

**RICHLAND COUNTY
PLANNING COMMISSION**



AUGUST 2, 2004

RICHLAND COUNTY PLANNING COMMISSION

Monday, August 2, 2004

Agenda

1:00 PM

STAFF: Michael P. Criss, AICP Planning Director
Anna Almeida Development Services Manager
Carl D. Gosline, AICP Subdivision Administrator

I. PUBLIC MEETING CALL TO ORDER Gene Green, Chairperson

II. PRESENTATION OF MINUTES FOR APPROVAL

Consideration of the July 12, 2004 minutes

III. AGENDA AMENDMENTS (limited to matters NOT covered by the FOIA)

IV. OLD BUSINESS

None

V. NEW BUSINESS - SUBDIVISION REVIEW

PROJECT #	NAME	LOCATION	UNITS	Page
SD-04-102	Teague Park (revised)	Teague Road near Leesburg Rd TMS # 19211-01-55	27	5
SD-04-309	South Bluff Farms	Old Bluff Road TMS # 24200-02-10	19	15
SD-04-310	Berkeley Ph. 4 & 5	Lake Carolina TMS # 23200-01-20 (p)	49	25

VI. NEW BUSINESS - ZONING MAP AMENDMENTS

Deferred To The September Meeting

VII. ROAD NAME APPROVALS

- a. New Road Name Approvals 35

VIII. OTHER BUSINESS

- a. Further Consideration of the Proposed Land Development Code

IX. PLANNING DIRECTOR'S REPORT

X. ADJOURNMENT

**RICHLAND COUNTY PLANNING &
DEVELOPMENT SERVICES DEPARTMENT
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

August 2, 2004

Applicant: Tom Bowles		Preliminary Subdivision Plans For: Teague Park	
RC Project # : SD-04-102			
General Location: Teague Road and Toad Road (south of Leesburg Rd)			
Tax Map Number: 19211-01-55		Current Zoning: RS-1	
Subject Area: 9.5 acres	Number of Units: 27	Gross Density: 2.8 DU/acres	
Sewer Service Provider: City of Columbia		Water Service Provider: City of Columbia	

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." It is the Department's position that compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

Chapter 22-10 of the Richland County Code currently requires the Planning Commission to approve preliminary plans, final plats and minor subdivisions. Chapter 22-10 (b) defines a minor subdivision is one that does "... not involve the construction, or opening, of new streets, water or sewer facilities, storm drainage systems, or improvement to existing streets..." Chapter 22-76 requires Planning Commission approval of private driveway subdivisions, i.e., a property division for a maximum of 7 lots for immediate family members. Pursuant to Section 6-29-1150, SC Code of Laws, the Planning Commission is the final authority in subdivision matters.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Analyze the impact of the proposed project on the adjacent county or state roads
- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project's relationship to the relevant principles of the Comprehensive Plan

Traffic Impact Discussion

In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume. This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these levels-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2007. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Leesburg Road via Teague Road	
Functional Classification Of This Roadway	Two lane undivided collector	
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	21,600	
Estimated Traffic Generated By The Proposed Project	257	
Current Volume At The Nearest Count Station # 255 Located @ Geenlawn Road	22,000	
Estimated Traffic Count With the Proposed Project	22,257	
Volume-To-Capacity Ratio With The Proposed Project	1.01	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rate presented on pages 9 of the Addendum To The Long Range Major Street Plan for Richland County, adopted by the County in October 1993.

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003, i.e. **they are already more than one year old.**

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station 255.

Fire Service Impacts

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 1 mile radius of a fire station.

School Impacts

Based on information provided by the District 2 School Board office *, the Department estimates the proposed subdivision will generate the additional school age children described below:

Elementary School @ 0.20 students per single family DU	6
Middle School @ 0.13 students per single family DU	4
High School @ 0.12 Students per single family DU	3

* All Districts assumed to have the same generation rate – rounded to nearest whole number

Existing Site Conditions

The site generally slopes down to the west away from Teague Road. The entire site has been clear cut. The site originally contained pine trees.

Compatibility with the Surrounding Area

The proposed project is a single family detached residential subdivision. All of the surrounding development is single family detached subdivisions. The project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

It is the Department’s position that in order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate the proposed subdivision based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8]. The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The subject site is designated as Residential on the Lower Richland Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation.

In addition to reviewing proposed project for consistency with the appropriate Subarea Proposed Land Use Map, it is the Department's position that the development policies found in the Subarea Plans, must be analyzed to determine if the proposed project furthers the Objectives and Recommendations of the Comprehensive Plan. The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 33 and 40 respectively, are discussed below:

Objective – Promote development of affordable quality housing for all segments of the resident population

The proposed project is a single family detached residential subdivision. The proposed project implements this Objective.

Principle – Moderate to low level densities (maximum of 9.0 DU/ac.) are appropriate within the Developing Urban area

The wording of this Principle is contrary to the other Subarea Plans. The other Subarea Plans establish density ranges for the various categories. For example, the low density range is typically up to 3.5 or 4.0 DU/acre. This project implements this Principle.

