

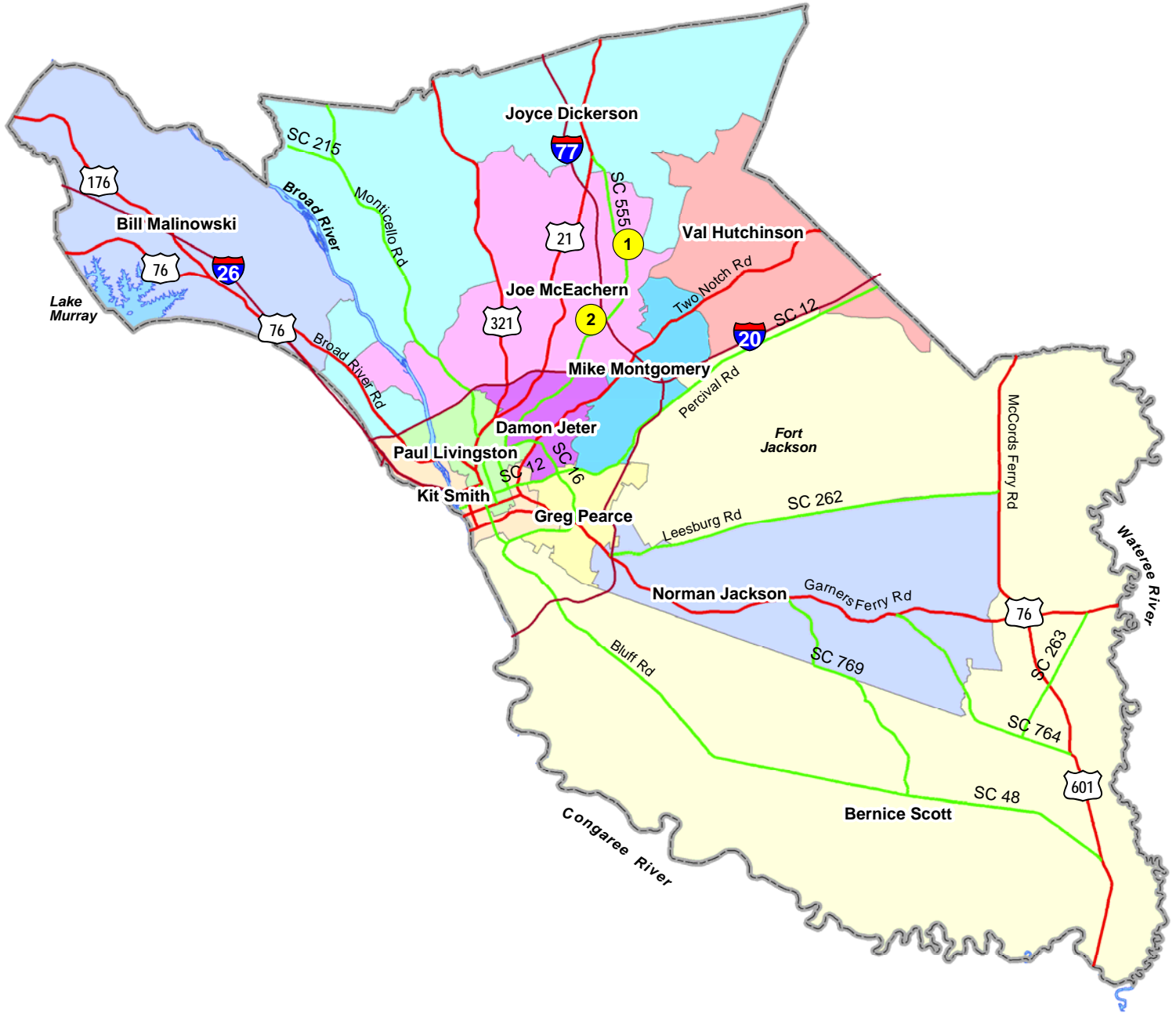
RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING



APRIL 22, 2008



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING APRIL 22, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-03 MA	Charlie Waite	17400-05-30	Clemson Rd. & Longreen Pkwy	McEachern
2. 08-08 MA	SC Research Authority	17200-02-11	Powell Rd. & Technology Circle	McEachern





**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

**Tuesday, April 22, 2008  
7:00 P.M.  
2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers  
Columbia, South Carolina**

