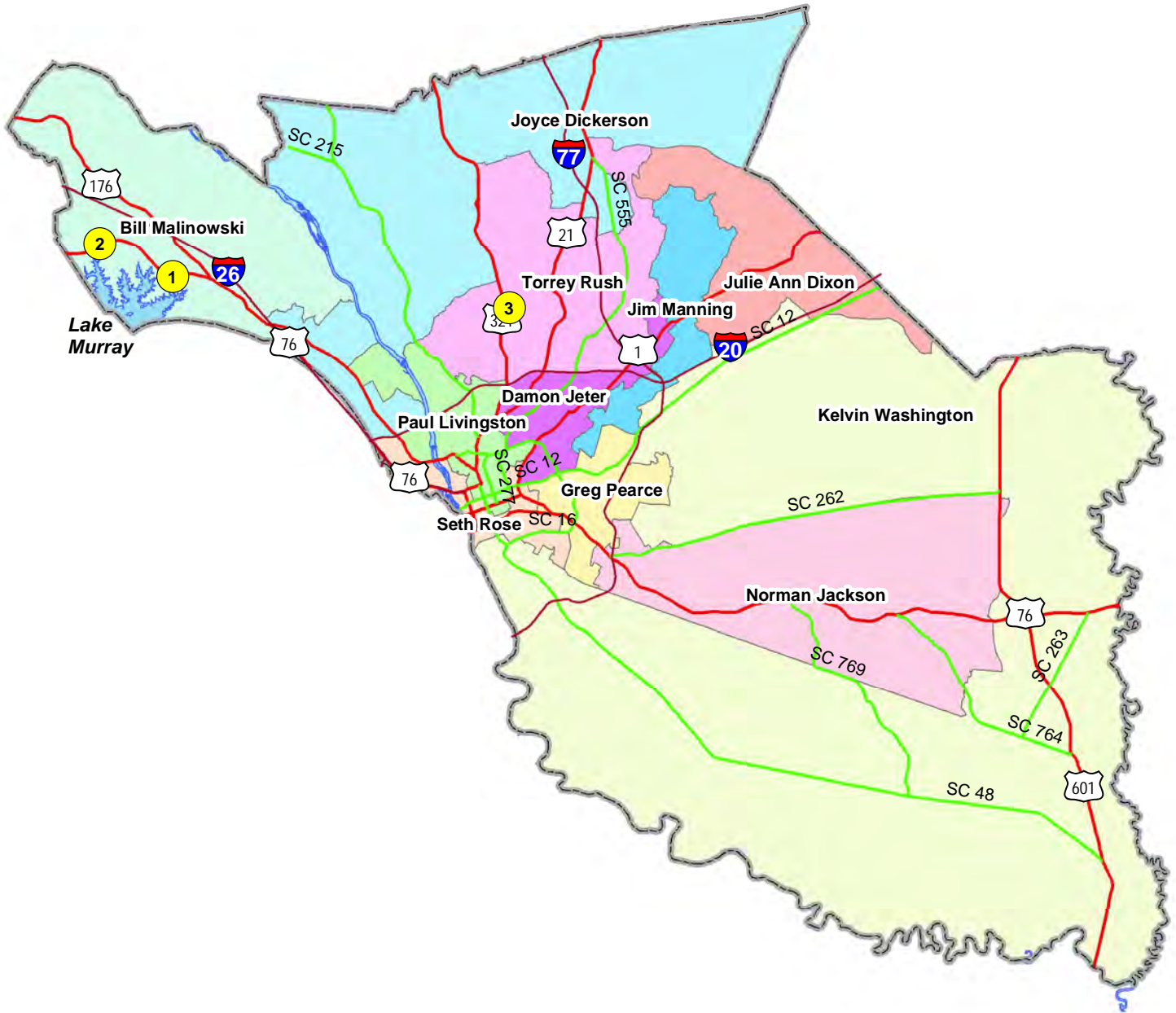


**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



JUNE 24, 2014

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING JUNE 24, 2014



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-10 MA	Gerald Steele	02415-07-01	1530 Dutch Fork Rd.	Malinowski
2. 14-11 MA	David Spradling	01507-01-02	1408 Peace Haven Rd.	Malinowski
3. 14-12 MA	Denise Bryant	12000-03-02	1115 Wessinger Rd.	Rush



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, June 24, 2014
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

Tracy Hegler, AICP.....Planning Director
Geonard Price.....Deputy Planning Director/Zoning Administrator
Amelia R. Linder, Esq..... Attorney
Holland Jay Leger, AICP..... Planning Services Manager

CALL TO ORDERHonorable Norman Jackson
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 14-10 MA
Gerald Steele
RU to GC (1.34 acres)
1530 Dutch Fork Rd.
TMS# 02415-07-01 [**FIRST READING**]
Planning Commission Approved 7-0
Page 1

2. Case # 14-11 MA
David Spradling
RU to RC (2 acres)
1408 Peace Haven Rd.
TMS# 01507-01-02 (p) [**FIRST READING**]
Planning Commission Denied 8-1
Page 15

3. Case # 14-12 MA
Denise Bryant
M-1 to RM-MD (17.24 acres)
1115 Wessinger Rd.
TMS# 12000-03-02 [**FIRST READING**]
Planning Commission Approved 8-1
Page 27

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (F), TEMPORARY SIGNS REQUIRING PERMITS; SO AS TO DELETE "GRAND OPENING SIGNS".
[**FIRST READING**] Planning Commission Approved 9-0
Page 35

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 2, 2014
RC PROJECT: 14-10 MA
APPLICANT: Gerald Steele

LOCATION: 1530 Dutch Fork Road

TAX MAP NUMBER: R02415-07-01
ACREAGE: 1.3 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: May 19, 2013

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Zoning History for the General Area

The GC parcel, located west of the site was rezoned from Rural District (RU) to General Commercial District (GC) under ordinance number 008-05HR (case number 05-33MA).

