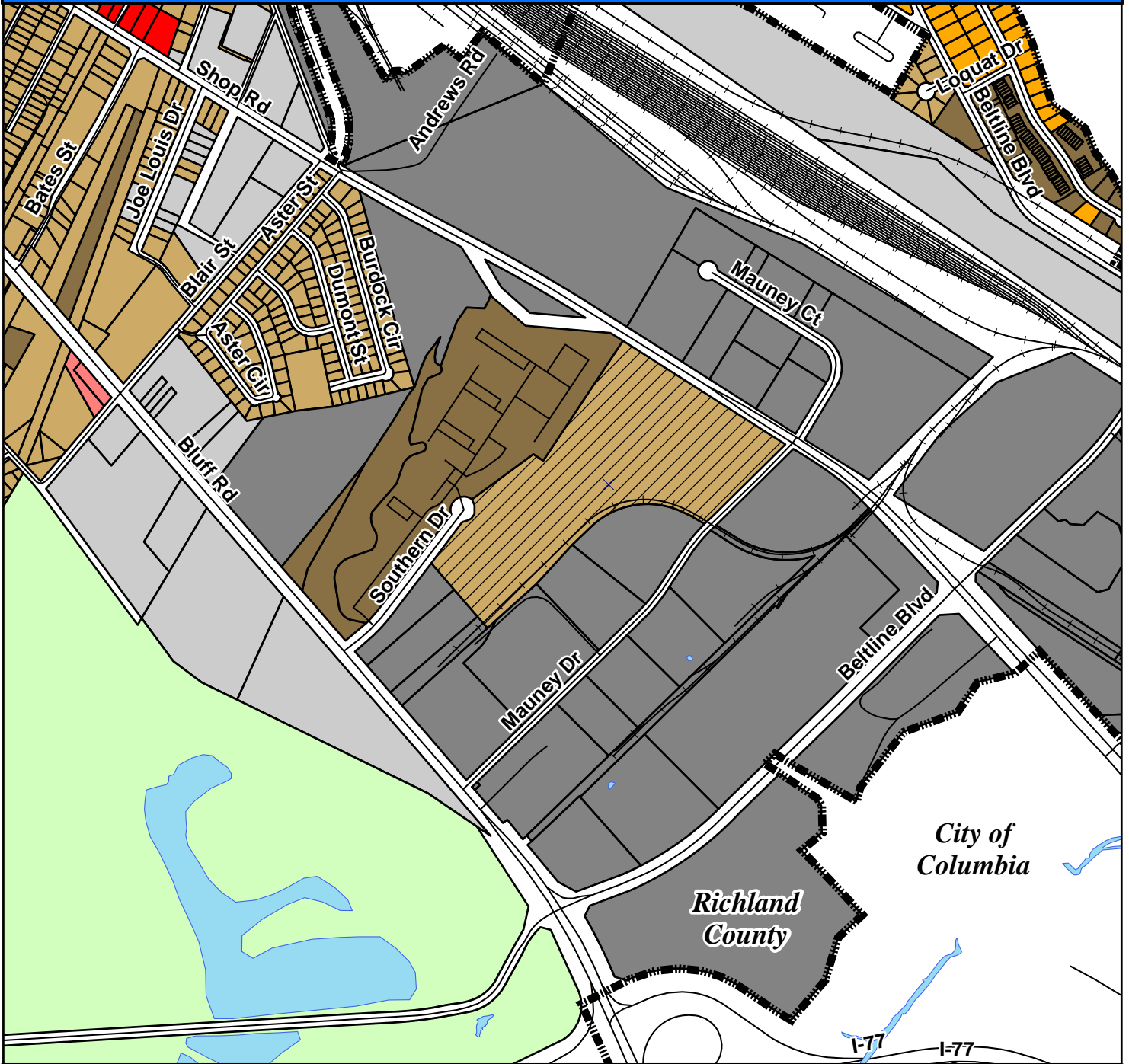
The parcel currently has water and sewer service and is located adjacent to an approved multi-family development with access from Shop Road and Southern Drive.

Planning staff recommends approval.

