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- 4. NEW BUSINESS
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 - 4.2. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 3.02 acres at 131 Summer Place Drive (TMS# 004597-10-079).
 - 4.3. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.22 acres at 111 West Hospital Drive (TMS# 004597-09-014).
 - 4.4. Consider a map amendment to rezone from R-4 (Low-Density Residential) to R-2 (Medium-Density Residential) for ten parcels totaling 3.96 acres on Dawn Drive (TMS#s 005624-01-060, 061, 062, 063, 064, 065, 066 & 005624-05-001, 008, 009).
 - 4.5. Consider a map amendment to rezone from C-2 (General Commercial) to C-3 (Restricted Commercial) for one parcel totaling 17.00 acres on Dreher Road (TMS# 004669-01-001).
 - 4.6. Consider a map amendment to rezone a portion of the parcel at 711 Raleigh Street (TMS# 004658-05-004) from C-2 (General Commercial) & R-2 (Medium-Density Residential) to LM (Light Manufacturing), totaling 2.4 acres.
 - 4.7. Consider an amendment to the City of West Columbia zoning ordinance regulating Body Art Establishments.
 - 4.8. Consider an amendment to the City of West Columbia Zoning Ordinance regulating Vehicle Sales Establishments.
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 - 6.1. Joint public hearing with City Council - October 2, 2018
Regular meeting - October 22, 2018.
- 7. ADJOURN



City of West Columbia
Bridging Past, Present and Future

MINUTES
Planning Commission Meeting
August 27, 2018
200 N. 12th Street
West Columbia, SC 29169
6:00 PM

MEMBERS PRESENT:

William G “Gary” Prince, Chairman
William “Bill” S. Mooneyhan, Sr, Vice-chair
David Yoder
Allison Swygert
Ann Thornley
Jason Speake

MEMBERS ABSENT:

Cora Washington

OTHERS PRESENT:

Erin Porter, City Council
Trevor Bedell, City Council
Wayne Shuler, Director of Planning and Zoning

MEDIA PRESENT:

The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com and radio and television stations were all notified by email on August 26, 2018.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

- 1.1. Chairman Prince called the meeting to order at 6:00pm and determined that a quorum was present.

2. APPROVAL OF MINUTES FOR PLANNING COMMISSION MEETING HELD

- 2.1. July 23, 2018

Chairman Prince called for a motion. A motion was made to approve the minutes as presented.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by David Yoder.

The motion passed unanimously.

3. PUBLIC HEARING

- 3.1. Open

Chairman Prince opened the public hearing portion of the meeting.

- 3.2. PC 18-51 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.71 acres at 110 Lott Court (TMS# 004596-01-016).

Chairman Prince asked Mr. Shuler to explained the background of the request. Mr. Shuler showed a map of the parcel highlighting the development in the area. The parcel was annexed on August 7, 2018. Mr. Shuler noted that the parcel was at the transition between the commercial development near Sunset Blvd and the

**Planning Commission Meeting Minutes
August 27, 2018**

industrial development at the end of Lott Court.

Chairman Prince asked if anyone wanted to speak for or against the request.

David Sneath, one of the owners of the business on the parcel, asked if the C-2 zoning was similar to what the property was zoned under Lexington County. Chairman Prince said that it would be a little more restrictive. Mr. Shuler provided a more detail about the differences and the differences between the C-2 and the LM districts in the City's zoning ordinance.

Chairman Prince asked if anyone else wanted to speak. No one else asked to speak.

- 3.3. PC 18-52 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 0.34 acres at 2234 Sunset Blvd. (TMS# 004674-01-019).

Chairman Prince asked Mr. Shuler to provide background information on the request. Mr. Shuler showed a map of the parcel highlighting the development in the area. The parcel was annexed into the City on August 7, 2018. Mr. Shuler noted that the recommended zoning was not consistent with the comprehensive plan which recommended Restricted Commercial but did note that the use as a restaurant was consistent. Mr. Shuler explained that the current comprehensive plan identified the major intersections for General Commercial with the corridor in between the intersections as less-intensive Restricted Commercial.

Chairman Prince asked if anyone wanted to speak for or against the request. No one asked to speak.

- 3.4. PC 18-53 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.09 acres at 3630 Sunset Blvd. (TMS# 004596-01-050).

Chairman Prince asked Mr. Shuler to provide background information on the request. Mr. Shuler showed a map of the parcel highlighting the development in the area. The parcel was annexed into the City on August 7, 2018. Mr. Shuler noted that the request was partially consistent with the comprehensive plan.

Chairman Prince asked if anyone wanted to speak for or against the request. No one asked to speak.

- 3.5. PC 18-54 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 0.89 acres at 3634 Sunset Blvd. (TMS# 004596-01-026).

Chairman Prince asked Mr. Shuler to provide background information on the request. Mr. Shuler showed a map of the parcel highlighting the development in the area. The parcel was annexed into the City on August 7, 2018. Mr. Shuler noted that the request was partially consistent with the comprehensive plan.

Chairman Prince asked if anyone wanted to speak for or against the request. No one asked to speak.

- 3.6. PC 18-55 A map amendment to establish the zoning classification of C-2 (General

**Planning Commission Meeting Minutes
August 27, 2018**

Commercial) for one parcel totaling 1.30 acres at 1609 Fairlane Drive (TMS# 004535-05-001).

Chairman Prince asked Mr. Shuler to provide background information on the request. Mr. Shuler showed a map of the parcel highlighting the development in the area. The parcel was annexed into the City on August 7, 2018. Mr. Shuler noted that the request was not consistent with the comprehensive plan, but that the mixed uses in the building were consistent with the request.

Chairman Prince asked if anyone wanted to speak for or against the request. No one asked to speak.

- 3.7. PC 18-56 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 9.00 acres at 2993 Sunset Blvd. (TMS# 004597-10-070).

Chairman Prince asked Mr. Shuler to provide background information on the request. Mr. Shuler showed a map of the parcel highlighting the development in the area. The parcel was annexed into the City on August 7, 2018. Mr. Shuler noted that the request was not consistent with the comprehensive plan.

Chairman Prince asked if anyone wanted to speak for or against the request.

Denise McCoy, Pinelake Drive, asked how far would the city limits expand. The Chairman said it just affected the properties on the agenda. She asked about being annexed into the city. Chairman Prince said that they would have to be contiguous to request to be annexed.

No one else asked to speak.

- 3.8. PC 18-57 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.37 acres at 2989 Sunset Blvd. (TMS# 004597-10-062).

Chairman Prince asked Mr. Shuler to provide background information on the request. Mr. Shuler showed a map of the parcel highlighting the development in the area. The parcel was annexed into the City on August 7, 2018. Mr. Shuler noted that the request was not consistent with the comprehensive plan.

Chairman Prince asked if anyone wanted to speak for or against the request. No one asked to speak.

- 3.9. Close

With no other comments, Chairman Prince closed the public hearing portion of the meeting.

4. NEW BUSINESS

- 4.1. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.71 acres at 110 Lott Court (TMS# 004596-01-016).

Chairman Prince called for a motion. A motion was made to recommend the C-2 designation.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Allison Swygert.

**Planning Commission Meeting Minutes
August 27, 2018**

The motion passed unanimously.

- 4.2. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 0.34 acres at 2234 Sunset Blvd. (TMS# 004597-01-019).

Chairman Prince called for a motion. A motion was made to recommend the C-2 designation.

Moved by Jason Speak, Planning Commission, seconded by David Yoder.

The motion passed unanimously.

- 4.3. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.09 acres at 3630 Sunset Blvd. (TMS# 004596-01-050).

Chairman Prince called for a motion. A motion was made to recommend the C-2 designation.

Moved by David Yoder, Planning Commission, seconded by William "Bill" S. Mooneyhan, Sr., Vice Chairman.

The motion passed unanimously.

- 4.4. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 0.89 acres at 3634 Sunset Blvd. (TMS# 004596-01-026).

Chairman Prince called for a motion. A motion was made to recommend the C-2 designation.

Moved by David Yoder, Planning Commission, seconded by Jason Speake.

The motion passed unanimously.

- 4.5. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.30 acres at 1609 Fairlane Drive (TMS# 004535-05-001).

Chairman Prince called for a motion. A motion was made to recommend the C-2 designation.

Moved by Jason Speak, Planning Commission, seconded by David Yoder.

The motion passed unanimously.

- 4.6. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 9.00 acres at 2993 Sunset Blvd. (TMS# 004597-10-070).

Chairman Prince called for a motion. A motion was made to recommend the C-2 designation.

Moved by David Yoder, Planning Commission, seconded by Allison Swygert.

The motion passed unanimously.

- 4.7. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.37 acres at 2989 Sunset Blvd. (TMS# 004597-10-062).

Chairman Prince called for a motion. A motion was made to recommend the C-2

**Planning Commission Meeting Minutes
August 27, 2018**

designation.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by David Yoder.

The motion passed unanimously.

5. OLD BUSINESS

5.1. Resolution recommending the draft Comprehensive Plan

Mr. Shuler recapped the Planning Commission action to recommend the comprehensive plan and City Council holding a public hearing. The planning enabling act required that the comprehensive plan be recommend by the planning commission by resolution. Mr. Shuler read the resolution and requested that the Planning Commission approve it so it can be forwarded to City Council.

A motion was made to approve the resolution.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Allison Swygert.

The motion passed unanimously.

5.2. Draft Zoning Ordinance

Mr. Shuler updated the planning commission on various actions taken to revise the zoning ordinance.