Zoning District Summary

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

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

- Based upon a gross density calculation, the maximum number of units for this site is approximately: 10 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	NA	Railroad line
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	GC	Contracting/Constriction office

Discussion

Parcel/Area Characteristics

The parcel contains two hundred and ninety three (293) feet of frontage along Dutch Fork Road. The site has little slope, residential vegetation and is occupied by a single-family residence. Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and few, if any streetlights. The immediate area is primarily characterized by scattered, residential uses, commercial uses, and undeveloped land. North of the site is an existing railroad line. The parcels east and south contain residences. The parcel west contains a construction/contracting company office. Generally speaking, properties located to the north of Dutch Fork Road are commercial or residential. Properties to the south and southwest of Dutch Fork Road remain residential in use.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .22 miles northeast of the subject parcel on Bickley Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.2 miles east of the subject parcel.

Plans & Policies

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates this area as **Suburban Priority Investment Area** in the **North West Planning Area**.

Objective: Commercial/Office activities should be located along arterial roads, traffic junctions, or areas where existing commercial and office uses are located.

Compliance: The site is located on a Minor Arterial near the center of the PIA. There are commercial uses located along the northern side of Dutch Fork Road and near the intersection of Dutch Fork Road and Bickley Road.

Traffic Impact

The 2012 SCDOT traffic count (Station # 145) located east of the subject parcel on Dutch Fork Road identifies 20,800 Average Daily Trips (ADT’s). Dutch Fork Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Dutch Fork Road is currently operating at Level of Service (LOS) “C”.

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road has been identified for road widening in the 2035 COATS cost constrained plan.

Conclusion

Most of the parcels on the southern side of Dutch Fork Road are zoned RU and are residential in use and/or have yet to develop. The Comprehensive Plan recommends that land uses follow the guidelines identified in the PIA, providing a deliberate mix of medium-to-high density residential, concentrated commercial and civic uses. Staff believes that commercial and/or non-residential uses should be concentrated near the intersection of Bickley Road, Dutch Fork Road and Marina Road. The majority of properties on the northern side of Dutch Fork Road are commercial in nature. The requested zoning is compatible with the zoning and existing uses of the parcels located west and east. For these reasons, staff is of the opinion that the proposed request is in compliance with the Comprehensive Plan.

Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

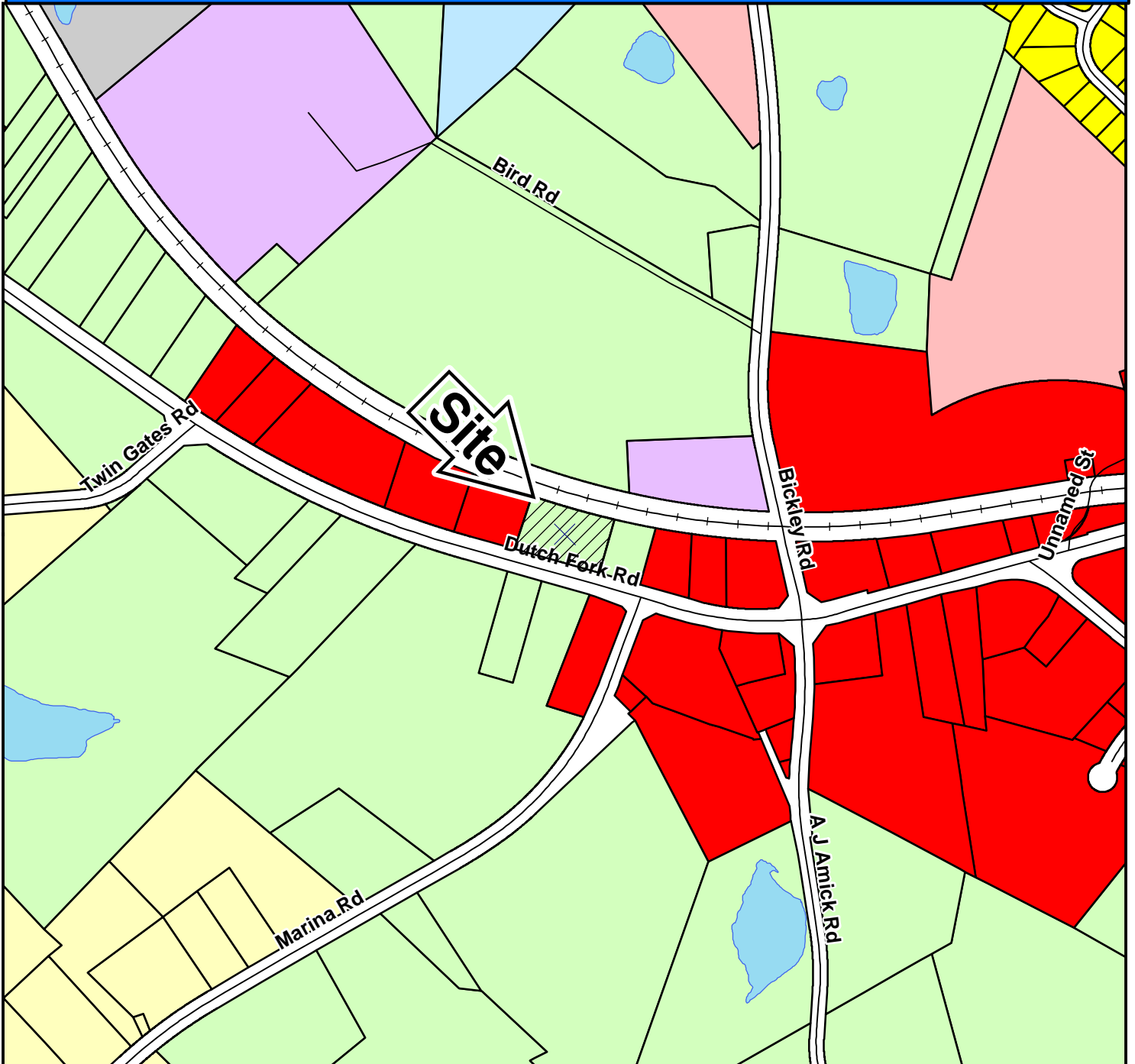
June 24, 2014

Planning Commission Action

At their meeting of **June 2, 2014** the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment for RC Project # 14-10 MA.**