Zoning Public Hearing Date


















May 22, 2007

CASE 07-26 MA RM-MD to RM-HD

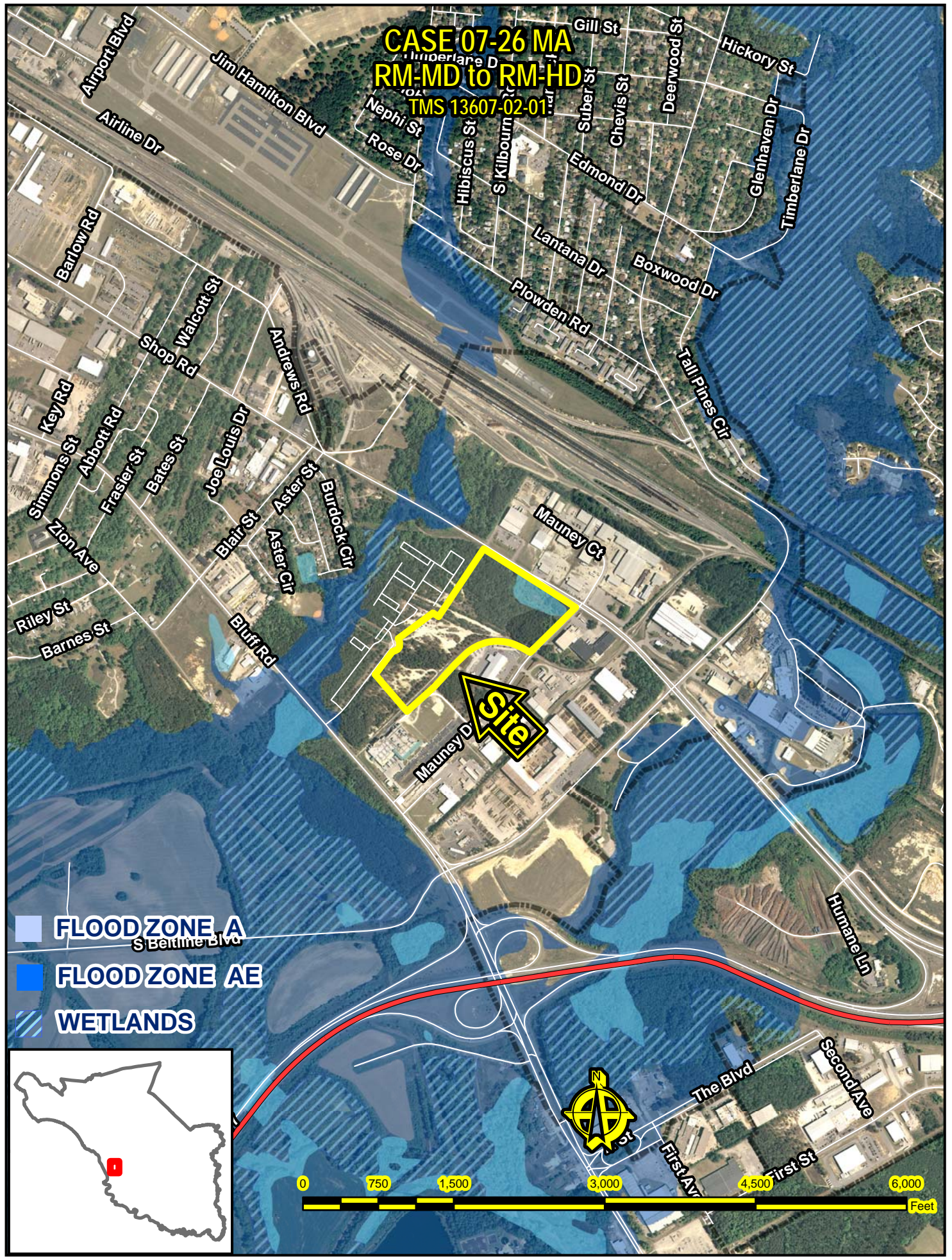


ZONING CLASSIFICATIONS

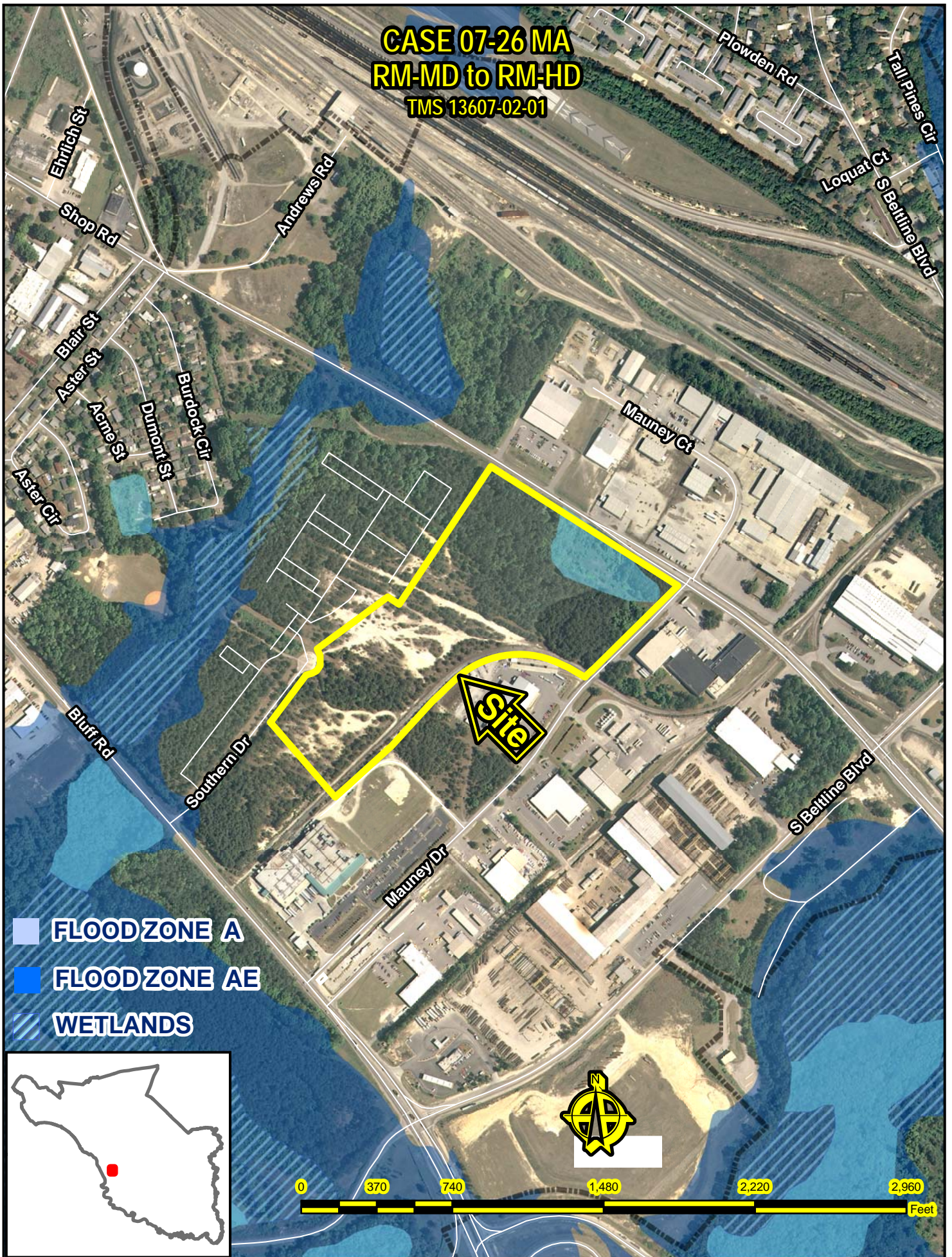


 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

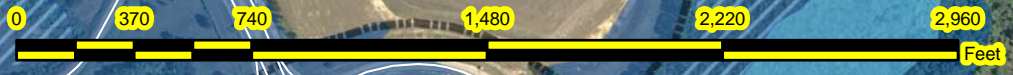
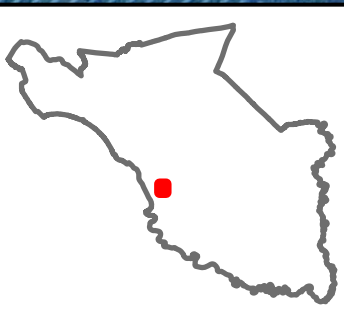
CASE 07-26 MA
RM-MD to RM-HD
TMS 13607-02-01



CASE 07-26 MA
RM-MD to RM-HD
TMS 13607-02-01



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: May 7, 2007
RC PROJECT: 07-28 MA
APPLICANT: Bunch/Lower Richland PDD
LOCATION: Garners Ferry Road & Lower Richland Blvd.