6. NEXT REGULAR SCHEDULED MEETING

6.1. September 27, 2018

7. ADJOURN

7.1. Adjourn at 6:40pm

With no other business a motion was made to adjourn.

Moved by David Yoder, Planning Commission, seconded by William "Bill" S. Mooneyhan, Sr., Vice Chairman.

The motion passed unanimously.

Respectfully Submitted,

Director of Planning and Zoning

West Columbia Planning Commission Case Evaluation

Case Number: PC 18-58

Tax Map Number: 004536-01-005

Property Address: 163 Medical Circle

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Requested Zoning: C-2 (General Commercial)

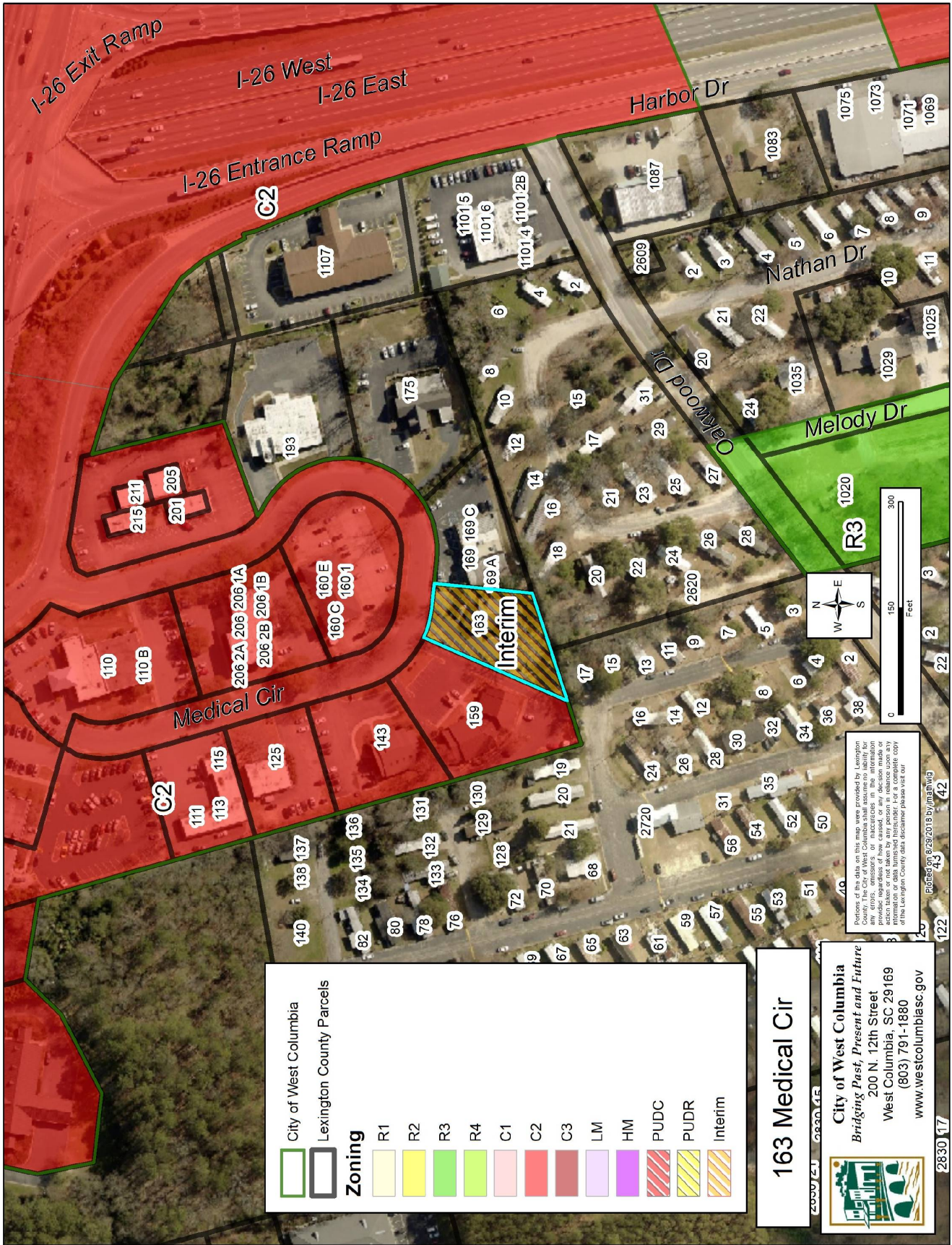
Use of properties: Medical Office

Reason for Request: The parcel was annexed into the City of West Columbia on April 16, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Character of Area: Medical Circle is a 2-lane local road serving multiple office buildings. The parcels to the north and west are in the city and have a designation of C-2. The parcels to the east and south are in the county and zoned ID.


Street Frontage: Medical Circle: 2-lane local road. There is no traffic count station on Medical Circle.

Analysis: The recommended zoning is consistent with the city's comprehensive plan which recommends Commercial.



	City of West Columbia
	Lexington County Parcels
Zoning	
	R1
	R2
	R3
	R4
	C1
	C2
	C3
	LM
	HM
	PUDC
	PUDR
	Interim

163 Medical Cir



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Published 8/23/2018 by jmahaling

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West Columbia Planning Commission Case Evaluation

Case Number: PC 18-59

Tax Map Number: 004597-10-079

Property Address: 131 Summer Place Drive

Previous Zoning: ID (Intensive Development) and RD (Restricted Development) under Lexington County Zoning Ordinance

Requested Zoning: C-2 (General Commercial)

Use of properties: Consultants in Gastroenterology

Reason for Request: The parcel was annexed into the City of West Columbia on August 20, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Character of Area: The adjacent properties of 2989 and 2993 Sunset Blvd were recently annexed and are being recommended to be zoned C-2. Other adjacent properties are unincorporated and zoned either ID (along Sunset Blvd corridor) or RD.

Street Frontage: Summer Place Drive is a local, dead-end road; there is no traffic count station on Summer Place Drive.

Analysis: The C-2 designation consistent with the city's comprehensive plan which recommends Mixed-use designation for the parcel. The use is compatible with the development in the immediate area.



West Columbia Planning Commission Case Evaluation

Case Number: PC 18-60

Tax Map Number: 004597-09-014

Property Address: 111 W. Hospital Drive

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Requested Zoning: C-3 (Restricted Commercial)

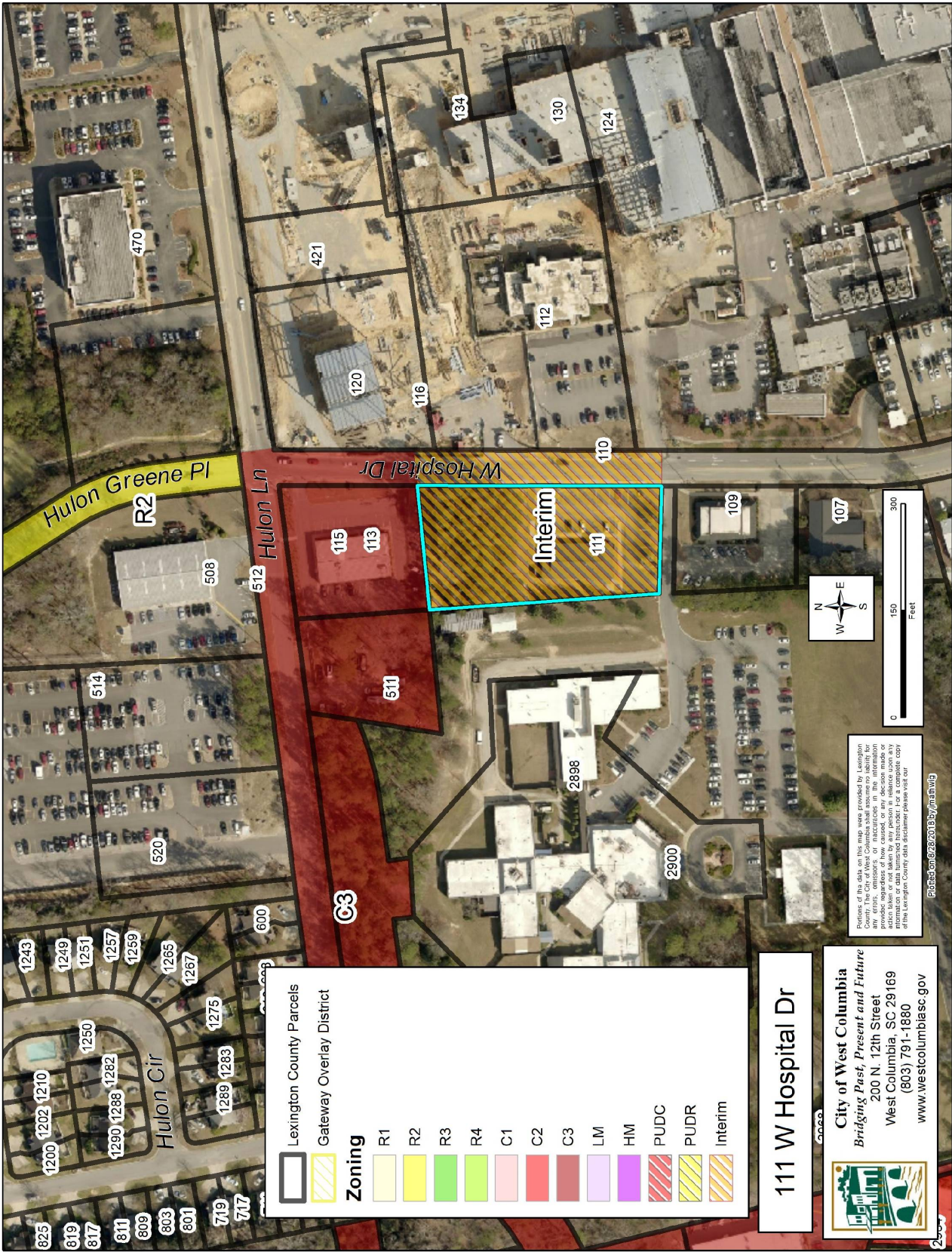
Use of properties: Carolina Urology Partners

Reason for Request: The parcel was annexed into the City of West Columbia on August 20, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Character of Area: Adjacent properties are either zoned C-3 in the city or ID (Intensive Development) in Lexington County. The adjacent uses are medical related.