Other Pertinent Factors

- 1) As of July 19, 2004, approval of the flood issues and wetlands issues had not been received.
- 2) As of July 19, 2004, the City of Columbia had not approved the water and sewer line construction plans.
- 3) As of July 19, 2004, DHEC had not issued a sewer line construction permit.
- 4) As of July 19, 2004, DHEC had not issued a water line construction permit.
- 5) As of July 19, 2004, the E-911 Coordinator had not certified Planning Commission approval of the proposed street names.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the preliminary subdivision plans for a 27 unit single family detached subdivision, known as Teague Park (Project # SD-04-102). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. The traffic generated by the proposed subdivision, by itself, will not result in the adjacent portion of Leesburg Road operating below a LOS C capacity.
2. The proposed subdivision is compatible with existing development in the area.
3. The proposed project is consistent with the Lower Richland Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the Lower Richland Subarea Plan.

Specific Conditions

- a) The plat must establish the setbacks, either graphically or by notation, for each lot; **and**
- b) The E-911 Coordinator must certify the street names have been approved by the Planning Commission prior to assigning street addresses for building permits; **and**
- c) The Department of Public Works must approve the stormwater management plans; **and**
- d) The Floodplain Mgmt. Specialist must approve the flood elevation statement prior to building permits being issued; **and**
- e) The City of Columbia must approve the water and sewer line construction plans; **and**
- f) DHEC must issue the sewer line construction permits; **and**
- g) DHEC must issue the water line construction permits; **and**
- h) **No building permits shall be issued until all of the conditions cited above are met; and**
- i) Plats shall not be approved for recording until the Department receives the City of Columbia approval the water and sewer line easement documents; **and**
- j) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording; **and**
- k) A Certificate of Occupancy shall **not** be issued for any residence in this project until the Department receives a copy of the DHEC Permit To Operate the Water system and/or the DHEC Permit To Operate the Sewer system, if applicable, by phase; **and**
- l) A Final Plat can not be approved by the Department until **(1)** the City of Columbia approves the water and sewer line easement deeds **AND (2)** the County accepts the roads for maintenance.

SECTION III – COMMISSION RECONSIDERATION & APPEAL

Reconsideration

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

Appeal

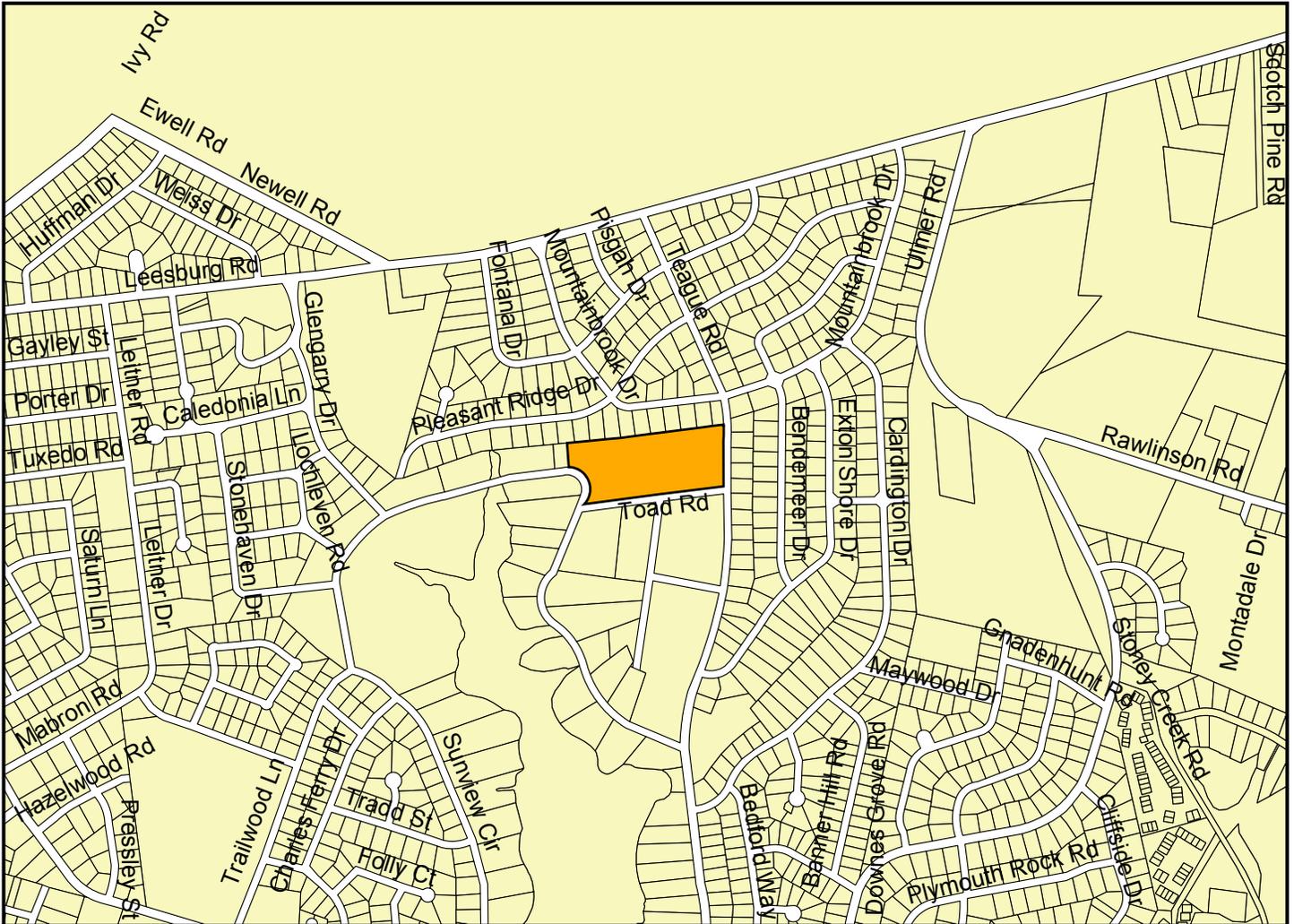
Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt of the written notice of the Planning Commission's action.