TAX MAP NUMBER: 21800-01-06
ACREAGE: 178.9
EXISTING ZONING: RU
PROPOSED ZONING: PDD

PC SIGN POSTING: April 23, 2007

Staff Recommendation

Approval

Background /Zoning History

The parcel is located on Garners Ferry Road and Lower Richland Boulevard in southeast Richland County. The subject area is 178.9 acres. The parcel has approximately 2400 linear feet of frontage on Garners Ferry Road, approximately 2700 linear feet of frontage on Lower Richland Boulevard, and approximately 3000 linear feet on Rabbit Run Road.

According to County records, no zoning map amendment has been requested to date and the current zoning is Rural District (RU), reflects the original zoning, as adopted September 7, 1977. In May 2005, the corner portion of the parcel was subdivided, approximately 21 acres, was granted a map amendment to General Commercial District (GC), receiving third reading on September 20, 2005. This twenty-one (21) acre site is not submitted as part of the Planned Development Proposal.

Summary

The applicant is proposing to rezone the parcel to a Planned Development District (PDD). This district is intended to allow flexibility in development that will result in improved design,

character, and quality of new mixed-use development, and that will preserve natural and scenic features of open spaces. The exhibit (sketch plan) accompanying the planned development is proposing Single-Family Residential, Multi-Family Residential, and Commercial Development.

The proposed development is located within the Southeast Richland Neighborhood Master Plan that was developed with a mixture of housing type and prices, commercial uses, and public amenities. The Bunch Development Plan is proposing 44 acres of detached single-family residential development, 12 acres of attached single-family residential development, 98 acres of multi-family residential development, and 62 acres of Commercial & Office development along Garners Ferry Road and Lower Richland Boulevard with a 50’ vegetative buffer between the commercial lots and abutting roads.

North of the proposed development is Alexander Pointe; a single-family residential community with access onto Rabbit Run Road. East of the proposed development is Lower Richland High School. West of the proposed development is Barnstormers Subdivision; a single-family residential community with access onto Rabbit Run Road and inter-connection to future development to the West. Schools that are within a two-mile radius are Lower Richland High School, Southeast Middle School, and Horrell Hill Elementary School. This plan was submitted in draft form to the Lower Richland Community in a meeting held on February 13, 2007.

On April 12, 2007, the plan was submitted informally to the Development Review Team with the following comments: Flood plain areas, the corner parcel is requested to be included in the Planned Development, concerns over the amount of access points , road alignment, reservation of land for expansion of right of ways, and pedestrian access. On April 26, 2007, the development was formally reviewed by the members of the Development Review Team.

Roads

The site is located on Garners Ferry Road classified a four lane divided major arterial and Lower Richland Boulevard classified a two lane undivided major arterial currently maintained by SCDOT.

Existing Zoning		
<u>North:</u>	RS-MD/RU	Alexander Point subdivision; Friendship Baptist Church
<u>South:</u>	M-1/RS-MD	
<u>East:</u>	RM-MD	Lower Richland High School
<u>West:</u>	RS-MD/RU	Residential Subdivision

Plans & Policies

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

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

Compliance: The project is proposing multifamily development adjacent to the commercial uses.

Residential Objective: “High density residential developments are best suited where mixed densities exist and have direct access to collector level or higher classification of street.

Compliance: The project proposal would have access to two major arterials.

Principal: “Commercial and office activities should be confined to the intersections of major streets and specifically proposed locations identified by the Land Use Plan Map”.

Compliance: The project proposal is master planned to include residential and commercial components which complement the Southeast Master Plan and located at the intersection of two major arterial roads.

Traffic Impact

The current traffic counts were received from SCDOT in June, 2006 and represent the Annual Average Daily Trips in 2005. The nearest count station is # 171 located on Garners Ferry Road west of Lower Richland Boulevard. The current traffic volume is 33,600 ADT which is classified at a Level-of-Service “D”.

Conclusion

This parcel is the predominate land area in the region with approximately 200 acres of undeveloped land at major crossroads of the Southeast Richland Neighborhood Master Plan area. The planned development requirements stipulate the submission of development plans that portray the site layout, structure size, structure standards, height, impervious surface, operational standards, general site specific information is stated in the “statement of purpose and intent” to be omitted. The approval of the development plan must be rendered without the specific standards to which the 200 acre site will be developed.

The omission of the 21 acre corner parcel is, per planning staff, a major obstacle in the approval of the Planned Development. This parcel, though at the major crossroads of not only the development, but the region as well, will not be bound by any of the operational standards nor development standards provided herein.

Development Review Team Requirements

The DRT formal review of the Bunch Planned Development was conditionally approved as follows:

1. The number of access points is limited as follows: three (3) main entrances on Garners Ferry Road, two (2) main entrances on Lower Richland Boulevard, three (3) Rabbit Run Road. The entrances on all roadways to align with existing entrances to established and proposed developments.
2. Sidewalks should be established on all external roadways.
3. Inclusion of the 21 acre corner site in the planned development subject to all operational and development standards.