Case 14-10 MA

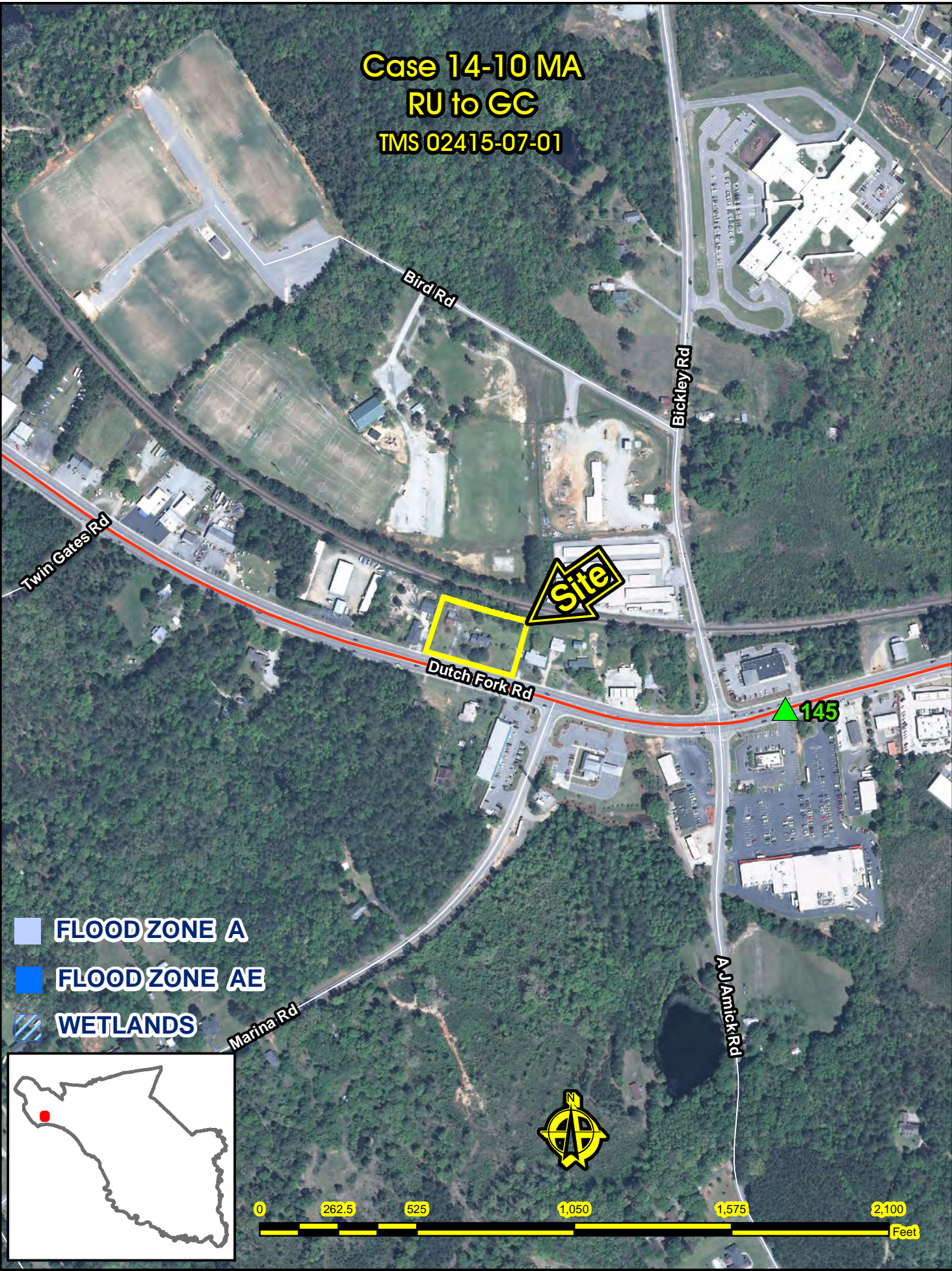
RU to GC



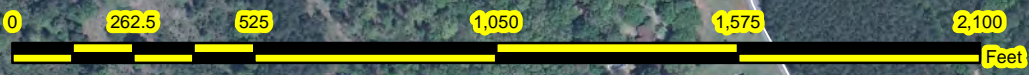
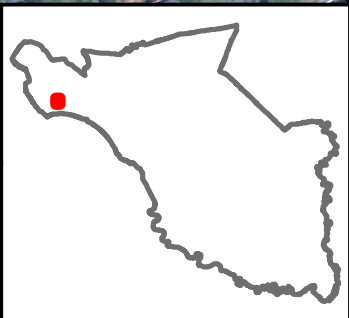
ZONING CLASSIFICATIONS

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

**Case 14-10 MA
RU to GC
TMS 02415-07-01**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 14-10 MA

From RU to GC

TMS# R02415-07-01

1530 Dutch Fork Road



The zoning change from RU (Rural) to GC (General Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	GC
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
Ambulance Services, Transport	P

Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Places of Worship	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P

Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P

Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services,	SR

Appliance and Electronics	
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P

Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P

Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P

Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Motor Vehicles, Used Parts and Supplies	
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Petroleum and Petroleum Products	
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P

Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Truck Transportation Facilities	
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 02415-07-01 FROM RU (RURAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 02415-07-01 from RU (Rural District) zoning to GC (General Commercial District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 24, 2014 (tentative)
First Reading: June 24, 2014 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 2, 2014
RC PROJECT: 14-11 MA
APPLICANT: David Spradling

LOCATION: 1408 Peace Haven Road

TAX MAP NUMBER: R01507-01-02 (Portion of)
ACREAGE: 2 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: May 19, 2014

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History General Area

The General Commercial District (GC) parcel south of the subject parcel, located at the intersection of Dutch Fork Road and Three Dog Road was approved under Ordinance No. 062-06HR (case number 06-19MA).