SD 04-102
TEAGUE PARK (revised)
TMS 19211-01-55

Site →



SD 04-102 TEAGUE PARK



Looking east along Toad Rd. toward Teague Rd.

Looking at site from Toad Rd.

**RICHLAND COUNTY PLANNING &
DEVELOPMENT SERVICES DEPARTMENT
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

August 2, 2004

Applicant: Rodney Redd		Preliminary Subdivision Plans For: South Bluff Farms	
RC Project # : SD-04-309			
General Location: Intersection of Z.C. Clarkson Rd & South Roads, 1/2 mile N of Bluff Rd			
Tax Map Number: 24200-02-10		Current Zoning: RU	
Subject Area: 25 acres	Number of Units: 19	Gross Density: 0.76 DU/acres	
Sewer Service Provider: Septic		Water Service Provider: Well	

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision process is mandated by state law and the County Code. More specifically, Section 6-29-540, SC Code of Laws states that after adoption of the Comprehensive Plan "...no new street, structure, utility, square, park or other public way, grounds or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized...until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan..." It is the Department's position that compatibility is determined by analyzing the Proposed Land Use Maps, Objectives and Recommendations of the existing Subarea Plans and the Goals and Principles in Chapter IV of the Imagine Richland 2020 Comprehensive Plan.

Chapter 22-10 of the Richland County Code currently requires the Planning Commission to approve preliminary plans, final plats and minor subdivisions. Chapter 22-10 (b) defines a minor subdivision is one that does "... not involve the construction, or opening, of new streets, water or sewer facilities, storm drainage systems, or improvement to existing streets..." Chapter 22-76 requires Planning Commission approval of private driveway subdivisions, i.e., a property division for a maximum of 7 lots for immediate family members. Pursuant to Section 6-29-1150, SC Code of Laws, the Planning Commission is the final authority in subdivision matters.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Analyze the impact of the proposed project on the adjacent county or state roads
- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project's relationship to the relevant principles of the Comprehensive Plan

Traffic Impact Discussion

In the absence of a traffic study prepared in conformance with recognized standards of professional practice, the analysis below provides a reasonable estimate of the proposed project’s impact on the identified roadway’s traffic volume. This analysis uses the volume-to-capacity (V/C) ratio system because the long-range transportation planning process uses V/C ratios to determine road improvement priorities.

Traffic engineers design roads to meet a V/C ratio of 1.0, or the actual volume of traffic on the road equals the volume of traffic for which the road was designed. **As traffic increases on a roadway, the V/C increases and the level-of-service decreases.** Level-of-service is expressed as LOS C, D, E, or F. The V/C ratios for these levels-of-service are shown below:

LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2007. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Bluff Road via South Road	
Functional Classification Of This Roadway	Two lane undivided minor arterial	
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	8600	
Estimated Traffic Generated By The Proposed Project	257	
Current Volume At The Nearest Count Station # 241 Located @ 3 west miles west of the site	5100	
Estimated Traffic Count With the Proposed Project	5327	
Volume-To-Capacity Ratio With The Proposed Project	0.62	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rate presented on pages 9 of the Addendum To The Long Range Major Street Plan for Richland County, adopted by the County in October 1993.

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003, i.e. **they are already more than one year old.**

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

The proposed project, by itself, will not result in the LOS C being exceeded at SCDOT count station 251.

Fire Service Impacts

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 3 miles radius of a fire station.