Proposed PDD Conditions

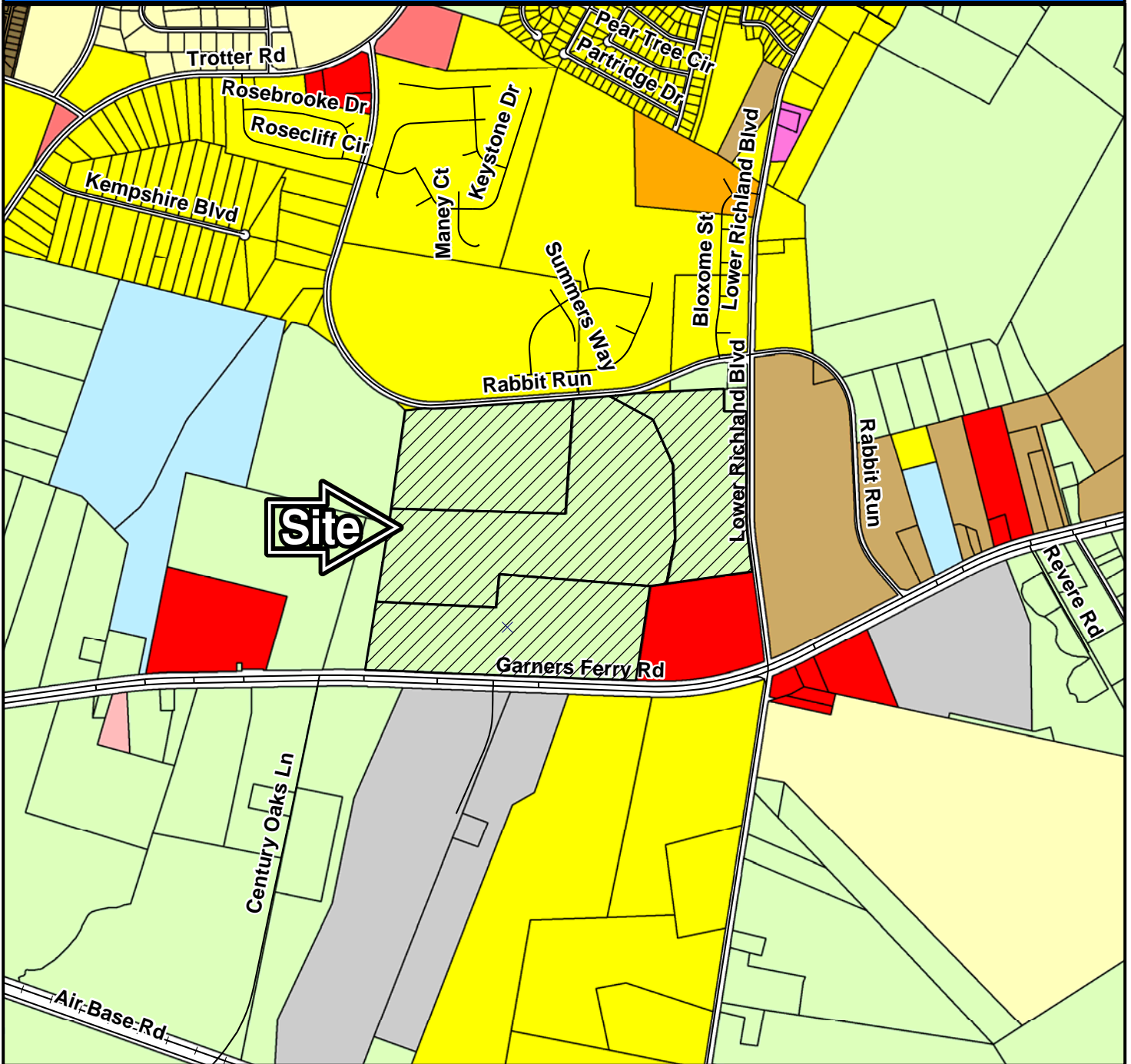
1. The site development shall be limited to the following:
 - One 44 acre site for single family detached dwellings with a net density of 4 units per acre; one (1) 12 acre site for single family attached dwellings with a net density of 8 units per acre; one (1) 18 acre site for multifamily residential with a new density of 16 units per acre; one (1) 30 acre site with a net density of 16 units per acre and two (2) commercial sites of 16 acre and 31 acre for commercial development limited to the permitted use table attached; and one (1) 14 acre site limited to commercial and office development limited to the permitted use table attached. One (1) 7 acre open space area; and
2. The applicant shall include the 21 acre corner site in the proposed (PDD) planned development and shall be subject to any and all operational and development standards; and
3. The applicant shall provide a minimum five (5) % open space per development with a minimum 10 foot wide buffer, with connectivity to all open space provided throughout the site; and
4. A reservation of a 50 foot wide strip for the development on the west side of the parcel for an extension of future development, or it shall remain as a natural vegetated buffer; and
5. The applicant shall be limited to three (3) main entrances on Garners Ferry Road, two (2) main entrances on Lower Richland Boulevard, and three (3) curb cuts on Rabbit Run Road. The entrances on all roadways to align with existing entrances to established and proposed developments; and
6. The applicant shall provided sidewalks on all external roadways; and
7. The permitted use on the property shall be limited to the permitted use table as amended to exclude the following land uses for consistency with the Southeast Richland Master Plan: Auditoriums, Coliseums, stadiums, automobile parking (commercial), rental centers with outside storage, septic tank services, Boat/RV dealers, Building supply with outside storage, chemicals, lumber, timber, warehouse self storage. Unless otherwise provided in the southeast master plan; and
8. All development shall conform to all current relevant land development regulations; and

9. Proposed changes to the approved Master Plan shall be subject to the requirement of Section 26-59 (j)(1) of the Richland County Land Development Code; and
10. If applicable the Department shall receive written US Army Corps of Engineers approval of the wetlands delineation and/or encroachment permit prior to approval of the preliminary plans;
11. If applicable the Department shall receive written FEMA approval of the 100 year flood elevation statement prior to approval of the preliminary subdivision plans; and
12. Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
13. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.