The two parcels east of the subject parcel were rezoned to General Commercial District (GC) in 2007 (case number 07-46MA Ordinance No. 086-07HR) and are part of Stanick Sheet Metal and Roofing. Further east of the subject parcel are four General Commercial District (GC) zoned parcels that were rezoned from Rural District (RU) to General Commercial District in 2005 (case number 05-60MA Ordinance No. 040-05HR).

Zoning District Summary

The Rural Commercial District (RC) recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area/maximum density: Minimum lot area requirement: 22,000 square feet or as required by DHEC. Maximum density: there is no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Single-Family Residence/Church
<u>South:</u>	NA	Railroad
<u>East:</u>	RU	Single-Family Residence
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel contains one hundred and forty one (141) feet of frontage along Three Dog Road. The site has little slope, is heavily vegetated and is occupied by a single-family residence. Three Dog Road is a two-lane undivided collector without sidewalks or streetlights. The immediate area is primarily characterized by scattered, residential uses, institutional uses, and undeveloped land. South of the site is an existing railroad line. The parcels north and east of the site contain residences. The parcel to the northeast contains a place of worship. The parcel west is undeveloped.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .6 miles south of the subject parcel on Three Dog Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There are no fire hydrants along this section of Three Dog Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.9 miles east of the subject parcel.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North West Planning Area**.

Objective: Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.

Non-Compliance: The proposed zoning is not in compliance with the recommended objective for suburban commercial/office activities in the Comprehensive Plan. The site is not located near existing commercial uses nor is it located at a traffic junction. The area maintains its rural nature in spite of being located along the primary rural transportation route between Chapin and Irmo. Staff is of the opinion that although the area remains rural and many of the properties located at the intersection of Dutch Fork Road and Mount Vernon Church Road are currently developed commercially or contain commercial zoning.

Traffic Impact

No traffic count stations are located near the site on Peacehaven or Three Dog Road. The 2012 SCDOT traffic count (Station # 145) located east of the subject parcel on Dutch Fork Road identifies 20,800 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

Traffic count station #455 on Mount Vernon Church Road, located northeast of the site, identifies 2,600 Average Daily Trips (ADT's). Mount Vernon Church Road is a two lane undivided major collector maintained by SCDOT with a design capacity of 8,600 ADT's. Mount Vernon Church Road is currently operating at Level of Service (LOS) "A".

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road has been identified for road widening in the 2035 COATS cost constrained plan.

Conclusion

Commercial uses along Dutch Fork Road are more appropriate at major intersections. Commercial zoning can diminish the character of an area by increasing traffic congestion and is contrary to the intent of the RC District, which is to prevent the spread of commercial uses down the major corridors or into the surrounding countryside. Additionally, in this case the site is not located immediately at an intersection and the proposed rezoning may tend to contribute to the sprawling effects of strip commercial uses characteristic of highly developed areas. The proposed request is not in compliance with the Comprehensive Plan, nor does it meet the intent of the RC District as there are no commercial uses or intersections in the vicinity and would encroach upon residential uses.