School Impacts

Based on information provided by the District 2 School Board office *, the Department estimates the proposed subdivision will generate the additional school age children described below:

Elementary School @ 0.20 students per single family DU	5
Middle School @ 0.13 students per single family DU	3
High School @ 0.12 Students per single family DU	2

* All Districts assumed to have the same generation rate – rounded to nearest whole number

Existing Site Conditions

The site appears to be relatively flat with mature pine trees throughout. The 100-year flood elevation covers about 1/3 of the area of lots 12 through 16. **Both Z.C. Clarkson and South Roads are one lane county maintained dirt roads.**

Compatibility with the Surrounding Area

The surrounding area is mostly cropland with residences and other farm related structures. **The proposed subdivision is not compatible with the adjacent agriculture uses.**

Discussion of Applicable Comprehensive Plan Issues

It is the Department’s position that in order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate the proposed subdivision based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8]. The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The subject site is designated as Rural on the Lower Richland Subarea Plan Proposed Land Use Map. **The proposed project is not consistent with this land use designation.**

In addition to reviewing proposed project for consistency with the appropriate Subarea Proposed Land Use Map, it is the Department's position that the development policies found in the Subarea Plans, must be analyzed to determine if the proposed project furthers the Objectives and Recommendations of the Comprehensive Plan. The Lower Richland Subarea Plan, adopted in January 1992, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 33 and 43 respectively, are discussed below:

Objective – Buffer established areas from new, higher density uses through open areas and/or transitional land uses

The adjacent land uses are active croplands, residences and associated farm structures. The proposed subdivision is “higher density use” than the adjacent land use. **The proposed project does not implement this Objective.**

Principle – Low level densities (maximum of 4.0 DU/acre) are appropriate within the Rural and Open Space area where adequate street access is provided

The subject project is located at the intersection of two one-lane County maintained dirt roads. The Department suggests that unpaved one-lane roads do not constitute “adequate access”. **This project does not implement this Principle.**

Other Pertinent Factors

- 1) As of July 19, 2004, the Public Works Dept. had not approved the stormwater management plans.
- 2) The Flood Hazard Coordinator commented that the 100-year flood discharge elevation must be calculated using a FEMA approved model and submitted to the Department PRIOR to issuing any building permits.

The County currently has over 415 miles of County maintained unpaved roads. The current funding available for unpaved roads only permits about 2 miles per year of such roads to be paved. Continuing to approve additional development on such roads only serves to exacerbate the road maintenance expense for the County.

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDS) recommends **denial** of the preliminary subdivision plans for a 27 unit single family detached subdivision, known as South Bluff Farms (Project # SD-04-309). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. The traffic generated by the proposed subdivision, by itself, will not result in the adjacent portion of Bluff Road operating below a LOS C capacity.
2. The proposed subdivision **is not compatible** with existing development in the area.
3. The proposed project **is not consistent** with the Lower Richland Subarea Plan Map land use designation.
4. The proposed project **does not implement** the relevant Objectives and Recommendations of the Lower Richland Subarea Plan.

Specific Condition, (if approved)

- a) The Planning Dept. must issue a Land Disturbance Permit **PRIOR to any land clearing activity being initiated; and**
- b) The Department of Public Works must approve the stormwater management plans; **and**
- 3) The 100-year flood discharge elevation must be calculated using a FEMA approved model and submitted to the Department PRIOR to issuing any building permits; **and**
- c) **No building permits shall be issued until all of the conditions cited above are met; and**
- d) The internal subdivision streets must be constructed to County road standards; **and**
- e) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording.

SECTION III – COMMISSION RECONSIDERATION & APPEAL

Reconsideration

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
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- (c) A clerical or map error is such that it may affect the result of the Commission's action.

Appeal

Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt of the written notice of the Planning Commission's action.



Attachment A SD 04-309

NO.	DATE
1	10/20/03
2	10/25/03

MAG NORTH

SCALE: 1" = 100'