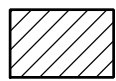
Zoning Public Hearing Date

May 22, 2007

CASE 07-28 MA RU to PDD



ZONING CLASSIFICATIONS



Subject Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1






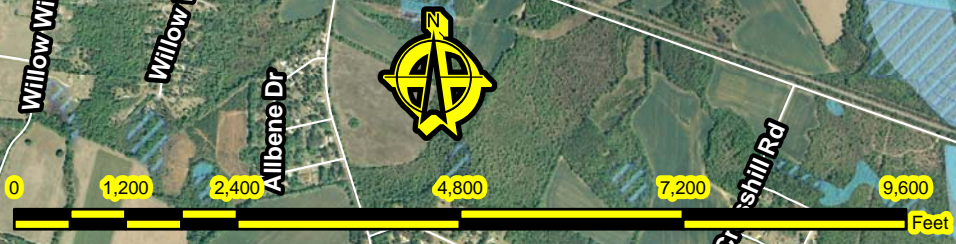
RU



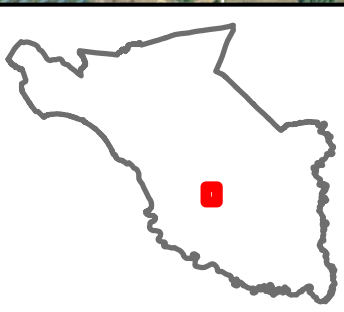
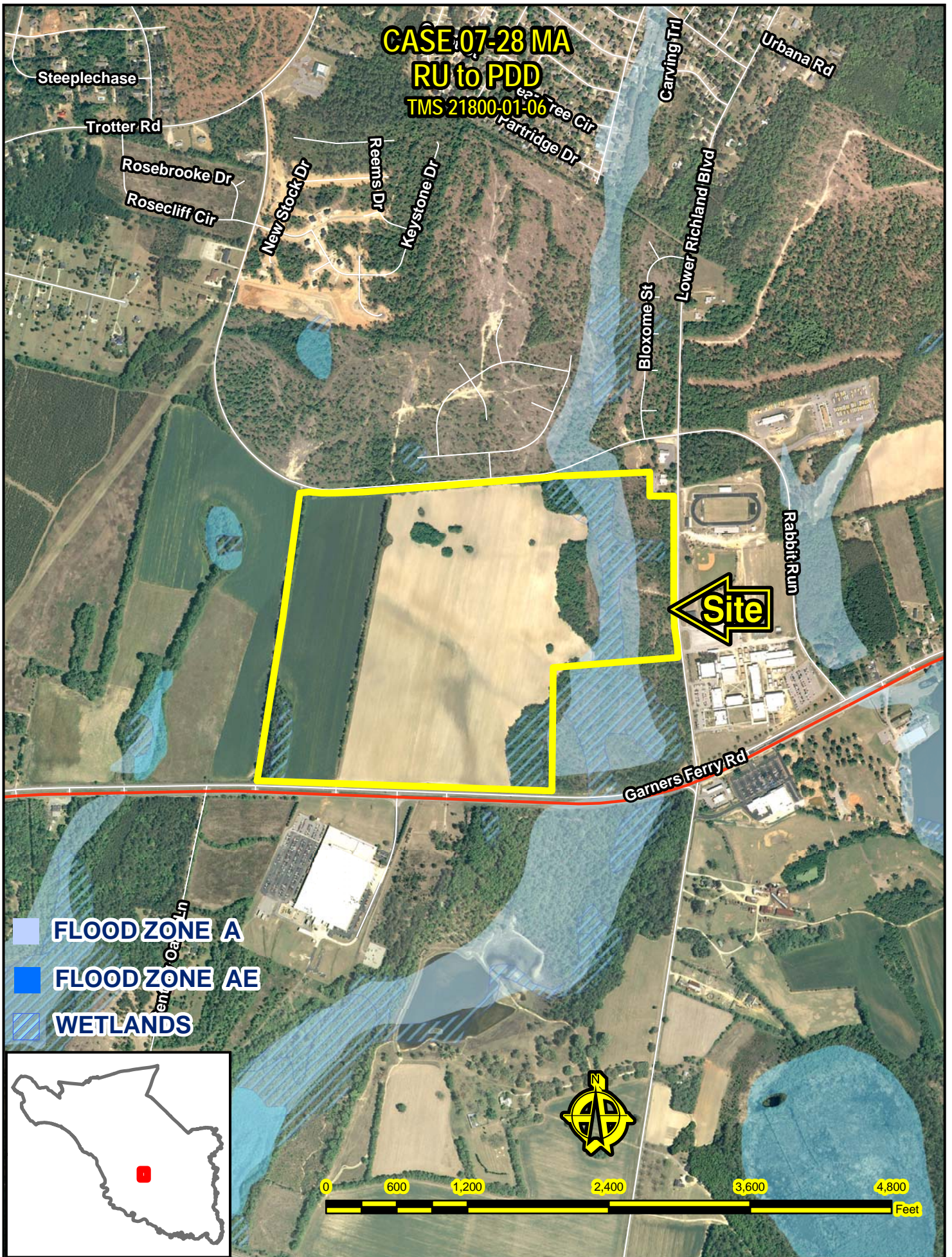
CASE 07-28 MA
RU to PDD
TMS 21800-01-06

Site

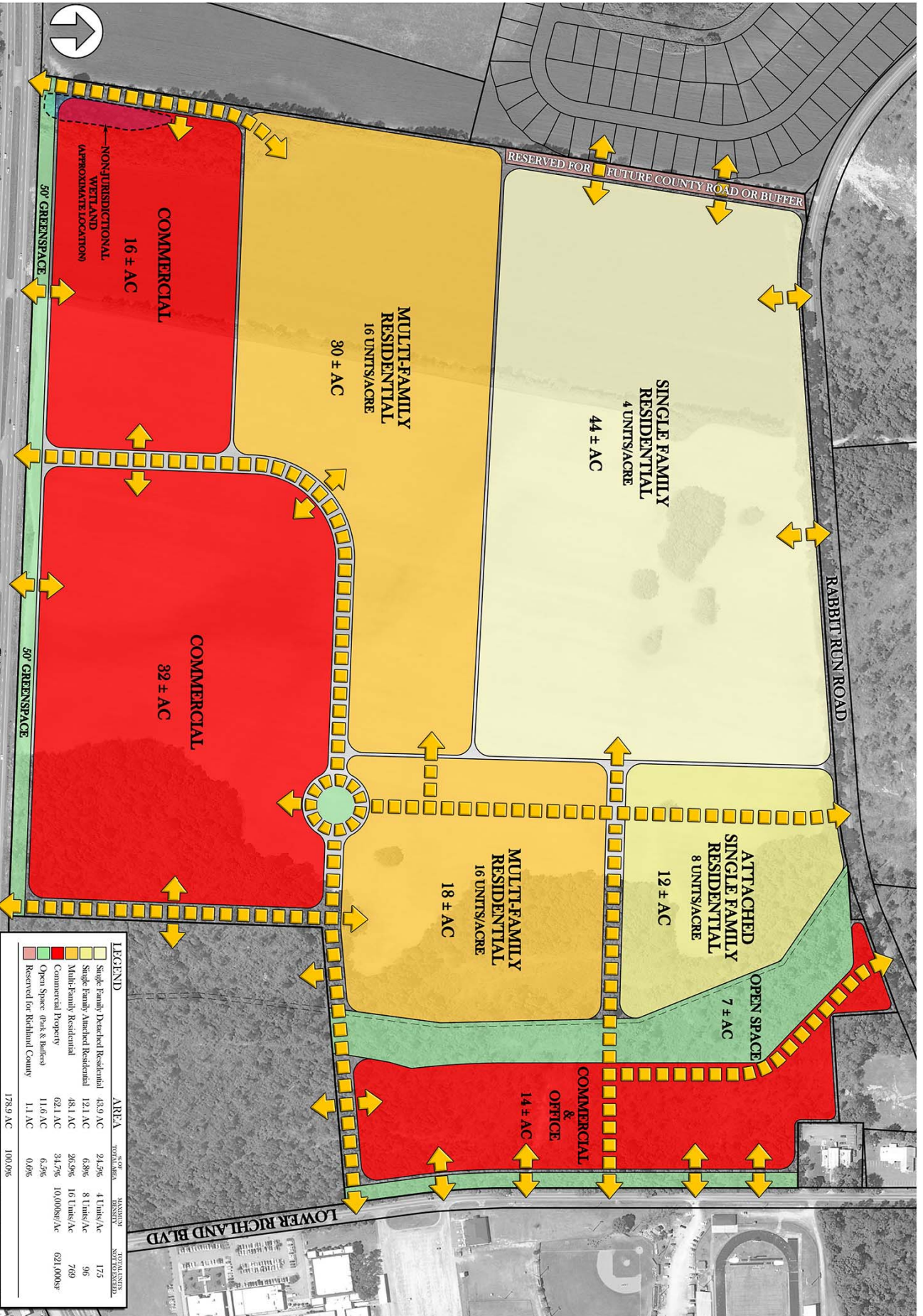
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-28 MA
RU to PDD
TMS 21800-01-06