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

Zoning Public Hearing Date

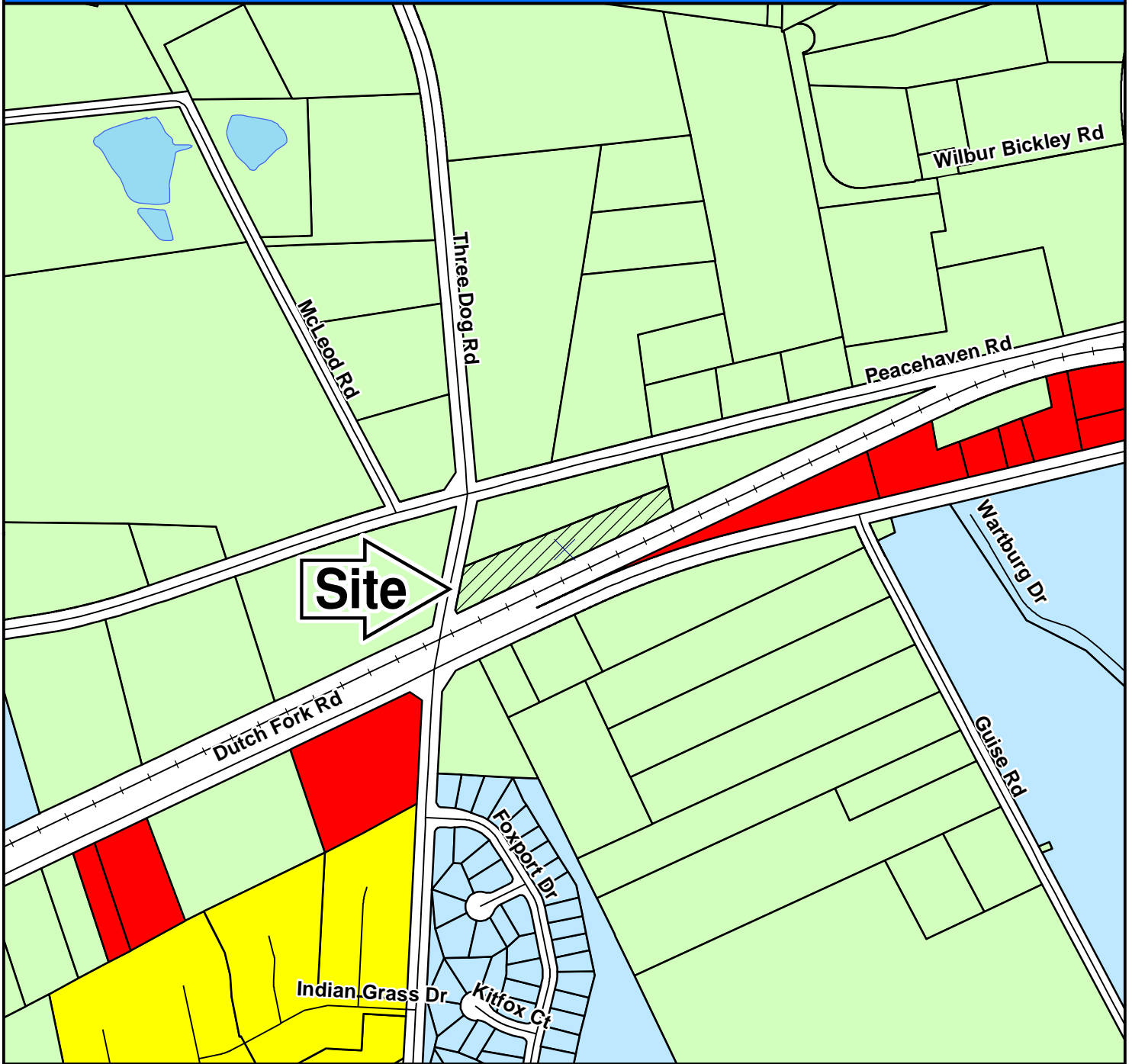
June 24, 2014

Planning Commission Action

At their meeting of **June 2, 2014** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove the proposed Amendment** for **RC Project # 14-11 MA**.

Case 14-11 MA

RU to RC

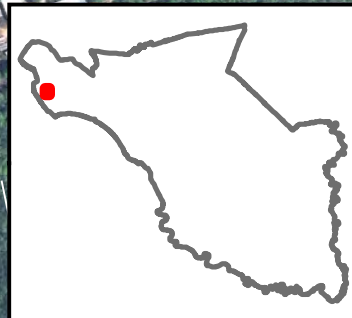
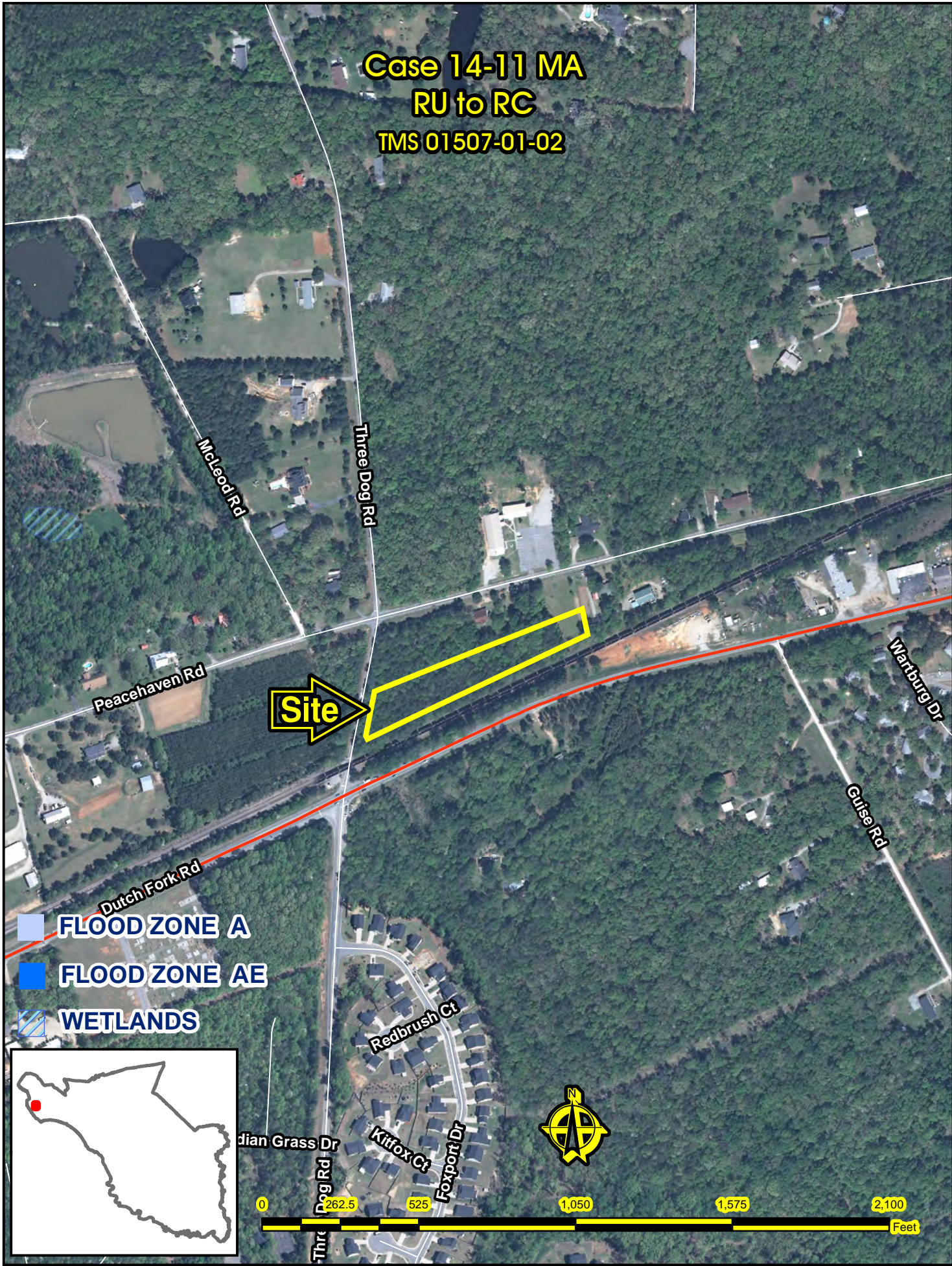