DATE: 29 AUGUST 2003

TITLE: SD 04-309-010

DRAWN BY: US-309

SHEET: 1 OF 1

JUN 01 2004

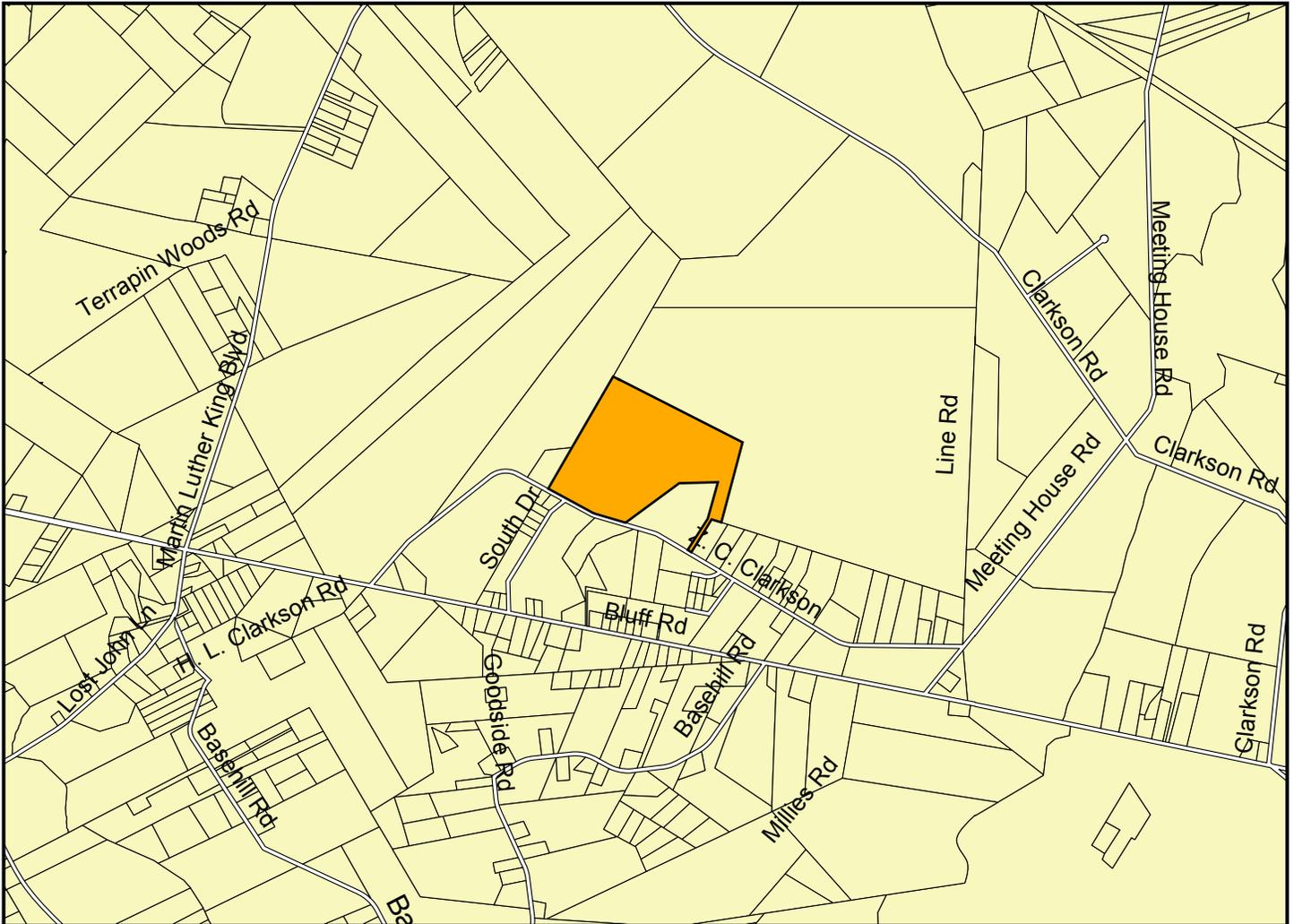


SD 04-309
SOUTH BLUFF FARMS
TMS 24200-02-10

Site



SD 04-309 SOUTH BLUFF ESTATES



Looking at entrance from South Dr.



Looking from entrance south on South Dr.

**RICHLAND COUNTY PLANNING &
DEVELOPMENT SERVICES DEPARTMENT
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

August 2, 2004

Applicant: Lake Carolina Dvlpmt. Co.		Preliminary Subdivision Plans For: Berkeley, Phase 4 & 5	
RC Project # : SD-04-310			
General Location: North Central Portion of the Lake Carolina PUD			
Tax Map Number: 23200-01-20		Current Zoning: PUD	
Subject Area: 21.6 acres	Number of Units: 49	Gross Density: 2.3 DU/acres	
Sewer Service Provider: Palmetto Utilities		Water Service Provider: City of Columbia	

SECTION I – ANALYSIS

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- Analyze the impact of the proposed project on the adjacent county or state roads
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LOS C = V/C ratio of 1.00, or less	LOS D = V/C ratio of 1.01 to 1.15
LOS E = V/C ratio of 1.16 to 1.34	LOS F = V/C ratio of 1.35, or greater

The estimate of the proposed project’s effect on the traffic conditions of the roadway from which it gets its access is calculated below. The current fiscal reality is that completion of Clemson Road to I-77 is the only Richland County capacity improvement project funded through June 2007. Furthermore, only roadways with V/C ratios of 1.35, or greater, are likely to be funded for improvement in the CMCOG Long Range Improvement Plan.

Proposed Project Gets Its Principal Access From	Hardscrabble Road	
Functional Classification Of This Roadway	Two lane undivided collector	
Level-Of-Service <u>C</u> Design Capacity (V/C = 1.00)	8600	
Estimated Traffic Generated By The Proposed Project	466	
Current Volume At The Nearest Count Station # 437 Located @ Lee Road	9500	
Estimated Traffic Count With the Proposed Project	9966	
Volume-To-Capacity Ratio With The Proposed Project	1.15	

Notes:

The functional classification of the roadway is taken from the Richland County Long Range Major Street Plan, adopted in October 1993 as part of the regional traffic planning process.