Street Frontage: W. Hospital Drive: A 2-lane collector road. There are no SCDOT traffic count stations on W. Hospital Drive.

Analysis: The C-3 designation is consistent with the city's comprehensive plan recommends the Mixed-use designation for the parcel. The use is compatible with the development in the immediate area.



111 W Hospital Dr

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West Columbia Planning Commission Case Evaluation

Case Number: PC 18-61

Tax Map Number: 005624-01-060, 061, 062, 063, 064, 065, 066 & 005624-05-001, 008, 009

Property Address: 500 – 514 Dawn Drive (Even) & 501 – 525 Dawn Drive (Odd)

Current Zoning: R-4 (Low-Density Residential)

Requested Zoning: R-2 (Medium-Density Residential)

Use of property: Single family residences, duplexes, vacant lots

Reason for Request: To accommodate existing and future duplex dwellings.

Street Frontage: Dawn Drive is a 2-lane, local, dead-end road. There are no SCDOT traffic count stations on Dawn Drive.

Character of Area: The parcels are located near the intersection of Dawn Drive and Rainbow Drive. Properties to the west and south are located within the Town of Springdale. All nearby parcels within the City are zoned R-4.

Analysis: When the parcels were annexed as part of the “US 1 Annexation” in 2016, they were zoned as R-4. The duplexes were not identified during the zoning process. Rezoning to R-2 will make the existing duplex units conforming and allow for the contiguous vacant lots to be developed with duplexes.

Comprehensive plan: The request is consistent with the comprehensive plan which recommends Low Density Residential. The lot sizes of the property are compatible with low density development.



West Columbia Planning Commission Case Evaluation

Case Number: PC 18-62

Tax Map Number: 004669-01-001

Property Address: Dreher Road

Current Zoning: C-2 (General Commercial)

Requested Zoning: C-3 (Restricted Commercial)

Use of property: Vacant

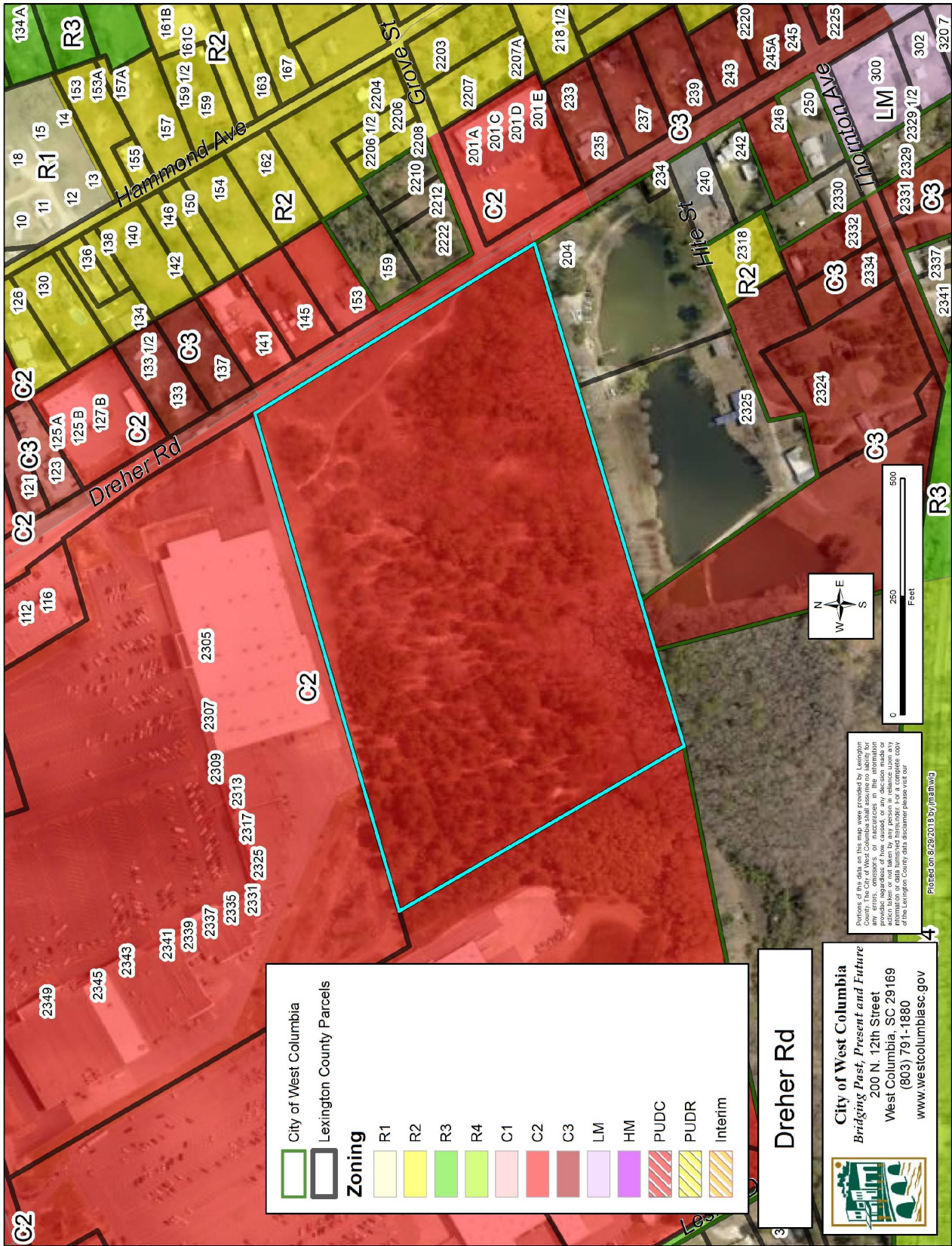
Reason for Request: The applicant is requesting the rezoning to allow for duplex construction.

Street Frontage: Dreher Road is a 2-lane, collector road serving as the main thoroughfare between Augusta Road and Platt Springs Road. The nearest SCDOT traffic count (Station 585), valid from Augusta Road to Thornton Ave, had a 2017 AADT of 11,600 trips.

Character of Area: The parcel is located near the multitude of shopping and dining options along the corridor by the Augusta Road & Dreher Road intersection, including being directly adjacent to the Westgate Plaza shopping center to the north and the Wal-Mart property to the west. There is a mix of C-3 and C-2 zoning among the adjacent properties to the south and east. Unincorporated adjacent property to the south and east are either zoned RD (Restricted Development) or ID (Intensive Development).

Analysis: The applicant is planning to develop the parcel with as many as 60 duplex lots with a total of 120 dwelling units. If the developer may submit a cluster housing proposal which could increase the number of lots and units by up to 10%. The subdivision and possible cluster designation would be presented to the planning commission for approval.

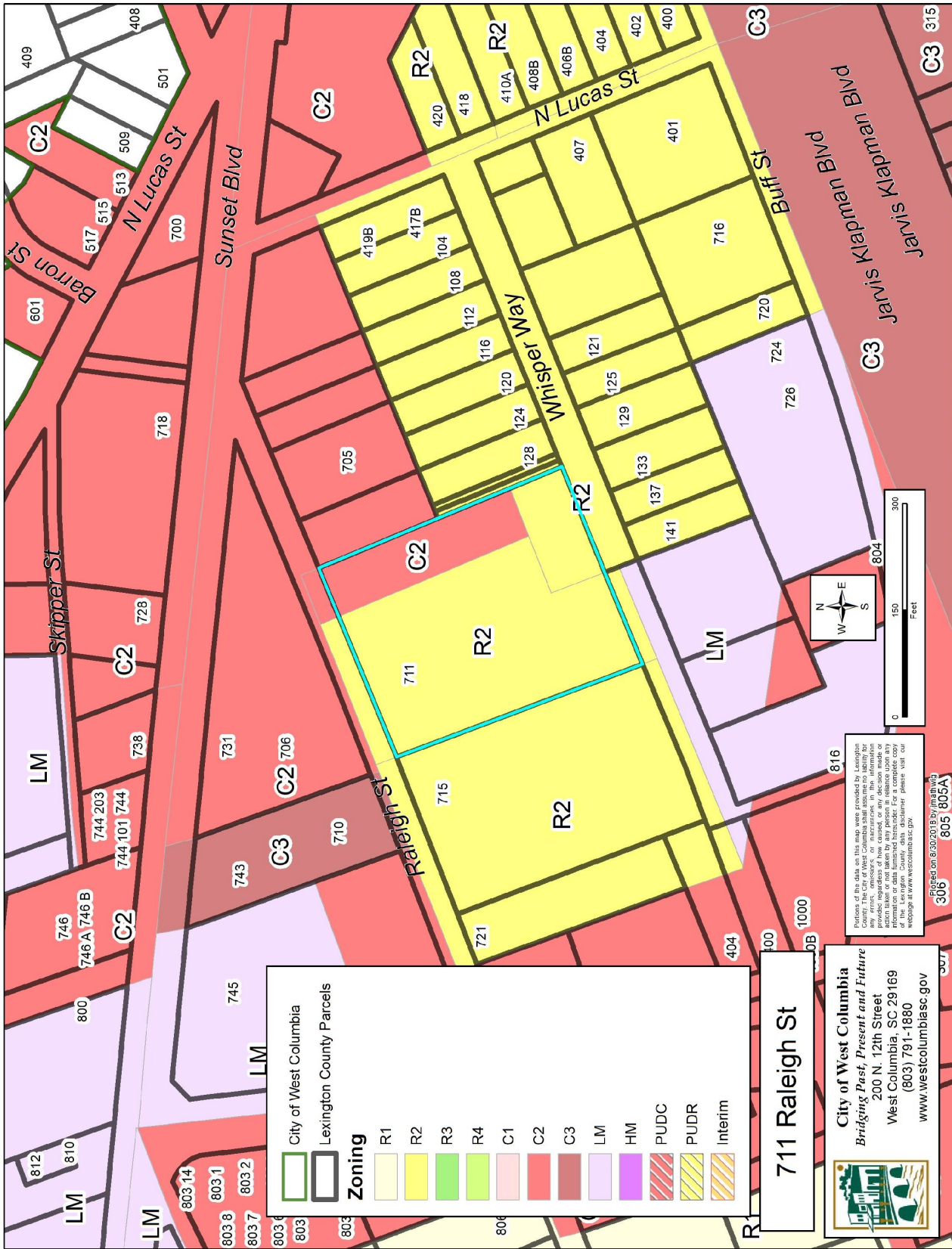
Comprehensive plan: The request is consistent with the comprehensive plan which recommends Mixed-use. The proposed residential use is compatible with the development along Dreher Road.