**STAFF:** Joseph Kocy, AICP ..... Planning Director  
Anna Almeida, AICP ..... Development Services Manager  
Jennie Sherry-Linder.....Land Development Administrator  
Amelia R. Linder, Esq. ....Attorney

**I. CALL TO ORDER** ..... Joe McEachern  
Chair of Richland County Council

**II. ADDITIONS / DELETIONS TO THE AGENDA**

**III. OPEN PUBLIC HEARING**

CASE # 08 - 03 MA	Charlie Waite	<b>Deferred 2/26</b>
APPLICANT	Summit Contractors, Inc.	<b>1<sup>st</sup> Reading</b>
REQUESTED AMENDMENT	HI to RM-HD (27.86 acres)	<b>Approved</b>
PURPOSE	Multi-Family Apartments	<b>8-0</b>
TAX MAP SHEET NUMBER (S)	17400-05-30	<b>Page</b>
LOCATION	Clemson Rd. & Longreen Parkway	<b>3</b>

CASE # 08-08 MA		
APPLICANT	SC Research Authority	<b>1<sup>st</sup> Reading</b>
REQUESTED AMENDMENT	M-1 to GC (26.86 acres)	<b>Approved</b>
PURPOSE	High Density Multi-Use Development	<b>5-0</b>
TAX MAP SHEET NUMBER (S)	17200-02-11	<b>Page</b>
LOCATION	Powell Rd. & Technology Circle	<b>13</b>

**IV. CITY/COUNTY COMPREHENSIVE PLAN RESOLUTION**

A RESOLUTION OF COMMITMENT TO AMEND THE COUNTY'S  
COMPREHENSIVE PLAN TO BE COMPATIBLE WITH THE CITY OF  
COLUMBIA'S COMPREHENSIVE PLAN **Approved 6-0** **Page 22**

**V. PLANNING COMMISSION UPDATE** **Page 25**

**VI. ADJOURNMENT**





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

**PC MEETING DATE:** February 4, 2008  
**RC PROJECT:** 08-03 MA  
**APPLICANT:** Summit Contractors, Inc/ Charlie Waite  
**PROPERTY OWNER:** Goebel Partners  
**LOCATION:** Northwest corner of Longreen Parkway and Clemson Road

**TAX MAP NUMBER:** 17400-05-30  
**ACREAGE:** 28.11  
**EXISTING ZONING:** HI  
**PROPOSED ZONING:** RM-HD

**PC SIGN POSTING:** January, 2008

**Staff Recommendation**

**Approval**

**Background /Zoning History**

The site is currently zoned Heavy Industrial District (HI) and is located at the northwest corner of Longreen Parkway and Clemson Road with approximately 436 linear feet along Clemson Road and bound on the west side by the existing railroad line.

On September 12, 2007 a plat was approved which consolidated three (3) parcels into this one parcel of 28.11 acres.

According to County records the current zoning of Heavy Industrial District (HI) reflects the original zoning as adopted September 7, 1977.

**Summary**

The RM-HD District is intended to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of

residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

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

Gross Dwelling Units: 449

Net Dwelling Units: 312

**Roads**

The site is located on Clemson Road classified as a two lane collector road currently maintained by SCDOT.

<b>Existing Zoning</b>		
<b>North:</b>	PDD	Longtown Planned Development/Mixed Use
<b>South:</b>	HI	Commercial
<b>East:</b>	LI/HI/PDD	Commercial/Single Family
<b>West:</b>	HI	Railroad Line/ Manufacturing

**Plans & Policies**

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

Objective: “Accommodate in certain planned higher density residential areas, a full range of housing opportunities, to meet the various needs of area residents”.

Compliance: The general vicinity has commercial, multi-family, single family residential and manufacturing within a five mile radius.

Principal: “Mixed residential densities are appropriate within the Developing Urban Area; high-density is identified as 9 dwellings per acre”.

Compliance: The comprehensive plan identifies high density as nine (9) dwelling units per acre; however the land redevelopment regulations define high density as sixteen units per acre which is almost fifty percent more.

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



Compliance: The existing single family residential will have the high density residential as the adjacent land use, as opposed to the intense manufacturing and industrial uses in a Heavy Industrial District (HI) permitted uses.