ZONING CLASSIFICATIONS

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



**Case 14-11 MA
RU to RC
TMS 01507-01-02**



CASE 14-11 MA

From RU to RC

TMS# R01507-01-02 (Portion of)

1408 Peace Haven Rd



The zoning change from RU (Rural) to RC (Rural Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RC
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P

Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	SR
Car and Light Truck Washes (See also Truck Washes)	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P

Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P

Traveler Accommodations, Not Otherwise Listed	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P

Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P

Liquor Stores	P
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P

Tire Sales	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Courier Services, Substations	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS A PORTION OF TMS # 01507-01-02 FROM RU (RURAL DISTRICT) TO RC (RURAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change a portion of the real property described as TMS # 01507-01-02 from RU (Rural District) zoning to RC (Rural Commercial District) zoning, and as further shown on Exhibit A, which is attached hereto.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2013.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 24, 2014 (tentative)
First Reading: June 24, 2014 (tentative)
Second Reading:
Third Reading:

Exhibit A

NOTES:

1. RICHLAND COUNTY TAX MAP SHEET 01507-01-02. ZONED RU.
2. PLAT PREPARED FOR DAVID H. HAMMOND BY INMAN LAND SURVEYING, INC. DATED FEBRUARY 28, 1997.
3. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP NUMBER 45079C0070K, MAP REVISED SEPTEMBER 29, 2010, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X, NOT A 100-YEAR FLOOD PRONE AREA.
4. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE 2.00 ACRE PORTION OF THE PROPERTY TO BE REZONED FOR COMMERCIAL USE.
5. NO SURVEYING WAS PERFORMED BY CIVIL ENGINEERING OF COLUMBIA IN PREPARATION OF THIS EXHIBIT.

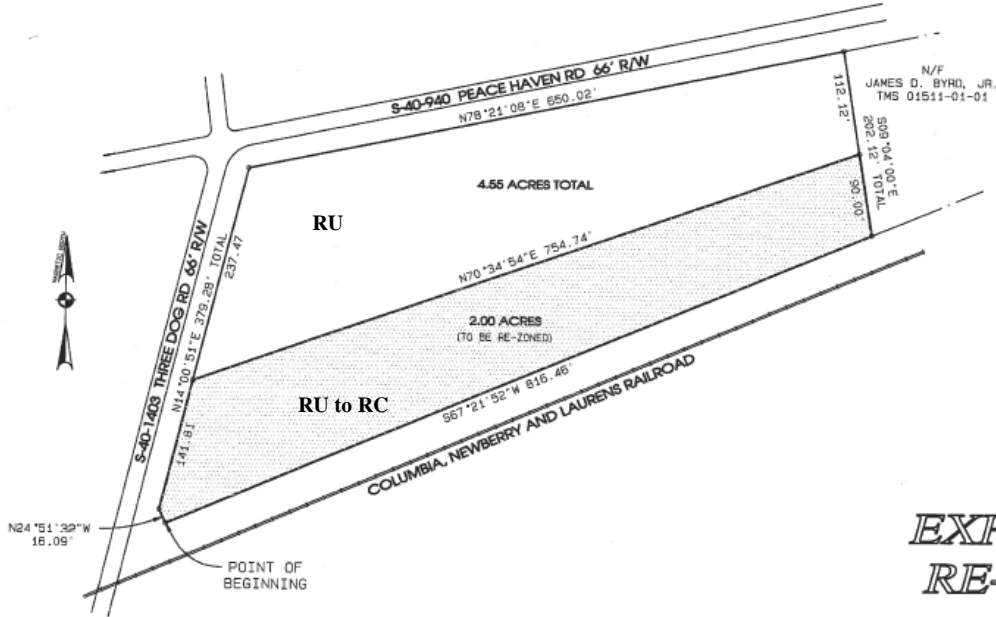
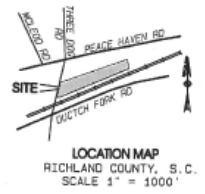
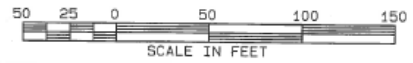


EXHIBIT FOR RE-ZONING

NEAR WHITE ROCK
 RICHLAND COUNTY, SOUTH CAROLINA





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 2, 2014
RC PROJECT: 14-12 MA
APPLICANT: Denise F. Bryant

LOCATION: Wessinger Road

TAX MAP NUMBER: R12000-03-02
ACREAGE: 17.24
EXISTING ZONING: M-1
PROPOSED ZONING: RM-MD

PC SIGN POSTING: May 19, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Light Industrial (M-1), reflects the original zoning as adopted September 7, 1977.

In 2002, a Special Exception was granted on this parcel (02-69SE) allowing a manufactured home in an M-1 zoning district.

The subject parcel was part of three previous map amendments. Case 09-05MA proposed a change to RM-HD and was withdrawn. Case 09-18MA proposed RS-HD and was also withdrawn. Case 13-30MA was denied by County Council.

Zoning District Summary

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot-line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. The district is intended to provide a transitional area between high density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

No minimum lot area, except as determined by DHEC. Maximum density standard: no more than eight dwelling units per acre.