West Columbia Planning Commission


Case Evaluation

- Case Number: PC 18-63
- Tax Map Number: 004658-05-004
- Property Address: 711 Raleigh Street
- Current Zoning: C-2 (General Commercial) & R-2 (Medium-Density Residential)
- Requested Zoning: LM (Light Manufacturing) & R-2 (Medium-Density Residential)
- Use of property: Single family residence, boat storage, open land
- Reason for Request: The property owner is requesting the rezoning to allow for a catering kitchen and a food hub distribution facility.
- Street Frontage: Raleigh Street is a 2-lane, local road. There are no SCDOT traffic count stations on Raleigh Street. Whisper Way – a 2-lane, local, dead-end road – fronts the portion of the parcel that would remain zoned R-2.
- Character of Area: The parcel’s southwest boundary is adjacent with an existing Light Manufacturing district spanning from Whisper Way to Buff Street. On the north side of the property, closer to Sunset Blvd., the predominant zoning is C-2. Properties fronting Whisper Way are entirely zoned R-2, as is the adjacent property to the west.
- Analysis: The applicant presented the concept of establishing a catering kitchen and a food hub on the property. The catering kitchen would be permitted in the C-2 district but the size of the food hub would be prohibited in C-2 since it will exceed 7,500 square feet, which is the cap as a special exception. The LM district is the next district that would accommodate the combination of uses.
- A food hub is a small-scale packaging and distribution center for farm product. Small farmers will bring their produce to the food hub for processing and packaging and then the produce is distributed to retail and restaurants. Attached is an article from The Greenville News that provides a good synopsis of a food hub. Staff talked with the applicant and the property owner about split-zoning the property to maintain the R-2 characteristic on Whispering Way. Staff also emphasized the need to keep the commercial traffic on Raleigh Street with no commercial access on Whispering Way.
- Comprehensive plan: The request is not consistent with the comprehensive plan which recommends Medium Density residential. The request is consistent with the development pattern along Raleigh Street.



	City of West Columbia
	Lexington County Parcels
Zoning	
	R1
	R2
	R3
	R4
	C1
	C2
	C3
	LM
	HM
	PUDC
	PUDR
	Interim

711 Raleigh St



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SC Food Hub Network is helping to grow local food producers, consumers throughout the state

Lillia Callum-Penso, lpenso@greenvillenews.com Published 10:27 a.m. ET March 16, 2018 | Updated 12:21 p.m. ET March 16, 2018



(Photo: LAUREN PETRACCA/STAFF)

The Almost Heaven Burger on the menu at [Farm Fresh Fast](http://eatfarmfreshfast.com/) (<http://eatfarmfreshfast.com/>) sounds both basic and delicious. Beef, cheddar, lettuce, pickles, onion and green tomato inside a brioche bun and served with a side of roasted sweet potatoes.

More than one diner has captured the burger and the restaurant's other menu items on Instagram with the hashtag #farmfreshfast. And it is, indeed, the freshness of the ingredients — delivered from farms around the Upstate — that sets the burger apart from thousands of others served in Greenville every day.

For restaurant owner Jonathan Willis, though, the ability to keep the item on his menu is anything but basic.

He talks daily, sometimes more than once, to the farmers who supply both of his restaurants, Farm Fresh and his farm-to-table restaurant at the Children's Museum, [Seedlings](http://www.tcmupstate.org/visit-us/seedlings/) (<http://www.tcmupstate.org/visit-us/seedlings/>). He makes projections on how much beef and how many pounds of potatoes and greens he needs weekly, and coordinates with farmers months in advance to make sure that come time to serve customers, he is stocked.

BY AMERICAN FUNDS (https://eb2.3lift.com/pass?t_clickthrough=true&redir=https%3A%2F%2Fad.doubleclick.net%2Fddm%2Ftrackclk%2FN709931.1972103DOUBLECL
 Don't lose focus
 See more →

It doesn't always happen that way, and Willis has accepted that. He has built his restaurant around that. So he plans for higher prices, and he anticipates changes in supply

As soundbite-worthy as the idea of farm-to-table is, those in the local food-service industry say unless there are changes, it will be difficult to make the trend last. The challenges include having enough farmers to produce a steady flow of products to meet the demands of chefs, schools and grocery stores, and at the same time allowing those farmers to make a living.

"I feel like every day we fight an uphill battle when it comes to letting people know what's going on," Willis says. "Foodies only care about what the food looks like. It's not about that. That's on Instagram, but that is not the economy."

Enter the [South Carolina Food Hub Network](https://drive.google.com/file/d/1XuiTkzGqfLHI6S-dJqgl2zQJJ5mbS_cz/view) (https://drive.google.com/file/d/1XuiTkzGqfLHI6S-dJqgl2zQJJ5mbS_cz/view). The idea behind the network is to create a more seamless way for farmers to sell their products to more customers and an easier and more reliable way for consumers to purchase local products. The statewide network will connect local food hubs that already exist, as well as any that might pop up in the future. The much-anticipated [Feed & Seed](https://www.feedandseedsc.com/) (<https://www.feedandseedsc.com/>) is hoping to get up and running by next year.

RELATED: [Feed & Seed project fills in 'missing link' of local food system \(/story/life/food/2016/07/04/feed-seed-project-fills-missing-link-local-food-system/86612008/\)](/story/life/food/2016/07/04/feed-seed-project-fills-missing-link-local-food-system/86612008/)

RELATED: [This 10-year-old girl is raising high quality grass-fed premium chickens that chefs love \(/story/news/local/2017/05/06/10-year-old-girl-raising-high-quality-grass-fed-premium-chickens-chefs-love/100897176/\)](/story/news/local/2017/05/06/10-year-old-girl-raising-high-quality-grass-fed-premium-chickens-chefs-love/100897176/)

Thus far, there are five so-called hubs involved, including [Swamp Rabbit Café & Grocery](http://swamprabbitcafe.com/) (<http://swamprabbitcafe.com/>) here in the Upstate. These centers are responsible for organizing and purchasing items from local farmers in their region and then coordinating with wholesale customers.

The impact goes beyond that final burger on the plate at Farm Fresh Fast or one of the many other farm-to-table restaurants around the state. Page 20 of 33

If successful, the collaboration could have broad positive impact on the state's economy, particularly the agricultural sector. South Carolina residents buy \$11 billion of food each year, per 2011 data from the Bureau of Labor Statistics. But, 90 percent of that food comes from outside the state.

"So every percentage point we can increase in local food being consumed, all of that money comes back to South Carolina," says Sara Clow, general manager of the Charleston-based food hub, [GrowFood Carolina \(http://coastalconservationleague.org/projects/growfood/\)](http://coastalconservationleague.org/projects/growfood/). "So there is a huge economic component to it."

Clow is spearheading the food hub network effort that is in the early stages now, but could roll out more fully as soon as early 2019.

A growing movement

In January, Willis was counting on a delivery of locally grown carrots that he uses in his Farm Fusion Lo Mein and his homemade marinara sauce and salads. But then cold weather hit, and then snow, and the farmer's crop was virtually wiped out.

A similar thing happened with his eggs, a key component in his Farm Fits menu and often his burgers (adding an egg for \$2 puts it over the top). The local humanely-raised, hormone-free eggs Willis uses all but dried up due to cold weather and molting season (when chickens shed their feathers and usually do not lay), and the restaurant had none.

"We just had to offer something else," Willis says.

Buy Photo



Mary Walsh, left, and Jac Oliver package lettuce at Swamp Rabbit Cafe & Grocery, the business they opened in 2011 to focus on local food. (Photo: HEIDI HEILBRUNN / Staff)

Nationally, and locally, farm-to-table restaurants continue to grow, driven by consumer interest in local food and a commitment from chefs. These culinarians must make their margins as they use local ingredients to ensure customers get what they want.