### **Traffic Impact**

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 285 located on Farrow Road. The current traffic volume is 6,200 ADT which is currently at a level-of-service “B”.

### **Conclusion**

The subject property is located off of a two lane state road which has a guard rail along the frontage, of the only frontage road. The current zoning of Heavy Industrial District (HI) has as the permitted uses manufacturing and industrial. The Residential Multi-Family – High Density District (RM-HD) also has as permitted and special requirement uses civic, recreation, and personal services.

The neighboring lands within a five mile radius include a middle school, two multifamily developments, single family developments, commercial, manufacturing. In the immediate area, this would be the initial multi-family development as the single family dwelling developments exist. The requested zone district represents the highest density permitted in Richland County and could yield the site a maximum of 449 dwelling units.

Planning Staff recommends approval of this map amendment.

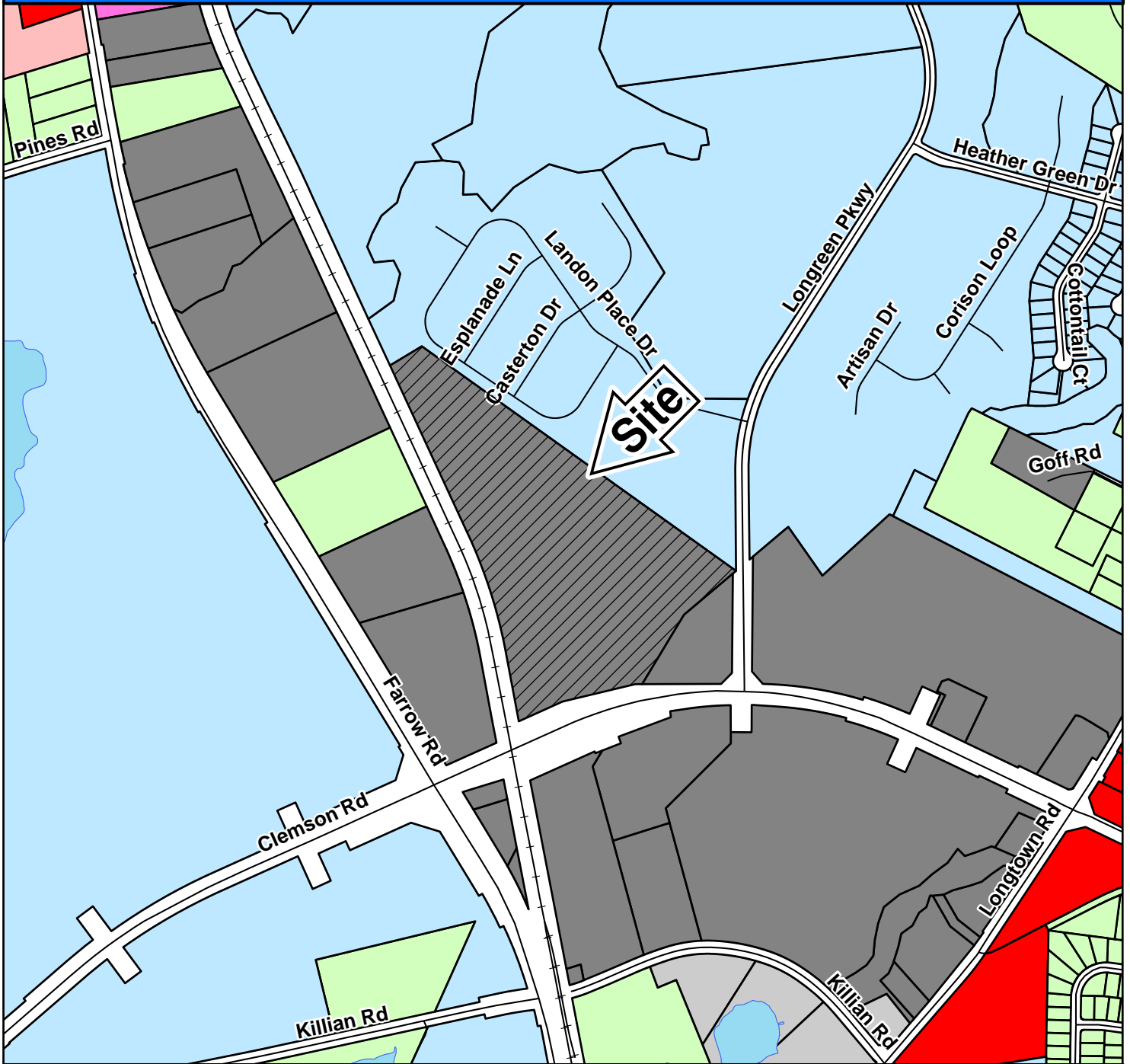
### **Zoning Public Hearing Date**

**March 25, 2008**

### **Planning Commission Action**



















At their meeting of **February 4, 2008** the Richland County Planning Commission **agreed** with the PDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process for **RC Project # 08-03 MA** at the next available opportunity.