FEBRUARY 28, 2007 (Revised March 21, 2007)
BUNCH/LOWER RICHLAND P.D.D.
MASTER PLAN



LEGEND	AREA	TOTAL AREA	NO. OF UNITS	MANAGING DENSITY	TOTAL UNITS
Single Family Detached Residential	439 AC	24.2%	41 Trns/Ac	173	
Single Family Attached Residential	12.1 AC	6.3%	8 Trns/Ac	96	
Multi-Family Residential	48.1 AC	26.5%	16 Trns/Ac	769	
Commercial Property	62.1 AC	34.2%	10,000/Sr/Ac	621,000/Sr	
Open Space (Park & buffer)	11.6 AC	6.2%			
Reserved for Richland County	1.1 AC	0.6%			
	178.9 AC	100.0%			





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: May 7, 2007
RC PROJECT: 07-29 MA
APPLICANT: Farrow Road Joint Venture/ Alan Kahn
LOCATION: I-77 & Farrow Road

TAX MAP NUMBER: 17200-03-01(P)/13/21/28/29 &
17211-01-01(P)/07/09 &
17206-02-01

ACREAGE: 116.8
EXISTING ZONING: HI
PROPOSED ZONING: GC

PC SIGN POSTING: April 23, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Heavy Industrial District (HI) and is located on Farrow Road with approximately 2780 linear feet of frontage on both sides of Farrow Road and approximately 1575 linear feet on Hardscrabble Road.

According to County records a special exception was granted in June 2003 (03-71 SE) for the development of multifamily units, in the rear of the industrial park. This special exception for multifamily developments in Heavy Industrial District (HI) was eliminated from the Land Development Code as adopted July 2005. In 2003, approximately 16.5 acres was granted a map amendment (03-54MA) from Heavy Industrial District (M-2) to General Residential District (RG-2), development as a multi-family site.

Summary

The General Commercial District (GC) is intended to accommodate general commercial and nonresidential uses primarily retail, office, services oriented towards major traffic arteries and allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses.

There is no minimum lot area except as required by DHEC and the district does allow the maximum residential density of sixteen (16) dwelling units per acre.

Roads

The site is located on Farrow Road which is classified a divided minor arterial currently maintained by SCDOT.

Existing Zoning		
<u>North:</u>	RU/OI/M1/HI	Farrow Point & Washington Heights subdivision
<u>South:</u>	OI/M1/HI	Medical offices & Providence Northeast
<u>East:</u>	HI	Commercial Business/Offices
<u>West:</u>	I-77	Interstate

Plans & Policies

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

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

Compliance: The established uses within the Business Park are of a commercial character and projected developments of commercial, services and ancillary to the Providence North East Hospital.

Principal: “Commercial and office activities should be confined to existing zoned areas and/or proposed locations of major traffic junctions and clusters as opposed to strip development”.

Compliance: The parcels are part of the Business Park, with frontage on Farrow and Hardscrabble Roads and in proximity to Interstate-77.

Non-Compliance: Although in close proximity to I-77 corridor the properties included in the rezoning across from the Business Park on Farrow Road are characterized by small independent commercial and services.

Traffic Impact

The current traffic counts were received from SCDOT in June, 2006 and represent the Annual Average Daily Trips in 2005. The nearest count station is # 281 located south on Farrow Road (SC 555) between Rabon Road and Hardscrabble Road. The current traffic volume is 27,600 ADT which is classified at a Level-of-Service "D".

Conclusion

The Heavy Industrial District (HI) is intended to accommodate and promote intense uses such as manufacturing, industrial and functionally related industries such as distribution, storage, processing. The established industrial enterprises in the Business Park consistent with Heavy Industrial District are an auto parts manufacturing distribution center and a wholesale building supply operation.

The established commercial enterprises consistent with the General Commercial District (GC) located in the business park are engineering services, multifamily, heating/air distribution, computer support services, medical offices, advertising/printing, state offices, auto leasing, financial services with projected enterprises to include accommodations, multifamily residential.

The business and residential uses have located in this area due to the proximity of Interstate-77 access, and Providence Northeast Hospital. This area along the I-77 and Farrow Road corridor has become a magnet for large corporate offices and a research park for small businesses. Gateway Business Park and Carolina Research Park are within a mile radius and are established locations for many of our larger employers in the region. These areas are highly accessible and compatible to the surrounding properties.

The expansion of General Commercial uses may be considered compatible with some of the established enterprises, however, clearly the list of permitted uses in Heavy Industrial District (HI) including but not limited to sewage treatment plants, animal processing plants, chemical plants, mining, transportation facilities and Lumber mills, would not be considered compatible with the predominate development characteristics of the corridor.