This is where food hubs have become a piece of the solution, for both those wanting local food and those producing it. A 2013 study commissioned by the SC Department of Agriculture, Clemson University, GrowFood Carolina, Carolina Farm Stewardship Association and several other state and regional outlets, titled "[Making Small Farms into Big Business](http://www.crcworks.org/scfood.pdf)," (<http://www.crcworks.org/scfood.pdf>) showed that food hubs are one of the keys to fostering a sustainable local food system and economy.

"Food hubs such as GrowFood Carolina (Charleston) also are essential facilities for larger regions," the study said. "Food hub leaders think that perhaps three or four food hubs could be supported across the state; their creation and growth will draw upon a web of food production nodes, and must be coordinated on a statewide basis."

The food hub purchases products from many farmers, aggregates everything, and then can sell larger quantities of products to wholesale consumers. This is why they are particularly beneficial to smaller farms, which generally lack the infrastructure needed to maintain a supply to meet restaurant and grocery store needs.

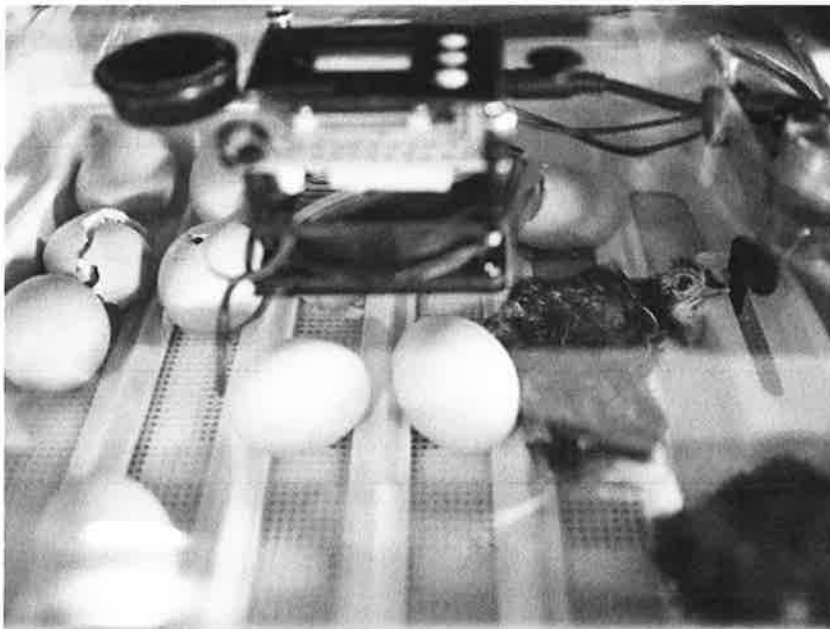
"There's a big need," says Mary Walsh, co-owner of Swamp Rabbit Café & Grocery. So big, in fact, that Swamp Rabbit has stepped in to fill the void in the Upstate. Currently, the grocery aggregates local produce from its network of 200 farms in the Upstate, along with produce from two food hubs in North Carolina (Mountain Foods and Leading Green), City Roots food hub in Columbia, and GrowFood Carolina in Charleston.

The result has been "a lot more market opportunities for all of the farmers serving the network," Walsh says.

RELATED: [Female farmers a unique, and growing breed \(/story/money/business/2016/10/18/female-farmers-unique-and-growing-breed/90854450/\)](/story/money/business/2016/10/18/female-farmers-unique-and-growing-breed/90854450/)



Jonathan Willis, owner of Seedlings, talks about what it takes to be a farm-to-table restaurant on Tuesday, February 6, 2018. (Photo: LAUREN PETRACCA\STAFF)



Baby chicks hatch in an incubator at Seedlings, a farm-to-table restaurant located in the Children's Museum of the Upstate, on Tuesday, February 6, 2018. (Photo: LAUREN PETRACCA\STAFF)

Talking impact

On a recent Tuesday morning, the staff at Seedlings at the Children's Museum is preparing for a field-trip class to arrive, prepping wraps and pizzas and hot dogs. The items served are made using products from what Willis calls his "dirt dream team," the farms and farmers he has partnered with to supply his two restaurants.

The entrepreneur spends hours each week coordinating with farmers, visiting farms, and in some cases, pulling veggies from the ground himself. Now, after a year, Willis has found a rhythm with it all, one that isn't always steady, but that is growing stronger. Today, [Sharon Hill Farm](https://www.facebook.com/sharonhillfarm/) (<https://www.facebook.com/sharonhillfarm/>), in Sharon, has doubled its chicken production based on Willis' commitment to buy.

"Selling to restaurants is a more steady thing than just selling to retail where people might buy chicken and then not for a long time," says Gina Decker, who co-owns the farm with her husband, Matt.

It has also helped to bring Sharon Hill more customers.

"It's brand recognition," Decker says. "And it helps us because it makes us feel more legitimate, if that's the right word."

After five years in business, Swamp Rabbit can quantify impact with specific sales numbers. To date, the local-first grocery has put more than \$2.5 million into the hands of local farmers, Walsh says.

But the goal is always more, because as new farmers emerge each year, an equal number quit, Walsh says.

"We had one farmer send us an e-mail this year and said she was going to give up, and said we're working our butt off every month and we're living paycheck to paycheck, month to month and we can't even pay our bills, and we're tired," Walsh says. "And we convinced her not to give up, but it's hard.

"So we would like to see farming become more viable of a living for farmers.



A sneak peek look at the inside of Husk Restaurant in downtown Greenville, which is set to open Tuesday. (Photo: Lauren Petracca, LAUREN PETRACCA\STAFF)

A model for success?

To understand what it takes for a restaurant to source local food, you can look to Bibb leaf lettuce and to [Husk in Greenville](http://huskgreenville.com/) (<http://huskgreenville.com/>). The restaurant currently requires around 72 heads a week, give or take, so chef de cuisine Jon Buck looked to local growers. He found great ones, but none that could produce the amount of Bibb he needed on a consistent basis.

So instead, Buck works with at least three different farms a week just for that one product.

"It's a lot of phone calls, a lot of text messaging, a lot of e-mailing, a lot of different lists of produce, which can be short," Buck says.

RELATED: [Exclusive details about Husk Greenville as much anticipated restaurant opens this week \(/story/entertainment/dining/2017/11/27/exclusive-details-husk-greenville-much-anticipated-restaurant-opens-week/878619001/\)](#)

But Buck and his restaurant are proving that connecting the Lowcountry and Upstate isn't as difficult as you'd think. He and his restaurant have become a sort of prototype for how a food hub network might work. In addition to his daily deliveries from local Upstate farmers, Buck also has been receiving near weekly deliveries from GrowFood, which has helped him keep his menu full of mostly South Carolina products.

"It's one thing to go straight to a farmer, which I like to do as much as possible, but GrowFood gets you a bunch of different farms on one list and on one truck at one time," Buck says. "So it helps streamline ordering and purchases."

Whereas last year was the initial planning stage for the food hub network, this year is the pilot stage, Clow says, when all food hubs will test their systems. Each member is currently working on developing crop plans with its individual farmers, and also creating needs lists with local wholesale customers, all in an effort to coordinate supply and demand.

While Willis admits to a healthy curiosity about logistics of such a large-scale effort, he is intrigued by the idea of improving the local food infrastructure and the potential for helping to grow farms.

"There has to be a reason not everybody is doing it," Willis says of farm-to-table. "Is it because it is too hard? Is it because people don't understand the margins? The culture we are building, the idea of what we're doing, right now we are just trying to grow what we got, but I'm always looking to the future."

GrowFood has already been delivering to Swamp Rabbit too, and now, it is ready to ship products from here as well. There is no telling what this type of growth could mean for local farmers, but Margie Levine at [Crescent Farm \(https://www.crescentfarmsc.com/\)](https://www.crescentfarmsc.com/) has great expectations.

"Being a farmer, there are so many things you can't control, and so anything that you can help will make you more efficient. So for us, first of all, mentally (to) have the support of all these people is huge.

"You want to produce something someone is going to consume, and the goal being a business is to make money.

Levine has seen her all-organic family farm grow tremendously in the five years since she started it, thanks to commitment from folks like Willis, Walsh and her team and Buck.

"We have been able to double our field space and therefore our production," she says. "And we always feel like we could do so much more. It feels like there is still lots of room in there to keep growing. And we hope to do that."

Why does local food cost more?

In general, local food does cost more, says Sara Clow, of GrowFood Carolina, due to economies of scale. A larger farm will have more infrastructure and equipment to be able to produce a larger volume, whereas local farms tend to be smaller and don't often have the money to invest in machinery or processing equipment. So, for example Sharon Farm, which follows humane and sustainable practices, must take its chickens to a USDA-certified processing facility three hours away.

The Food Hub will not lower prices for consumers, Clow says, but it will allow for changes based on supply and demand.

"If we know we'll get a glut of okra, we'll tell customers to get their pickling equipment ready and then we do sell it at a less-expensive price because we need to move it," Clow says. "And because we're nimble, we are able to change those pricing mechanisms very quickly in order to benefit the farmer and the customer."

Walsh, of Swamp Rabbit Cafe & Grocery has another take.

"Some of our prices are competitive, and we have to somehow make people realize that," she says, pointing to the store's local apples. "On the other hand, a lot of things are more expensive and it's because a small farmer, when they're trying to be stewards of their land and take care of their land, it costs them more to produce a product. And then on our end, we want to pay them a fair price. So when a farmer is trying to make a living off of farming and pay employees, it costs them more because they don't have the same large-scale production tools and facilities that a really large farm would have."

Many local farms in the Upstate follow sustainable practices, meaning they shy away from spraying chemicals or using pesticides, and instead farm in ways that preserve the land and nourish the soil.