# CASE 08-03 MA HI to RM-HD

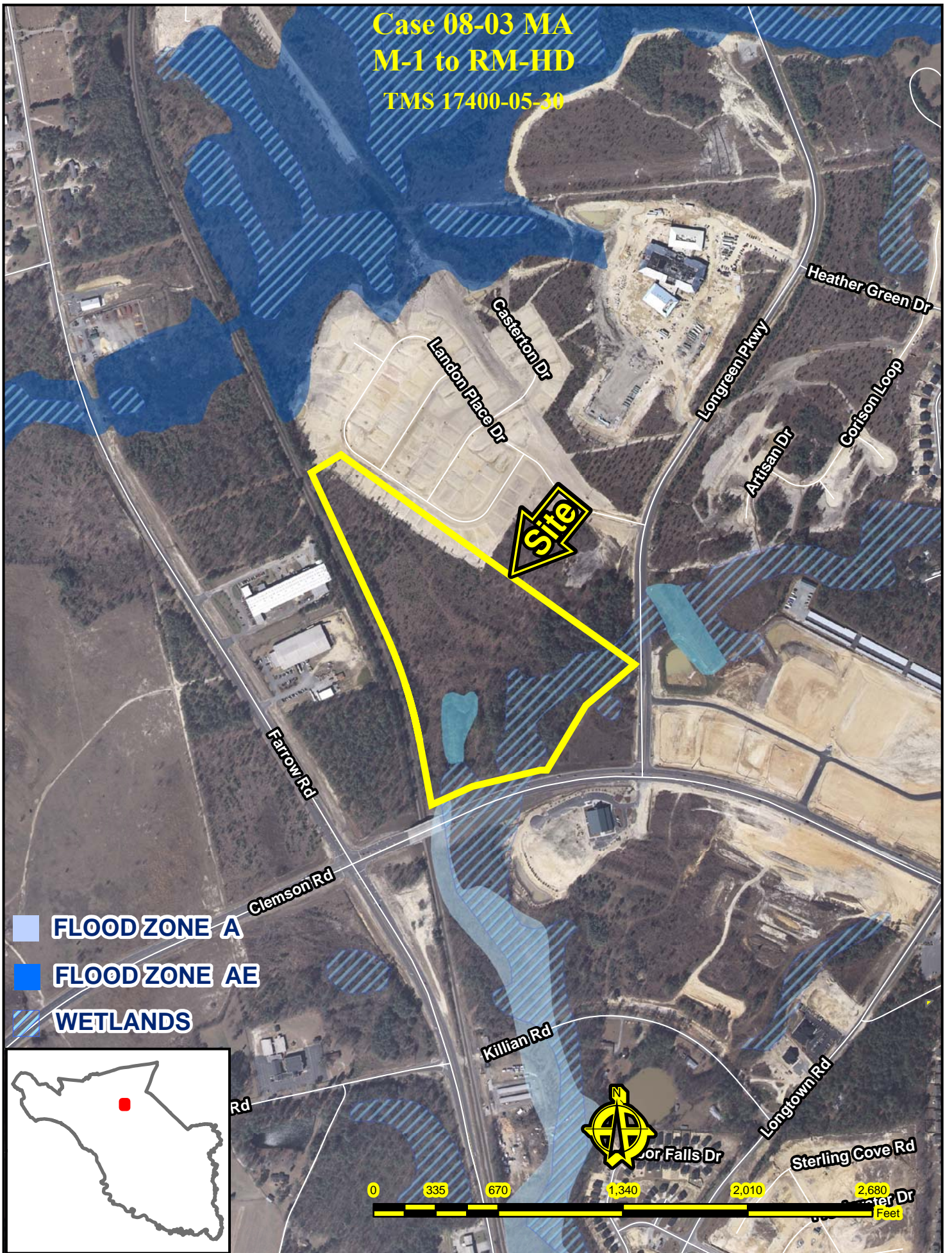


## ZONING CLASSIFICATIONS



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

Case 08-03 MA  
M-1 to RM-HD  
TMS 17400-05-30







**Looking east down Clemson Rd.**



**Looking west down Clemson Rd.**



**Intersection of Clemson Rd. and Longgreen Parkway –  
across from site**



**Intersection of Clemson Rd. and Longgreen Parkway –  
looking towards Mungo’s PUD**

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

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 HEREIN (TMS # 17400-05-30) FROM HI (HEAVY INDUSTRIAL DISTRICT) TO RM-HD (RESIDENTIAL, MULTI-FAMILY, HIGH DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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 Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 17400-05-30 from HI (Heavy Industrial District) zoning to RM-HD (Residential, Multi-Family, High Density District) zoning.

Section II. 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. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joseph McEachern, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2008.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

\_\_\_\_\_  
Approved As To LEGAL Form Only.  
No Opinion Rendered As To Content.

Public Hearing:            March 25, 2008 (tentative)  
First Reading:            March 25, 2008 (tentative)  
Second Reading:  
Third Reading:







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

**PC MEETING DATE:** April 7, 2008  
**RC PROJECT:** 08-08MA  
**APPLICANT:** SC Research Authority  
**PROPERTY OWNER:** SC Research Authority  
**LOCATION:** Powell Rd & Technology Circle

**TAX MAP NUMBER:** 17200-02-11  
**ACREAGE:** 26.86  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** March, 2008

## Staff Recommendation

**Approval**

## Background /Zoning History

According to County records the current zoning of Light Industrial District (M-1) reflects the original zoning as adopted September 7, 1977.

## Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

Minimum lot area/maximum density: No minimum lot area requirement, except as determined by DHEC. Maximum density for residential uses, no more than sixteen (16) dwelling unites per acre.

Maximum Gross Density: 430 units  
Maximum Net Density: 301 units

## Roads

The site is located on the corner of Powell Road and Technology Circle. Powell Road is classified as a two lane undivided local road currently maintained by SCDOT. Approximately 1400 linear feet of Technological Circle up to the intersection of Carotech Boulevard is County maintained; the remainder is maintained by SCDOT.

## Existing Zoning

<b><u>North:</u></b>	M-1	Research Park/ Golf Course