The estimated project traffic is determined by applying the traffic generation rate presented on pages 9 of the Addendum To The Long Range Major Street Plan for Richland County, adopted by the County in October 1993.

The current traffic counts were received from SCDOT on May 25, 2004 and represent the Annual Average Daily Trips in 2003, i.e. **they are already more than one year old.**

The volume-to-capacity ratio with the proposed project is the current traffic count plus the estimated traffic generated divided by the LOS C design capacity

Hardscrabble Road at SCDOT count station 437 is already operating above the LOS C standards. However, the Department estimates that upon buildout of the subdivisions already approved in the area, there will be in excess of 21,000 trips on this portion of Hardscrabble Road. The V/C ratio, without the subject project, will exceed 2.26, or far above the LOS F level.

In addition, the County rezoned a 20-acre adjacent to the subject site on the west to permit up to 200,000 sq. ft. of general commercial development. This commercial project alone will generate more than 12,000 additional trips on Hardscrabble Road between Summit Parkway and Lee Road. **In summary, upon buildout of the subject subdivision and the subdivisions approved to date, the Department estimates at SCDOT count station # 437 there will be more than 32,000 daily vehicle trips on a road designed for 8600 trips**

Fire Service Impacts

The information provided below is strictly based on the estimated aerial distance, **not road miles**, from the nearest fire station. Without data that is not currently available, it is not possible to determine an estimated response time. The proposed project is located within a 3 mile radius of a fire station.

School Impacts

Based on information provided by the District 2 School Board office *, the Department estimates the proposed subdivision will generate the additional school age children described below:

Elementary School @ 0.20 students per single family DU	10
Middle School @ 0.13 students per single family DU	6
High School @ 0.12 Students per single family DU	5

* All Districts assumed to have the same generation rate – rounded to nearest whole number

Existing Site Conditions

The site is thickly wooded and slopes downward to the south and west toward the Lake.

Compatibility with the Surrounding Area

The proposed project is a continuation of the Berkeley S/D within the Lake Carolina PUD. The proposed project is compatible with the adjacent development.

Discussion of Applicable Comprehensive Plan Issues

It is the Department’s position that in order to comply with the requirements of Chapter 6-29-540, SC Code of Laws, it is necessary to evaluate the proposed subdivision based on the guidance provided in the Imagine Richland 2020 Comprehensive Plan, (Ordinance 013-99HR, adopted May 3, 1999 and codified as Section 20-21 of the Richland County Code of Ordinances) hereinafter referred to as the Plan. Specifically, the Plan states "...It adopts by reference and carries forth the Future Land Use Maps and Principles of the existing Richland County Subarea Plans as an interim, transitional Plan, subject to future evaluation for consistency with the long-range vision..." [Plan, pg. 4-8]. The County Council amended all the Proposed Land Use Maps by Subarea on May 3, 1999 as part of the Comprehensive Plan adoption process.

The subject site is designated as Development on the Northeast Subarea Plan Proposed Land Use Map. The proposed project is consistent with this land use designation.

In addition to reviewing proposed project for consistency with the appropriate Subarea Proposed Land Use Map, it is the Department's position that the development policies found in the Subarea Plans, must be analyzed to determine if the proposed project furthers the Objectives and Recommendations of the Comprehensive Plan. The Northeast Subarea Plan, adopted in March 1995, contains policy guidance that is relevant to the subject subdivision. The relevant Objectives and Principles, found on pages 30 and 35 respectively, are discussed below:

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

This phase of Berkeley will have a density of 2.3 DU/acre as contrast to other portions of the project with a density approximating 4.0 DU/acre. The proposed project implements this Objective.

Principle – None Applicable

Other Pertinent Factors

- 1) As of July 19, 2004, the Public Works Dept. had not approved the stormwater management plans.
- 2) As of July 19, 2004, approval of the flood issues and wetlands issues had not been received.
- 3) As of July 19, 2004, the County Fire Marshal had not provided comments.
- 4) As of July 19, 2004, the City of Columbia had not approved the water line construction plans.
- 5) As of July 19, 2004, DHEC had not issued a sewer line construction permit.
- 6) As of July 19, 2004, DHEC had not issued a water line construction permit.
- 7) As of July 19, 2004, the E-911 Coordinator had not certified Planning Commission approval of the proposed street names.

Transportation Recommendation - Where a request for a change in land use will reduce traffic movements below a "C" level-of-service, additional highway improvements should be made to mitigate the effects.