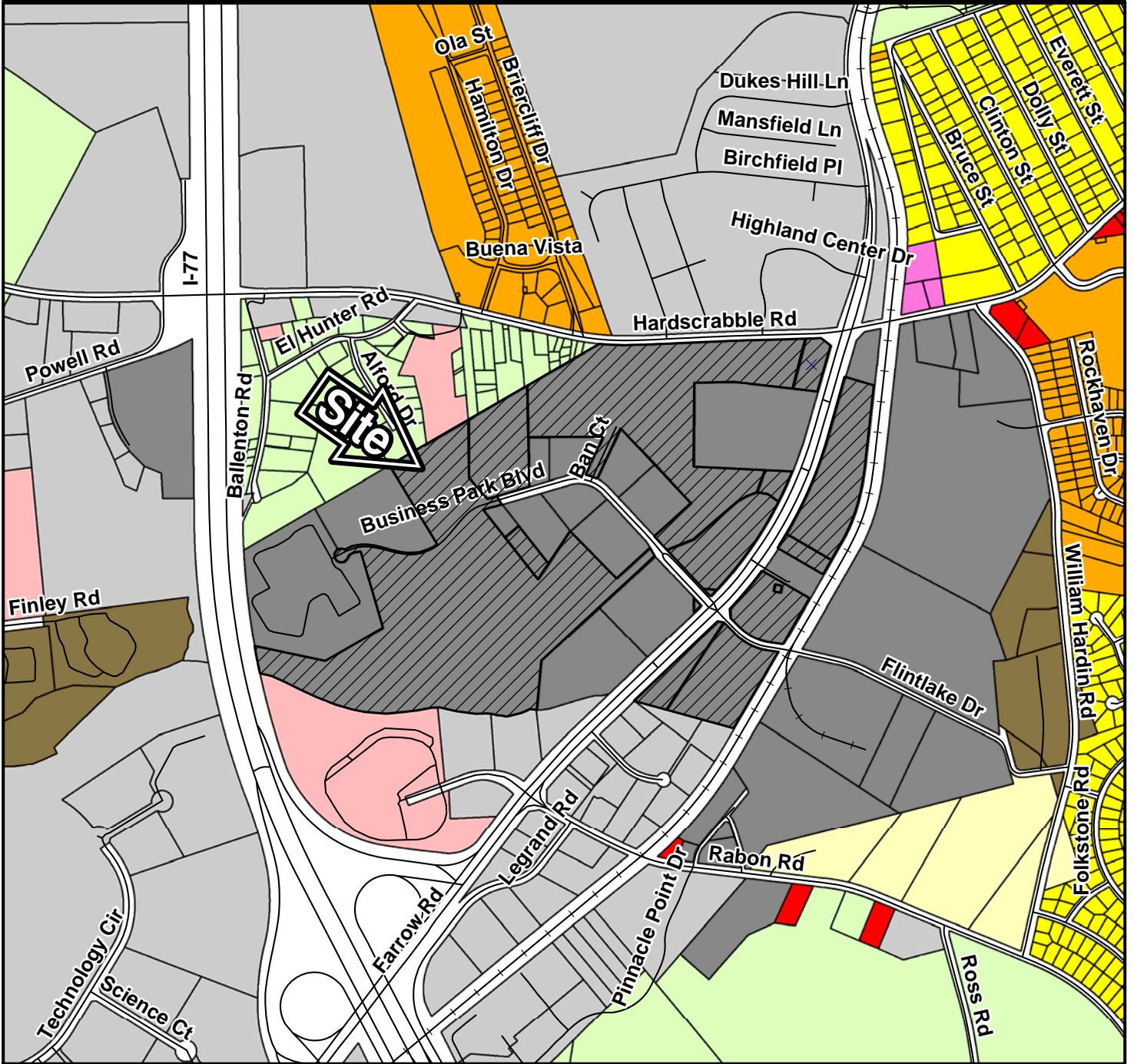
The staff recommendation is for approval, although inconsistent with the Comprehensive Plan for the industrial corridor. Any and all additional industrial expansion would have a negative impact. The General Commercial District (GC) is clearly consistent with the actual growth pattern established and thriving several years hence.