<b><u>South:</u></b>	OI	Graveyard/ Church
<b><u>East:</u></b>	M-1	Research Park
<b><u>West:</u></b>	M-1/OI	Midlands Technical College

## Plans & Policies

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

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

Compliance: The general commercial uses would complement the existing office and light industrial uses.

Principal: “Commercial and office activities should be confined to existing zoned areas and or locations that do not penetrate established residential areas”.

Compliance: Though the recommended land use map designates this as industrial, the current light industrial zoning has all of the components of commercial with the exception of the high density residential land use.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 282 located on Farrow Road. The current traffic volume is 24,800 ADT which is currently at a level-of-service “C”.

## Conclusion

The subject parcel is surrounded by institutional uses Midlands Tech (Northeast Campus), South University, office and light industrial uses engineering firms, Seamons Corp, Palmetto GBA

which is located in the SC Research Park and a golf course. North of the site is an apartment complex; a residential development (Twin Eagles); Richland County Public Works department and the Richland County Sheriff's department. Other commercial entities are: Blood Distribution, Diesel Injection Research, SCE&G Engineering office, BP Barber, Ventyx, Holopack, State Farm and others. The approximate employment totals are 3000. The Research Park currently has several vacant parcels and is prime for infill development; the site has adequate water and sewer.

The residential component of General Commercial District (GC) has a permitted density of 16 units per acre, the highest allowed in Richland County. The gross yield for the site in dwelling units would be approximately 430. One of the core objectives, concerns, of the I-77 Corridor Task Force was to provide for multifamily and residential communities within the corridor to support the work force near work sites. The commercial component of the General Commercial District (GC) shall further support the task force concerns in providing the adequate land use zoning designation to gain commercial facilities for the work force. Though the land use map designates this area as industrial, the current Light Industrial District (M-1) has as permitted uses, retail, recreational fields, recreational facilities, places of worship, civic, professional/personal services as well as light industrial land uses. There is not a residential component in the Light Industrial Districts (M-1), which is a major difference in the permitted land uses of the two districts.