The applicant has not proposed any measures to mitigate the traffic effects of this project. The current CMGOG Transportation Improvement Program, i.e., the fiscal year beginning July 1, 2004 through June 30, 2009, **does not have any road capacity improvements programmed for Hardscrabble Road. Furthermore, there are currently no funding sources available for any road capacity improvements in Richland County in the rest of this decade.**

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends conditional approval of the preliminary subdivision plans for a 49 unit single family detached subdivision, known as Berkeley, Phase 4 & 5 (Project # SD-04-310). **The preliminary plans are not officially approved until there is substantial compliance with all relevant requirements of the Richland County Code of Ordinances and the Specific Conditions identified below:**

Findings of Fact

1. **Upon buildout of the subject subdivision and the subdivisions approved to date, the Department estimates at SCDOT count station # 437 there will be more than 32,000 daily vehicle trips on a road designed for 8600 trips**
2. The proposed subdivision is compatible with existing development in the area.
3. The proposed project is consistent with the Northeast Subarea Plan Map land use designation.
4. The proposed project implements the relevant Objectives and Recommendations of the Northeast Subarea Plan.

Specific Conditions

- a) The Planning Dept. must issue a Land Disturbance Permit **PRIOR to any land clearing activity being initiated; and**
- b) The plat must establish the setbacks, either graphically or by notation, for each lot; **and**
- c) The E-911 Coordinator must certify the street names have been approved by the Planning Commission prior to assigning street addresses for building permits; **and**
- d) The Department of Public Works must approve the stormwater management plans; **and**
- e) The Floodplain Mgmt. Specialist must approve the flood elevation statement prior to building permits being issued; **and**
- f) The City of Columbia must approve the water line construction plans; **and**
- g) DHEC must issue the sewer line construction permits; **and**
- h) DHEC must issue the water line construction permits; **and**
- i) **No building permits shall be issued until all of the conditions cited above are met; and**
- j) Plats shall only be recorded by the complete phases identified in the preliminary plan; **and**
- k) Any further division of the phases identified in the lot layout plan shall require Planning Commission approval prior to recording; **and**
- l) Plats shall not be approved for recording until the Department receives the City of Columbia approval the water line easement documents; **and**
- m) The Department of Public Works must approve the bond documents prior to a bonded plat being approved for recording; **and**
- n) A Certificate of Occupancy shall **not** be issued for any residence in this project until the Department receives a copy of the DHEC Permit To Operate the Water system and/or the DHEC Permit To Operate the Sewer system, if applicable, by phase; **and**
- o) A Final Plat can not be approved by the Department until **(1)** the City of Columbia approves the water line easement deeds **AND (2)** the County accepts the roads for maintenance.

SECTION III – COMMISSION RECONSIDERATION & APPEAL

Reconsideration

Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

Appeal

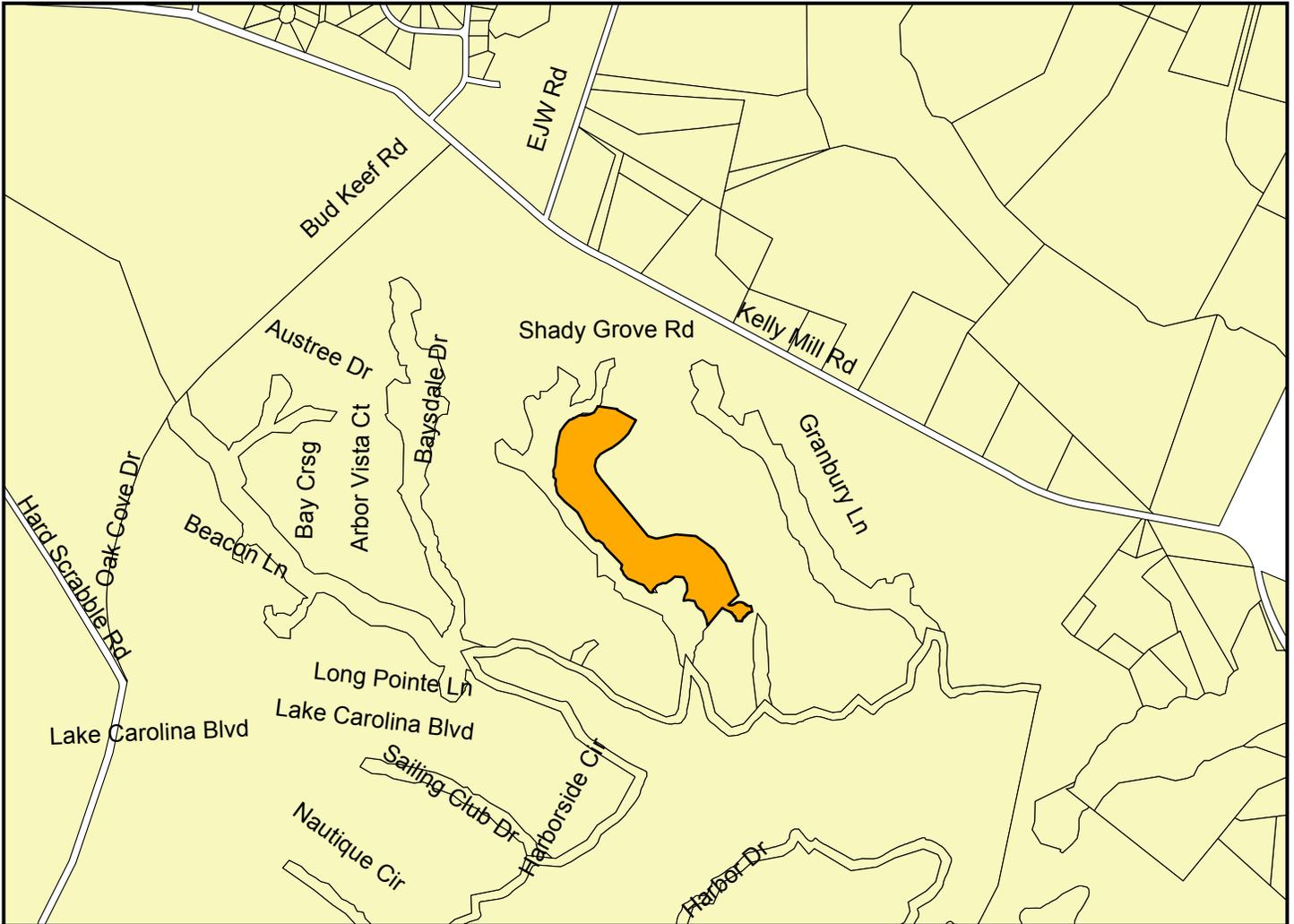
Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt of the written notice of the Planning Commission's action.