— The gross density for this site is approximately: 137 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	M-1/RU	Undeveloped
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	M-1/RU	Undeveloped/Vacant Structures/Manufactured Homes
<u>West:</u>	M-1	Clyde Nettles Roofing and Painting

Discussion

Parcel/Area Characteristics

The parcel, with six hundred and ninety six (696) feet of frontage along Wessinger Road, is currently undeveloped, mostly cleared with moderate slopes and contains what appears to be two construction access points. The surrounding parcels are zoned Rural (RU), Heavy Industrial (HI), and Light Industrial (M-1). Clyde Nettles Roofing and Painting zoned M-1, is located west of the site. There are several undeveloped M-1 and RU zoned parcels located to the north. South of the site (directly across Wessinger Road) is Whitaker Containers, a Heavy Industrial use on 99 acres housing an incinerator used for burning land clearing debris. The existing vacant and occupied parcels along Wessinger Road are zoned RU, M-1, and HI. The Crane Creek subdivision located west of the site (across Fairfield Road) is a single-family neighborhood located adjacent to the County’s Neighborhood Master Planned Area for Crane Creek. The subject parcel is located approximately 700 feet away from the Crane Creek Master Plan Area.

Public Services

The subject parcel is within the boundaries of School District 1. H.B. Forest Heights Elementary School is located 1.6 miles southwest of the subject parcel on Blue Ridge Terrace.

The Crane Creek fire station (number 18) is located 1.1 miles southwest of the subject parcel at the Crane Church Road and Fairfield Road. There are no fire hydrants located along Wessinger Road. The proposed map amendment would not negatively impact public services or traffic.

The City of Columbia is the water and sewer service provider for the area; a 12 inch water line exists on the western side of the intersection of Fairfield Road and Wessinger Road and a 12 inch gravity sewer line is located on the southwest side of the intersection of Fairfield Road and Wessinger Road.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North Central Planning Area**.

Objective: “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a Planned Development (PDD) requiring buffers from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Compliance: The proposed zoning would allow a maximum density of eight units per acre. Although the density of the proposed district is in keeping with that recommended by the Suburban category in the Comprehensive Plan.

Traffic Impact

The 2012 SCDOT traffic count (Station # 188) located south of the subject parcels on Fairfield Road (US 321) identifies 12,700 Average Daily Trips (ADT's). Fairfield Road (US 321) is classified as five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Fairfield Road (US 321) is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Fairfield Rd (US 321), either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

The surrounding parcels are zoned Light Industrial District (M-1), Heavy Industrial District (HI) and Rural District (RU). Staff is of the opinion that the proposed request is not compatible with the surrounding zoning or development pattern of the adjacent parcels.

In addition, the Richland County Economic Development Department has expressed concerns for the diminishing number of available properties zoned for light and heavy industrial use. That said, the Economic Development Director supports the maintenance of existing sites for an available industrial site inventory to support economic development and job production in the County.

Staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

June 24, 2014

Planning Commission Action

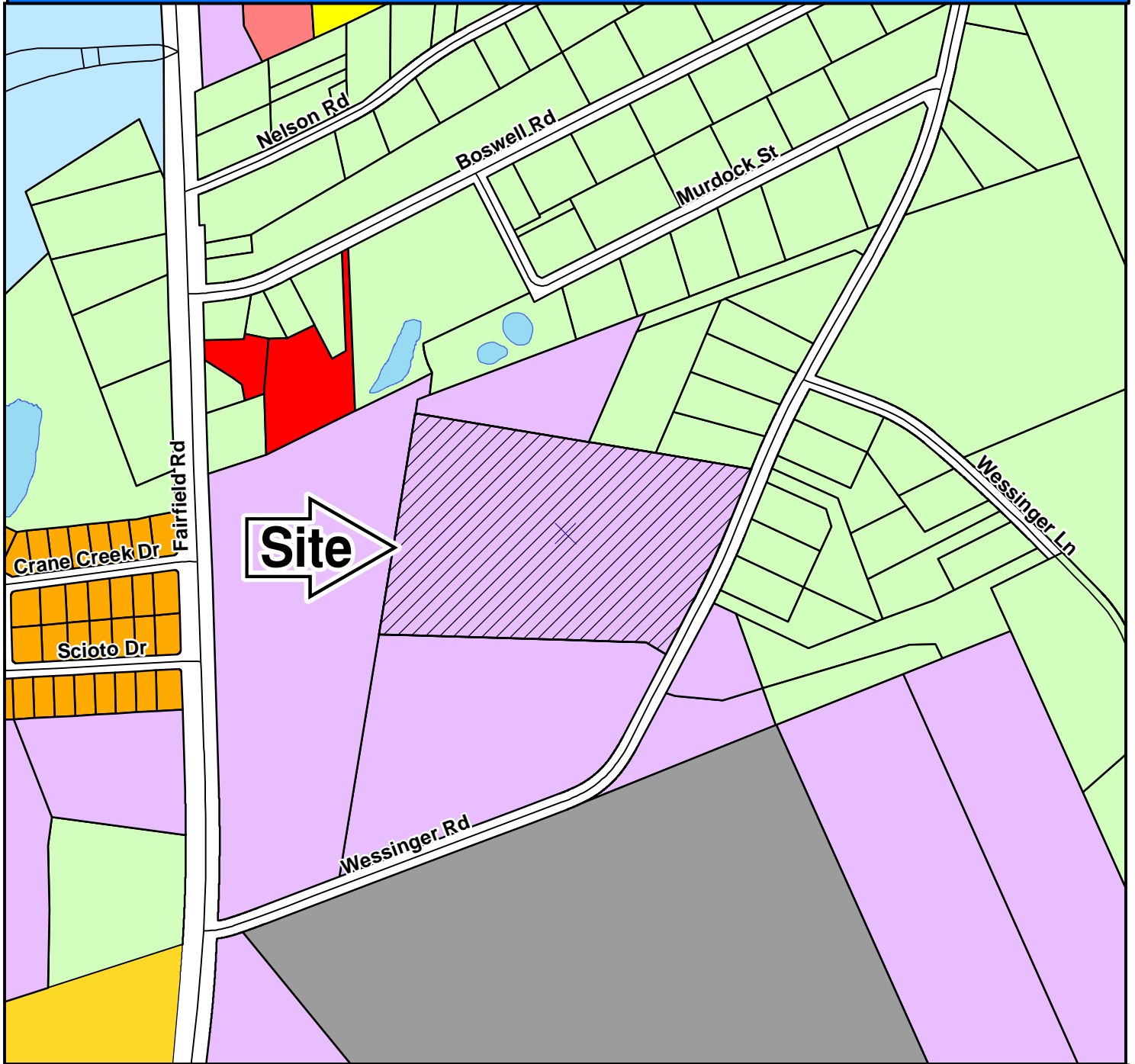
At their meeting of **June 2, 2014** the Richland County Planning Commission **disagreed** with the PSDS recommendation for the following reason:

- The RM-MD zoning designation is compatible with the surrounding area.

The PC recommends the County Council **approve the proposed Amendment for RC Project # 14-12 MA.**

Case 14-12 MA

M-1 to RM-MD



ZONING CLASSIFICATIONS

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



Case 14-12 MA
M-1 to RM-MD
TMS 12000-03-02

Fairfield Rd

Nelson Rd

Boswell Rd

Murdock St

Wessinger Ln




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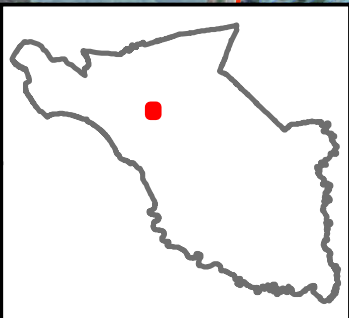
Site →

Crane Creek Dr

Scioto Dr

Wessinger Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 14-12 MA

From M-1 to RM-MD

TMS# R12000-03-02

Wessinger Road



The zoning change from M-1 (Light Industrial) to RM-MD (Residential Multi Family Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RM-MD
Accessory Dwellings	P
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	SR
Multi-Family, Not Otherwise Listed	P
Single-Family, Detached	P
Single-Family, Zero Lot Line, Common	SR
Single-Family, Zero Lot Line, Parallel	SR
Two-Family	P
Fraternity and Sorority Houses	P
Group Homes (9 or Less)	SR
Home Occupations	SR
Swimming Pools	SR
Yard Sales	SR
Athletic Fields	SE
Country Clubs with Golf Courses	SE
Swim and Tennis Clubs	SE
Swimming Pools	SR
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR
Libraries	SR
Nursing and Convalescent Homes	P

Orphanages	SE
Places of Worship	SR
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	SR
Barber Shops, Beauty Salons, and Related Services	SR
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 12000-03-02 FROM M-1 (LIGHT INDUSTRIAL DISTRICT) TO RM-MD (RESIDENTIAL, MULTI-FAMILY – MEDIUM DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 12000-03-02 from M-1 (Light Industrial District) zoning to RM-MD (Residential, Multi-Family – Medium Density District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 24, 2014 (tentative)
First Reading: June 24, 2014 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (F), TEMPORARY SIGNS REQUIRING PERMITS; SO AS TO DELETE “GRAND OPENING SIGNS”.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-180, Signs; Subsection (f), Temporary Signs Requiring Permits; is hereby amended to read as follows:

- (f) *Temporary signs requiring permits.* The following signs are allowed in all zoning districts, but shall require a sign permit. Such signs must conform to the standards set forth below as well as to other applicable requirements of this chapter.
 - (1) *Portable signs.* Portable signs shall be located on-premises only. Such signs shall be displayed for a period of no more than thirty (30) consecutive days and shall be allowed no more than two (2) periods per year. The sign face areas shall not exceed thirty-two (32) square feet, and shall not be illuminated.
 - ~~(2) *Grand opening signs.* A business may have one (1) sign per street frontage that is used exclusively to announce a grand opening, as well as new or improved products, sales, changes in management, hours of operation or changes thereto, or the availability of employment. Such signs shall be displayed for a period of no more than thirty (30) consecutive days. The sign face areas shall not exceed thirty two (32) square feet, and shall not be illuminated.~~
 - (23) *Seasonal signs.* Christmas tree lots, pumpkin lots, fireworks stands, produce or flower stands, or other similar seasonal and temporary commercial uses may have one (1) sign per street frontage. Such signs shall be displayed for a period of no more than forty-five (45) consecutive days, commencing from the corresponding business license’s date of issuance or start of business date, whichever is later. The sign face areas shall not exceed forty-eight (48) square feet, and shall not be illuminated.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2014

S. Monique McDaniels
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing: June 24, 2014 (tentative)
First Reading: June 24, 2014 (tentative)
Second Reading:
Third Reading:

PROCEDURES FOR SENDING REZONING MATTERS ‘BACK’ TO THE PLANNING COMMISSION

PLANNING COMMISSION	PLANNING COMMISSION RECOMMENDATION	COUNTY COUNCIL ACTION AT THE ZONING PUBLIC HEARING	Goes back to PC and is reviewed	Goes back to PC and starts over	Does not go back to PC
Zoning District X to Zoning District Y	APPROVE	APPROVE			X
Zoning District X to Zoning District Y	DENY	APPROVE			X
Zoning District X to Zoning District Y	APPROVE	DENY			X
Zoning District X to Zoning District Y	DENY	DENY			X
Zoning District X to Zoning District Y	APPROVE	Zoning District X to Zoning District Z		X	
Zoning District X to Zoning District Y	DENY	Zoning District X to Zoning District Z		X	
Zoning District X to PDD	APPROVE	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	APPROVE	Zoning District X to PDD with more restrictions			X
Zoning District X to PDD	DENY	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	DENY	Zoning District X to PDD with more restrictions			X



Richland County Government
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