Planning Staff recommends approval of this map amendment.

<b>Zoning Public Hearing Date</b>
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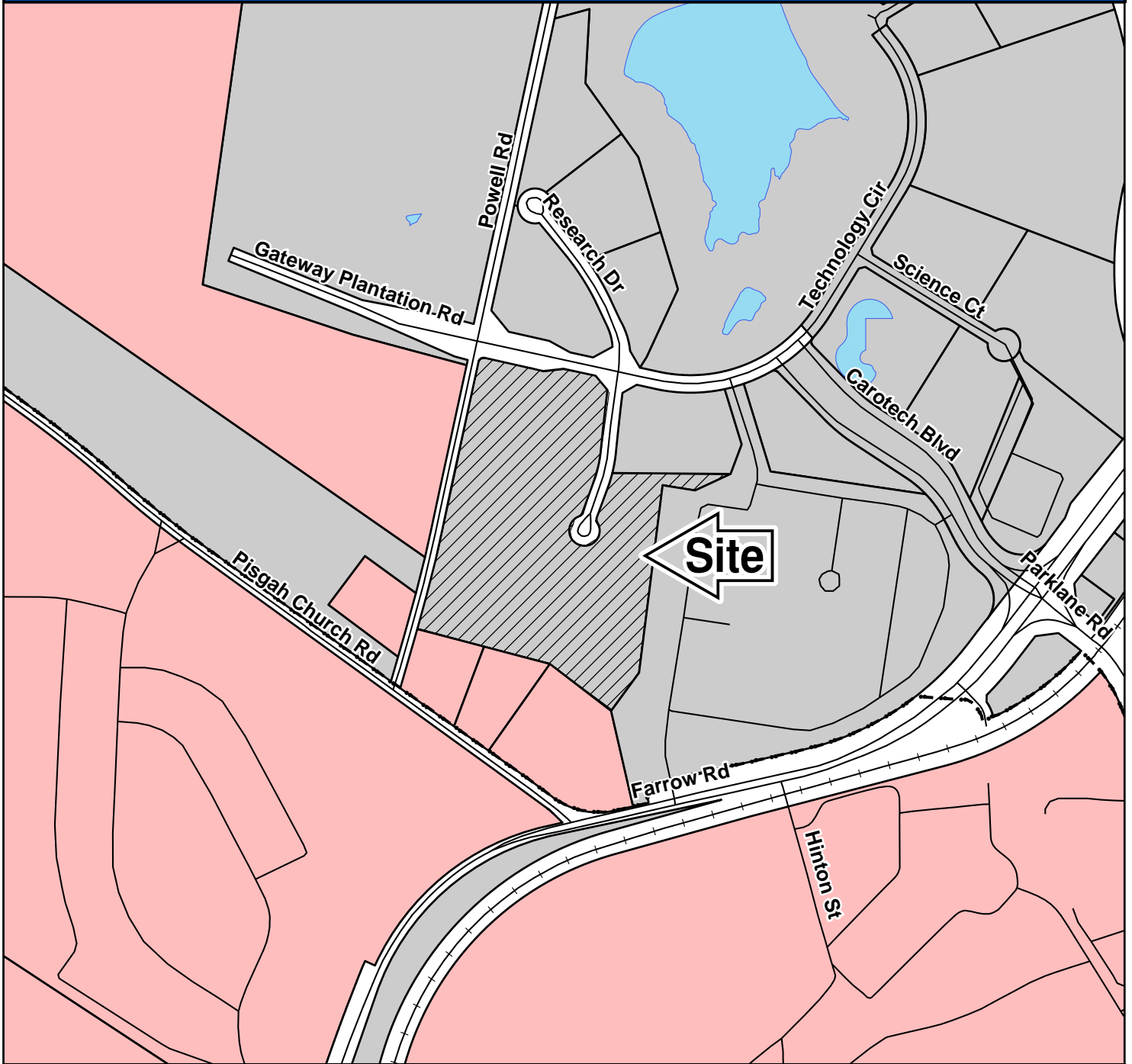
**April 22, 2008**