"When you don't spray chemicals on your tomatoes, you're going to lose 30 percent of the tomatoes you grow to pests, so there is a bigger loss," Walsh says. "But despite it being so much more, I don't think we have any farmers that get rich off of farming."

Read or Share this story: <https://www.greenvilleonline.com/story/entertainment/2018/03/16/sc-food-hub-network-helping-grow-local-food-producers-consumers-throughout-state/312417002/>

STAFF REPORT

Consideration of an Amendment to the City of West Columbia Zoning Ordinance Regulating Body Art

Analysis:

The Planning Commission will hold a public hearing to consider an amendment to the City of West Columbia Zoning Ordinance to regulate Body Art Services, including tattoo establishments and body piercing establishments.

Staff proposes the following amendments:

301 Definitions

Body Art Services: Provision of any of the following procedures: body piercing, tattooing, cosmetic tattooing, branding, and scarification. This definition does not include practices that are considered medical procedures, which may not be performed in a body art services establishment.

Add 704.4.8 Body Art Services as a prohibited use

Add 705.4.3 Body Art Services as a prohibited use

Add 706.3.7 Strike Tattoo Facilities and replace with Body Art Services as a special exception

Add 707.4.5 Body Art Services as a prohibited use

Add 708.4.6 Body Art Services as a prohibited use

Delete 710.4 (1) and (2)

Strike 710.5(2)(d) and (e) and replace with Body Art Services as a prohibited use.

STAFF REPORT

Consideration of an Amendment to the City of West Columbia Zoning Ordinance Regulating Vehicle Sales

Analysis:

In December 2014, City Council adopted conditions for vehicle sales/service and tire sales/service (Section 815 of the Zoning Ordinance). The conditions address site planning, and the display and storage of items for sale or for repair on the property. The process for buying a vehicle is changing but the city's ordinance does not accommodate these changes. For example, Tesla does not have dealer lots. Customers place their order for a vehicle through Tesla's website and once the vehicle is ready, the customer travels to a distribution center to pick up the vehicle; usually vehicles are not displayed or stored outside the distribution center. Wholesalers are another example of a vehicle sales use that the ordinance does not accommodate. The wholesaler conducts the sale remotely and the vehicle is transported from the seller to the buyer. The vehicle does not get stored or displayed at the wholesaler's lot.

Staff proposes the following amendments:

704.1.31 Vehicle sales and service in accordance with Section 815 and Section 704.4.6

705.1.36 Vehicle sales and service in accordance with Section 815

707.1.29 Vehicle sales and service in accordance with Section 815

707.1.28 Vehicle sales and service in accordance with Section 815

Section 815

- (16) Vehicle sales establishments that do not store or display vehicles for sale outdoors are exempt from the requirements of items (2), (4), (5), (6), (7), (8), (14) and (15) above.



City of West Columbia

Bridging Past, Present and Future

To: Planning Commission
From: Wayne Shuler, AICP
Date: 9/20/2018
Re: Draft Zoning Ordinance Summary of Amendments

Attached is a comparison of the draft zoning ordinance with the current zoning ordinance, summarizing the changes. We will review this document at the September 27, 2018 meeting.

**SUMMARY OF THE PROPOSED ZONING ORDINANCE COMPARED
TO THE EXISTING ZONING ORDINANCE**

ARTICLE 1 ENACTMENT AND JURISDICTION

Consolidated Article 1 and Article 2 of the existing ordinance, no other changes.

ARTICLE 2 DEFINITIONS

Some definitions were moved from other parts of the ordinance. They are underlined

Some definitions are new. They are highlighted

- Drive-thru restaurant
- Dwelling unit definition was changed to add sanitary facilities as a criterion
- The term “public drinking place” is replaced with “tavern”
- Short-term Residential Rental is a new use category
- Tasting Room is an activity connected to microbreweries and micro distilleries

ARTICLE 3 ESTABLISHMENT OF DISTRICTS AND ZONING MAP

Three new districts created

- R-5 for rural residential
- C-4 a restaurant and entertainment district
- RD a redevelopment district as a floating zone

The Planned Unit Development (PUD) district is renamed Planned Development District (PDD)

The district descriptions are consolidated into Article 3

ARTICLE 4 GENERAL REGULATIONS

Section 402 no longer requires “immediate frontage” on a road for a lot to be established. The new standard is just access to a road

Section 413 no longer requires a lot be “adjacent” to a street to have a building. The new standard is “perpetual access”.

414.6 no longer requires a special exception for all retaining walls over 36 inches tall. Instead, only retaining walls over 36 inches tall within 10 feet of a property line will require a special exception.

The section regulating satellite receive dishes is deleted. They are no longer an item to be regulated.

Section 420 is new and defines the Use Groups and Categories used later in the ordinance.

ARTICLE 5 DISTRICT REGULATIONS

Section 500 defines Permitted Uses, Conditional Use and Special Exceptions

Table 5 is new and shows where uses are permitted, permitted as condition, permitted as special exception or not permitted. The table includes the new districts R-5 and C-4.

Sections 501 through 510 are the district regulations. They use identical standards to the existing zoning districts.

Section 511 reflects the name change to PDD.

Section 513 added a requirement that a list of permitted uses be added to the descriptive statement.

514.5 added conditions for a tasting room for artisan manufacturing.

515 is the new Redevelopment District. It is intended to all for the redevelopment of larger areas that are:

1. Consistent with a project identified in an adopted redevelopment plan, or
2. A project that meets the prescribed criteria found in section 515.4

ARTICLE 6 CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS

This is a new section that has the standards that must be met as a part of a conditional use or special exception approval. Conditional uses can be approved by staff if the prescribed conditions are met. Special exceptions require Zoning Board of Appeals approval. Some of the sections in article 6 are in the current zoning ordinance. Many of the sections are new.

Existing Sections Carried-over	New Section
<ul style="list-style-type: none"> • Sexually-oriented businesses • Wireless Communication Facilities • Manufactured Home (revised) • Cluster Housing (revised) • High Rise Residential • Location Standards for Assisted Living • Day Care • Food truck court • Vehicles sales/service, tire sales/service • Artisan manufacturing • Accessory uses <ul style="list-style-type: none"> ○ Home occupation ○ Storage container, cargo container, tractor trailers 	<ul style="list-style-type: none"> • Accessory Dwelling Unit • Artist Live/Work Space • Group Living • Colleges and Universities • Cultural Exhibits and Libraries • Hospitals • Parks and Recreation • Public Safety Services • Religious Assembly • School, Public and Private • Utility Services, Minor • Utility Services, Major • Body Art (pending amendment) • Car wash • Construction sales and service

	<ul style="list-style-type: none"> • Contractors offices and equipment sheds (temporary) • Eating establishments (restaurants) • Drinking establishments (taverns) • Food and beverage retail sales • Funeral and internment services • Office • Parking lot • Personal service • Real estate sales office, temporary • Repair services, consumer • Retail sales, general • Accessory uses <ul style="list-style-type: none"> ○ Agriculture ○ Short-term residential rental
--	--

Section 609 added a standard for lots with less than 50 feet between the right of way and the building

Section 612 is a new section listing temporary uses

- Firework stands is new
- Food trucks is existing

ARTICLE 7 LANDSAPING, BUFFER, OPEN SPACE

This section is a complete rewrite from what is currently adopted. Some of the intent of the rewrite is:

- Provide greater staff flexibility to reduce the need for variances from the Zoning Board of Appeals
- Prescribe ground cover to encourage greater variety in landscaping
- Require landscape separate between commercial uses
- Require open space for multi-family residential as part of the zoning approval

ARTICLE 8 PARKING

This section is a complete rewrite. The intent of the rewrite is:

- Consolidate some of the uses making it easier to administer
- Add a reduced parking provision for existing lots
- Reduce the parking space dimensions and add a compact space allowance
- Add aisle width standards for parking lots
- Allow shared parking when demonstrated as being feasible

ARTICLE 9 SIGNS

This section is pending before City Council

ARTICLE 10 IS RESERVED

ARTICLE 11 ADMINISTRATION, ENFORCEMENT AND PENALTIES

No change

ARTICLE 12 BOARD OF ZONING APPEALS

No change

ARTICLE 13 AMENDMENTS

1300.6 Moved the reconsideration start to the final action taken by Council

1300.7 Allows Council to adopt amendments with modification

ARTICLE 14 VESTED RIGHTS

This is a new section that references the vested rights conditions and standards in the SC Code of Laws.

ARTICLE 15 FEES AND CHARGES

No changes

**West Columbia Planning Commission.
Bonded Plat Review
Hammonds Hill Phase 2**

Enclosed Documents: Proposed Revised Bonded Plat

Case Number: PC 18-33 (continued)

Lot No's: 8-26 plus common areas

Current Zoning: R-1 (Residential)

Applicants: Great Southern Homes

Use of properties: Cluster residential.

Reason for Review: Great Southern Homes is requesting revision to the approved Bonded Plat Approval for Phase 2 of the Hammonds Hill Subdivision. The Planning Commission approved the bonded plat on May 29, 2018.

Character of Area: Access to the property is through Hammonds Hill Drive via Grambrell Street. Hammonds Hill Drive was phase 1 of the development with clustered housing. Gambrell Street is a single family residential street with the lots zoned R-4. Phase 2 of the development is contiguous with C-2 and C-3 zoning districts along with property outside the city zoned Rd (Restricted Development).