SD 04-310
BERKELEY, PHASES 4 & 5
TMS 23200-01-20 (p)

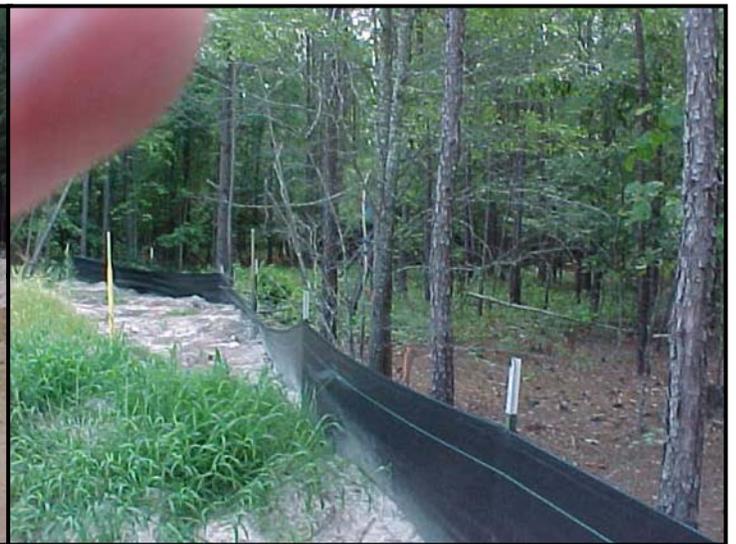
Site →



SD 04-310 BERKELEY, PHASES 4 & 5



Looking towards Phase 5 from Castleburg Ln.



Looking towards Phase 4 from Berkeley Ridge Dr.

**RICHLAND COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
Development Services Division Memo**

TO: Planning Commission Members
FROM: Carl D. Gosline, AICP, Land Development Administrator 
DATE: July 20, 2004
RE: Subdivision and Street Name Approval

Background

Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, the statute 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 attached list of proposed street/road names has been certified by Alfreda Tindal, Richland County E-911 Addressing Coordinator, as being in compliance with the E-911 system requirements. A list of proposed subdivision names is included for your information.

Action Requested

The Department recommends the Commission approve the attached street/road name list. The subdivision names are for information only. No Commission action is necessary.

PROPOSED STREET NAMES	GENERAL LOCATION
Strickland Drive	Future Shumaker Builders S/D – Strickland
Sparklestone Drive	Future Mungo S/D- Undetermined Name
Featherstone Drive	Future Mungo S/D – Undetermined Name
Steppingstone Drive	Future Mungo S/D – Undetermined Name
Blarneystone Drive	Future Mungo S/D – Undetermined Name
Creekstone Drive	Future Mungo S/D – Undetermined Name
Curvedstone Drive	Future Mungo S/D – Undetermined Name
Carvedstone Drive	Future Mungo S/D – Undetermined Name
Clearstone Drive	Future Mungo S/D – Undetermined Name
Soapstone Drive	Future Mungo S/D – Undetermined Name
Flatstone Drive	Future Mungo S/D – Undetermined Name
Sharpstone Drive	Future Mungo S/D – Undetermined Name

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Strickland S/D	Koon Road- Irmo
Waterstone S/D	Future Mungo S/D – Undetermined Location
Stoneworks S/D	Future Mungo S/D- Undetermined Location