<b>Planning Commission Action</b>
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At their meeting of **April 7, 2008** the Richland County Planning Commission **agreed** with the PSDS recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process for **RC Project # 08-08 MA** at the next available opportunity



















# Case 08-08 MA

## M-1 to GC

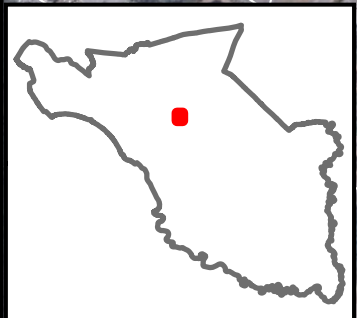
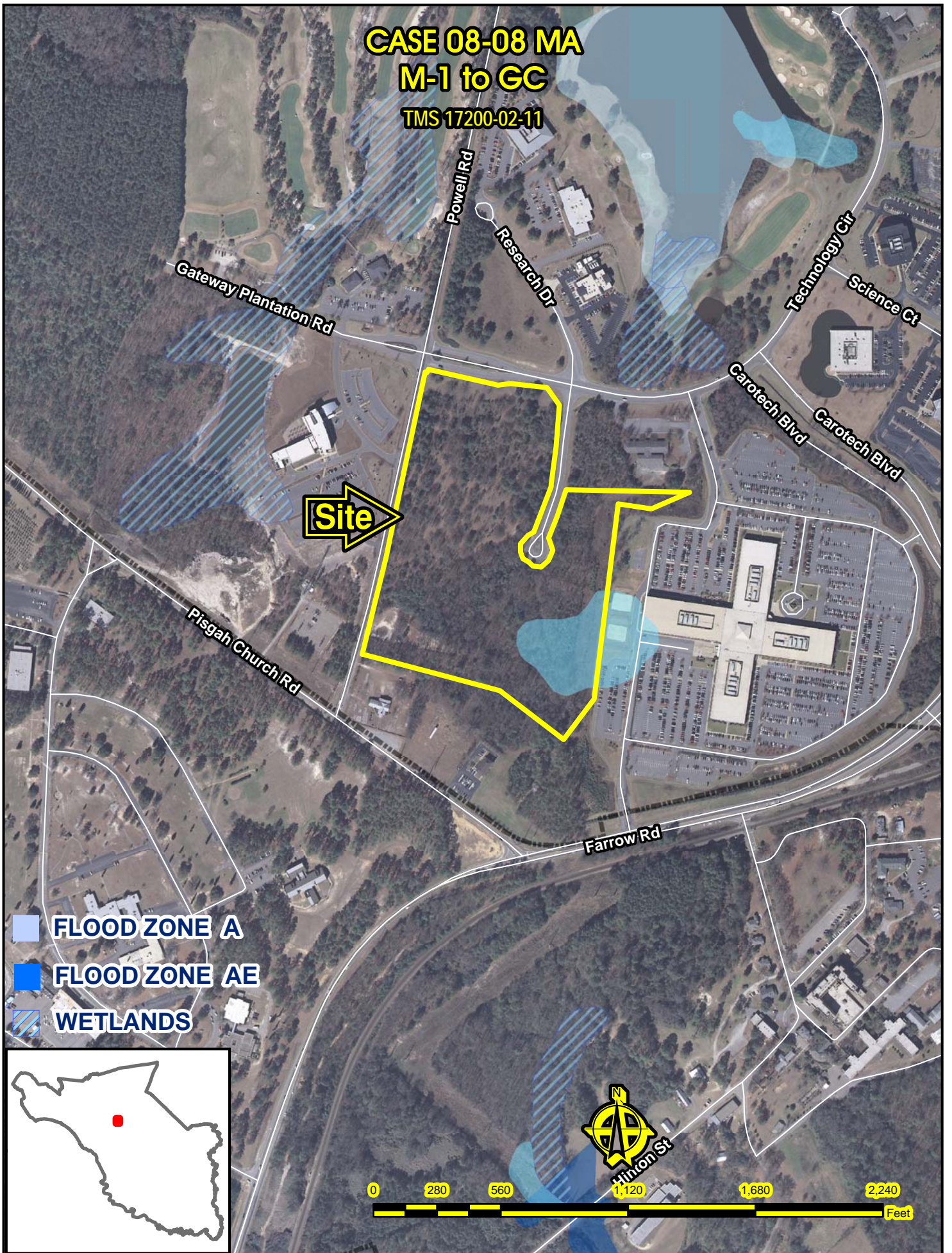


### ZONING CLASSIFICATIONS



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

**CASE 08-08 MA**  
**M-1 to GC**  
**TMS 17200-02-11**



# CASE 08-08 MA

## From M-1 to GC

TMS# 17200-02-11

Powell Rd. & Technology Cir.





STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

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 # 17200-02-11 FROM M-1 (LIGHT INDUSTRIAL 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 # 17200-02-11 from M-1 (Light Industrial District) zoning to GC (General Commercial District) zoning.

Section II. 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. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joseph McEachern, Chair

Attest this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

Public Hearing: April 22, 2008 (tentative)  
First Reading: April 22, 2008 (tentative)  
Second Reading:  
Third Reading:





STATE OF SOUTH CAROLINA )  
 ) A RESOLUTION OF THE  
 ) RICHLAND COUNTY PLANNING COMMISSION  
COUNTY OF RICHLAND )

**A RESOLUTION OF COMMITMENT TO AMEND THE COUNTY'S  
COMPREHENSIVE PLAN TO BE COMPATIBLE WITH THE CITY OF  
COLUMBIA'S COMPREHENSIVE PLAN**

**WHEREAS**, the South Carolina General Assembly adopted the "South Carolina Local Government Comprehensive Planning and Enabling Act of 1994" (1994 Act No. 355), which became effective on May 3, 1994, and was codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended; and

**WHEREAS**, the City of Columbia and Richland County have both established their respective planning commissions pursuant to Section 6-29-320; and both have adopted Comprehensive Plans for their respective jurisdictions pursuant to Section 6-29-510, et al; and

**WHEREAS**, the City of Columbia is located within Richland County, and together they form an overlapping metropolitan area with common interests and concerns; and due to geographical, political, educational, and governmental concerns, the land development and planning of the City of Columbia and Richland County are particularly interdependent; and

**WHEREAS**, Richland County and the City of Columbia have experienced enormous growth since the enactment of the "South Carolina Local Government Comprehensive Planning and Enabling Act of 1994"; and

**WHEREAS**, members of Columbia City Council, members of the City's Planning Commission, and their respective staff members, as well as members of Richland County Council, members of the County's Planning Commission, and their respective staff members, met on December 10, 2007, and did jointly agree to cooperate in various planning endeavors that would benefit the greater Columbia and Richland County communities, as well as helping to ensure the harmonious future growth of Richland County and the City of Columbia, to the benefit of all residents county-wide; and

**WHEREAS**, the City of Columbia and the County of Richland did further agree to cooperate in ensuring that their respective Comprehensive Plans would be compatible; and

**WHEREAS**, the Richland County Planning Commission is committed to honoring these pledges of cooperation, especially as it concerns the goals, objectives, and guidelines of the County's Comprehensive Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Richland County Planning Commission does hereby declare its support and commitment to work on amending the County's Comprehensive Plan, which shall be consistent and compatible with the City of Columbia's Comprehensive Plan.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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Deas Manning, Chair  
Richland County Planning Commission

Attested by:

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Christopher Anderson, Secretary





DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

# Memorandum

**To:** Joe McEachern, Council Chair  
**CC:** Milton Pope, County Administrator  
Joseph Kocy, Planning Director  
**From:** Anna Almeida, Development Services Manager  
**Date:** 4/15/2008  
**Re:** Planning Commission Update

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April 7, 2008 Planning Commission meeting

Case 08-09MA was deferred to the May Planning Commission for the applicant to get with staff on revising the acreage amount of the rezoning request.

Applicant: Oliver Mack

Requested Amendment: RU to RC (4.9 acres)

Location: 6108 Bluff Road

Comprehensive Plan:

To date six draft elements of the comprehensive plan (Population, Housing, Cultural & Historic, Economic Development and Natural Resource) have been presented to the Planning Commission for review.

April 14, 2008 the Planning Commission had a Special Called meeting to work on a "Green Ordinance"; this ordinance will be brought to the May Zoning Public Hearing.



Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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