Zoning Public Hearing Date

May 22, 2007

CASE 07-29 MA

HI to GC



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD

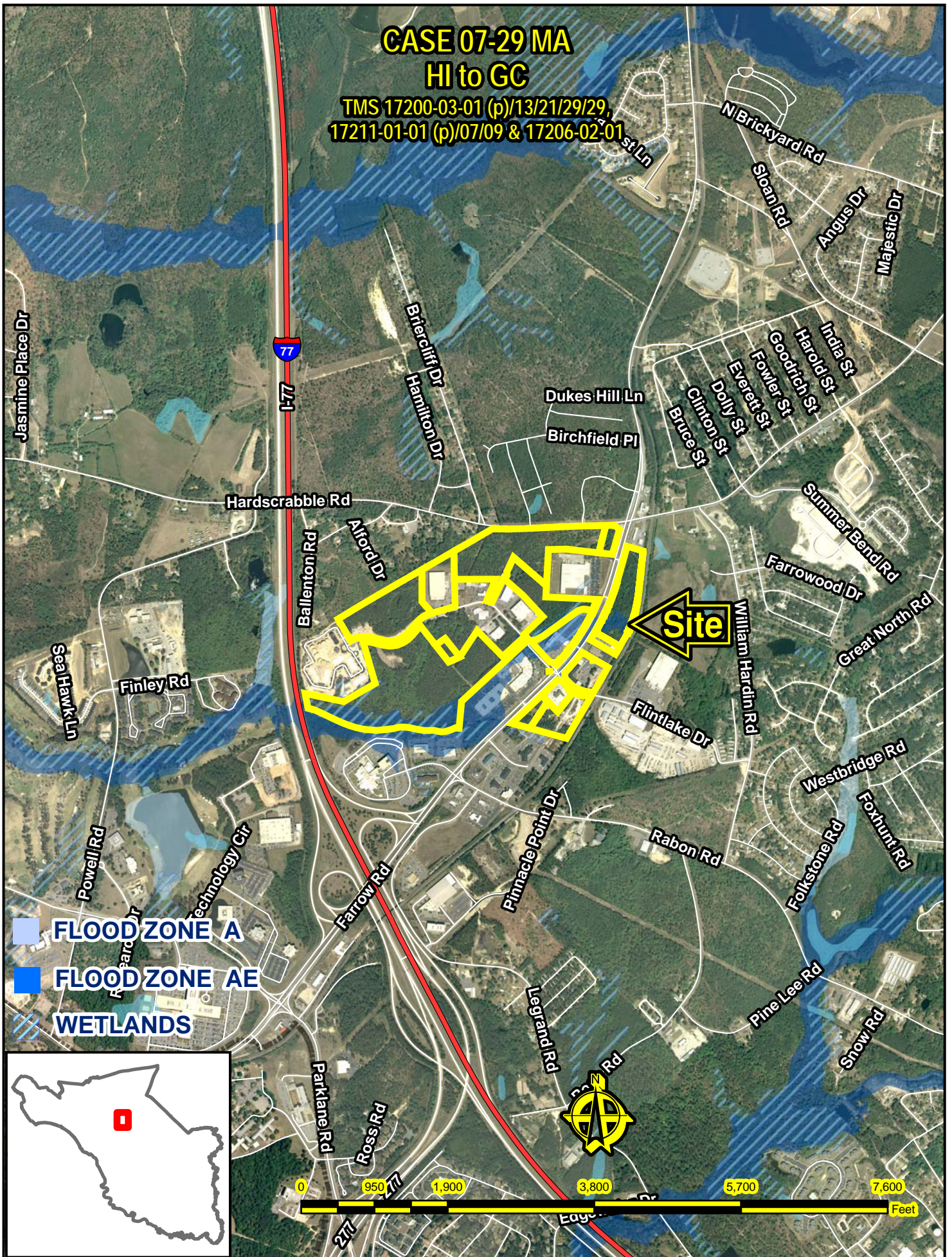


RU



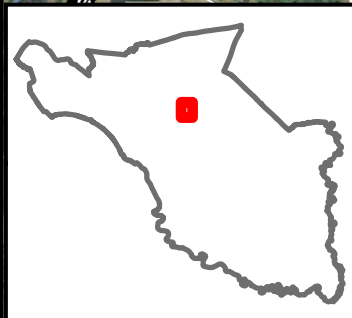
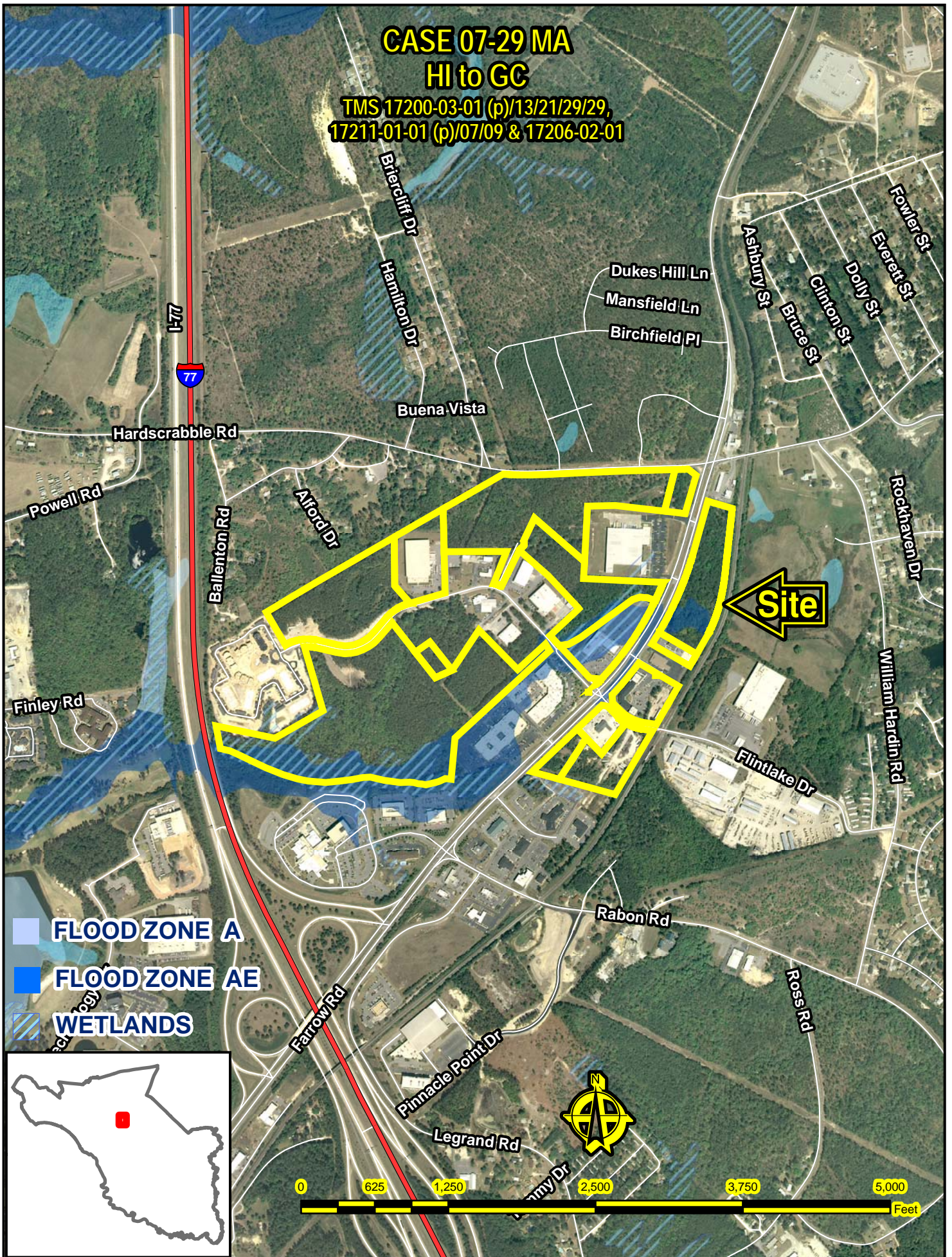
CASE 07-29 MA HI to GC

TMS 17200-03-01 (p)/13/21/29/29,
17211-01-01 (p)/07/09 & 17206-02-01



**CASE 07-29 MA
HI to GC**

**TMS 17200-03-01 (p)/13/21/29/29,
17211-01-01 (p)/07/09 & 17206-02-01**



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

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: April 25, 2007
RE: Subdivision and Street Name Approval

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements. **The proposed subdivision/commercial names are included for your information only.**

Action Requested

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Mack's Plantation S/D	Off Mrs. Mack's Rd, Irmo

PROPOSED STREET NAMES	GENERAL LOCATION
Abbeywalk	Lake Carolina, Northeast
Bonnigton	Lake Carolina, Northeast
Canongate	Lake Carolina, Northeast
Cotesworth	Lake Carolina, Northeast
Federal	Lake Carolina, Northeast
Hideway	Lake Carolina, Northeast
Kennebeck	Lake Carolina, Northeast
Lauriston	Lake Carolina, Northeast
Maryfield	Lake Carolina, Northeast

Naville	Lake Carolina, Northeast
Warriston	Lake Carolina, Northeast
Mack's Court	Off Mrs Mack's Road, Irmo