Analysis: Great Southern Homes submitted building permit requests to begin construction of the dwelling units. The site plan for the building permits did not match to building footprints shown on the preliminary plat. Since the subdivision was approved as a cluster housing development, under Section 806.10 lots within cluster housing developments are not subject to minimum lot area, lot width, and lot setback requirements. However, for permit reviews, the lot area, lot width and lot setback should be set by the developer on the plat. The developer is requesting a revision to the bonded plat to show the building footprints and the resulting setbacks.

NOTES & REFERENCES:

- PHASE TWO: 3.40 ACRES TO BE SUBDIVIDED INTO 19 MULTI-FAMILY RESIDENTIAL LOTS.
- LEXINGTON COUNTY MAP SHEET 004645, BLOCK 02, LOT 091. ZONED R1.
- SHOWN AS PHASES II AND III ON A BOUNDARY SURVEY PREPARED FOR JOE BYARS BY CIVIL ENGINEERING OF COLUMBIA DATED JUNE 6, 2017 (CEC#16128)
- I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #45063C 0277J, REVISED JULY 5, 2018, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY IS LOCATED IN UNSHADED ZONE X (NOT IN A DESIGNATED 100-YEAR FLOOD PRONE AREA).
- ALL PROPERTY CORNERS ARE NEW #5 REBAR UNLESS SHOWN OTHERWISE.
- ALL ROADS AND STORMDRAINAGE TO BE DEDICATED TO THE CITY OF WEST COLUMBIA AND MAINTAINED BY LEXINGTON COUNTY. 445' OF NEW ROADWAY IN THIS DEVELOPMENT.
- THE WETLANDS AND STREAM LOCATIONS SHOWN HERE WERE DELINEATED BY LEWIS WILDLIFE AND WETLANDS CONSULTING, INC. AND FIELD LOCATED BY CIVIL ENGINEERING OF COLUMBIA.
- AREAS SHOWN AS "COMMON AREA" ARE APPROXIMATE. THE OWNER/DEVELOPER RESERVES THE RIGHT TO MODIFY, WITHIN THE REGULATIONS, THE SHAPE AND SIZE OF THE COMMON AREA. (+/- 1.45 ACRES)
- SIDEWALKS SHALL NOT BE MAINTAINED BY LEXINGTON COUNTY
- REGARDLESS OF MINIMUM BUILDING SETBACKS, NO STRUCTURE OR RELATED MECHANICAL EQUIPMENT SHALL ENCRUCH UPON ANY DESIGNATED EASEMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE EASEMENT HOLDER.
- LEXINGTON COUNTY RESERVES THE RIGHT TO DISCHARGE STORMWATER INTO PRIVATELY MAINTAINED WATER QUALITY BASIN.

LOT LINE CURVE DATA

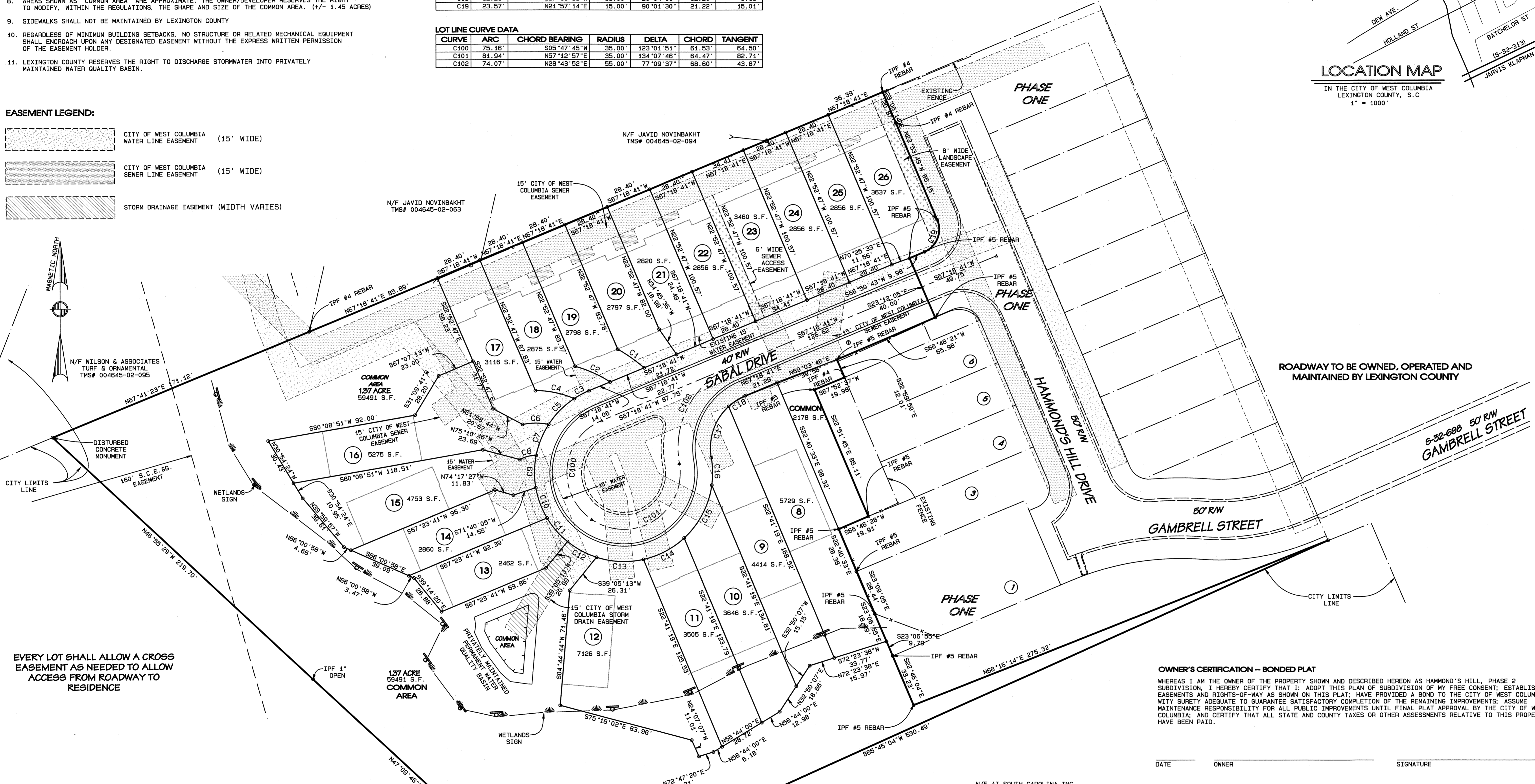
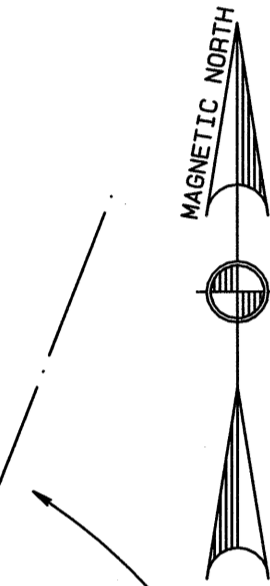
CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	19.92'	S55°03'53"E	100.00'	11°24'41"	19.88'	9.99'
C2	23.77'	S66°06'55"E	80.00'	17°01'20"	23.68'	11.97'
C3	10.50'	N61°50'28"E	95.00'	10°56'30"	10.49'	5.27'
C4	24.57'	S78°24'58"E	60.00'	23°27'30"	24.40'	12.46'
C5	22.52'	N44°38'15"E	95.00'	23°27'51"	22.37'	11.42'
C6	16.19'	N89°59'17"E	40.00'	23°11'15"	16.08'	8.21'
C7	20.83'	N22°03'27"E	95.00'	21°41'46"	20.70'	10.54'
C8	10.47'	N75°44'03"E	20.00'	29°59'59"	10.35'	5.36'
C9	20.13'	N00°43'31"E	95.00'	20°58'07"	20.02'	10.18'
C10	20.11'	S20°14'07"E	95.00'	20°57'08"	20.00'	10.17'
C11	19.39'	S40°48'44"E	95.00'	20°12'06"	19.29'	9.80'
C12	20.47'	N61°34'30"W	95.00'	21°19'25"	20.35'	10.35'
C13	29.32'	N87°30'36"W	95.00'	30°32'48"	28.98'	15.02'
C14	28.84'	S62°11'35"W	95.00'	30°02'49"	28.51'	14.76'
C15	37.68'	S27°32'33"W	95.00'	39°15'16"	36.95'	19.61'
C16	17.05'	S00°58'01"E	95.00'	17°45'51"	16.98'	8.60'
C17	34.87'	S18°41'47"W	95.00'	57°05'26"	33.45'	19.04'
C18	12.26'	S57°16'35"W	35.00'	20°04'11"	12.20'	6.19'
C19	23.57'	N21°57'14"E	15.00'	90°01'30"	21.22'	15.01'

LOT LINE CURVE DATA

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C100	75.16'	S05°47'45"W	35.00'	123°01'51"	61.53'	64.50'
C101	81.84'	N67°12'57"E	35.00'	134°07'46"	84.47'	82.71'
C102	74.07'	N28°43'52"E	95.00'	77°09'37"	68.60'	43.87'

EASEMENT LEGEND:

- CITY OF WEST COLUMBIA WATER LINE EASEMENT (15' WIDE)
- CITY OF WEST COLUMBIA SEWER LINE EASEMENT (15' WIDE)
- STORM DRAINAGE EASEMENT (WIDTH VARIES)



EVERY LOT SHALL ALLOW A CROSS EASEMENT AS NEEDED TO ALLOW ACCESS FROM ROADWAY TO RESIDENCE

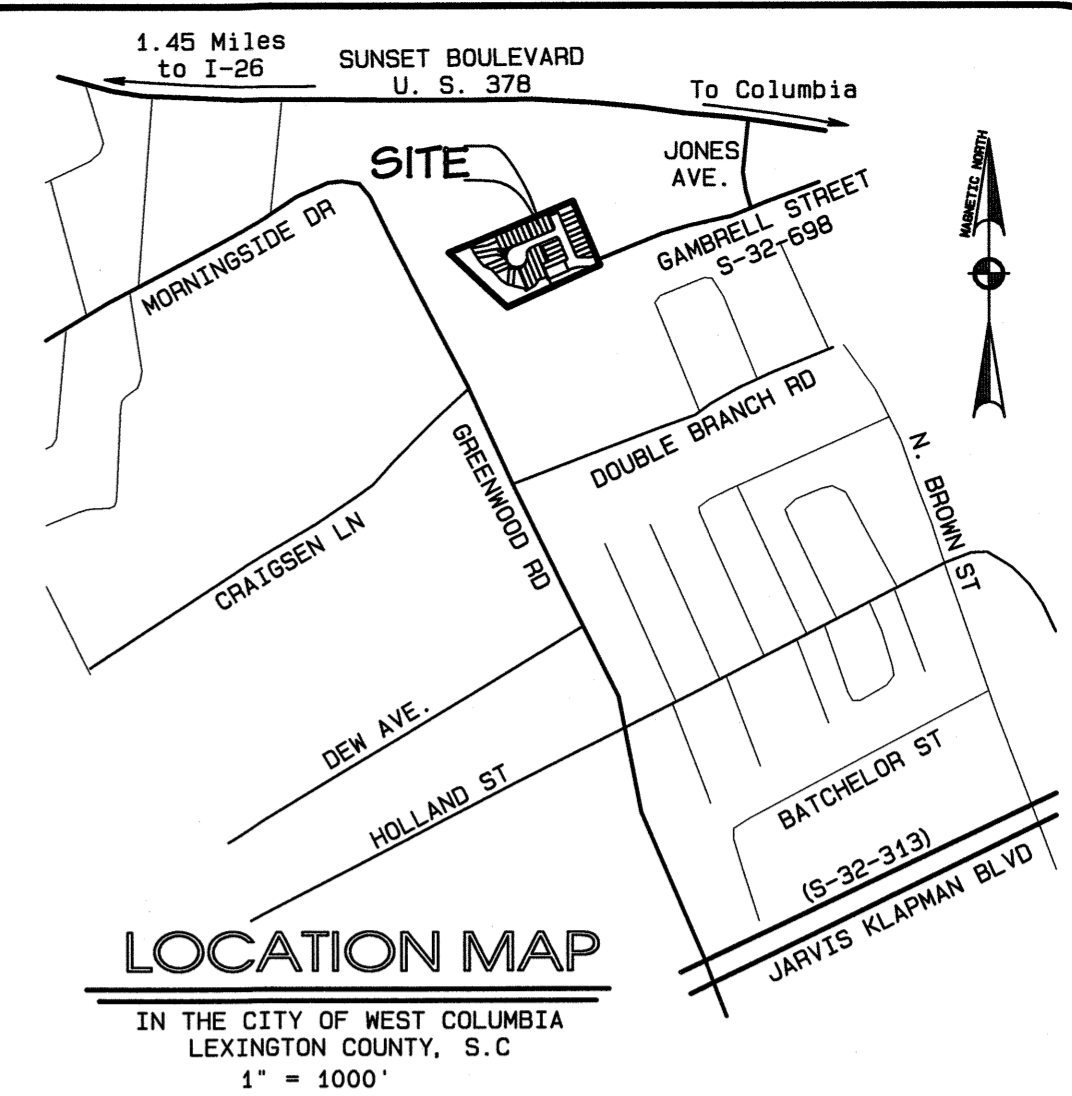
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WEST COLUMBIA SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY.

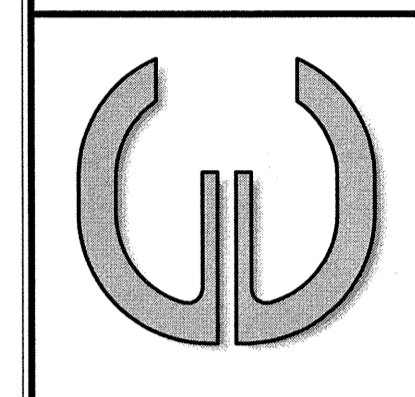
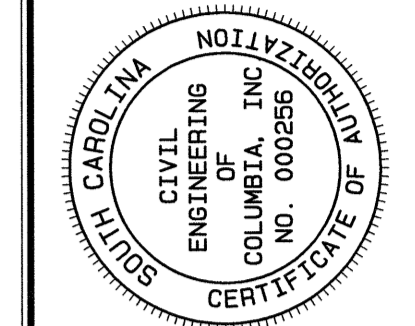
CHARLES D. MEELER P.L.S. #12246

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN HAMMOND'S HILL PHASE TWO, AS SHOWN ON THE RECORD DRAWINGS DATED FEB. 26, MARCH 20, APRIL 20, 2018, PREPARED BY CIVIL ENGINEERING OF COLUMBIA, HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAT (CONSTRUCTION DRAWINGS) APPROVED SEPTEMBER 15, 2003.

DUSTIN B. JOHNSON, P.E., #34515
 8/3/18
 DATE

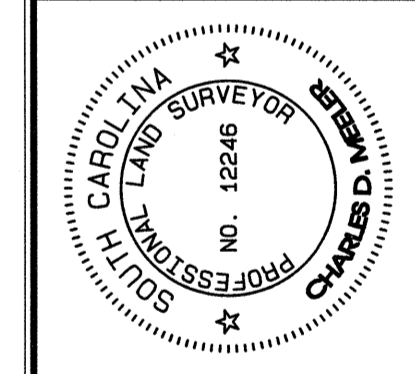


NO.	DATE	DESCRIPTION	BY	REVISION
1	8-1-18	REV. PER LEX. CO. REG. LINE		
2	8-15-18	LOT 19 WATER SERVICE EASE		
3	8-30-18	ADD BUILDING FOOTPRINTS		



THE PRODUCT ON THIS SHEET WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT OF THE STATE OF SOUTH CAROLINA. I AM NOT PROVIDING ANY WARRANTIES, WARRANTIES OF MERCHANTABILITY, OR WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE. THE USER OF THIS PRODUCT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WEST COLUMBIA, SOUTH CAROLINA.

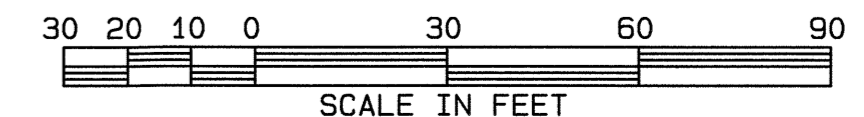
CEC
 consulting engineering
 surveying | planning
 3740-A FERNANDINA ROAD, COLUMBIA, SC 29210
 TEL: (803) 798-2820 FAX: (803) 798-2825



OWNER'S CERTIFICATION - BONDED PLAT
 WHEREAS I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS HAMMOND'S HILL, PHASE 2 SUBDIVISION, I HEREBY CERTIFY THAT I: ADOPT THIS PLAN OF SUBDIVISION OF MY FREE CONSENT; ESTABLISH THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT; HAVE PROVIDED A BOND TO THE CITY OF WEST COLUMBIA WITY SURETY ADEQUATE TO GUARANTEE SATISFACTORY COMPLETION OF THE REMAINING IMPROVEMENTS; ASSUME MAINTENANCE RESPONSIBILITY FOR ALL PUBLIC IMPROVEMENTS UNTIL FINAL PLAT APPROVAL BY THE CITY OF WEST COLUMBIA; AND CERTIFY THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS RELATIVE TO THIS PROPERTY HAVE BEEN PAID.

DATE _____ OWNER _____ SIGNATURE _____

**PHASE TWO
 HAMMOND'S HILL**
 IN THE CITY OF WEST COLUMBIA
 LEXINGTON COUNTY, S.C.



THE OWNER IS:
GS-Hammond Hill, LLC
 90 N. ROYAL TOWER DRIVE
 IRMO, S.C. 29063
 TEL: (803) 309-7205
 FAX: (803) 699-4735
 ATTN: MR. SCOTT MORRISON
 EMAIL: SCOTTMORRISON@GREATSOUTHERNHOMES.COM

THE ENGINEER AND SURVEYOR IS:
CIVIL ENGINEERING OF COLUMBIA
 3740A FERNANDINA ROAD
 COLUMBIA, S.C. 29210
 TEL: (803) 798-2820
 FAX: (803) 739-6231
 ATTN: MR. JOSHUA R. RABON
 EMAIL: JORH@CECOLA.COM

THE WATER AND SEWER OPERATOR IS:
THE CITY OF WEST COLUMBIA
 POST OFFICE BOX 4044
 WEST COLUMBIA, SC 29171
 TEL: (803) 460-1880 EXT. 307
 FAX: (803) 739-6231
 ATTN: MR. MARK WALLER
 EMAIL: MWALLER@WESTCOLUMBIASC.GOV

BONDED PLAT
 PREPARED FOR
 GS- Hammond's Hill, LLC
 1940C, SOUTH CAROLINA
 CHECKED BY: [Signature]
 JOB NUMBER: 16128
 SCALE: 1" = 30'
 DATE: MAY 22, 2018
 DRAWN: L. COCKRELL
 DESIGNED: M. DINKINS
 DRAWING NUMBER: 1 OF 1