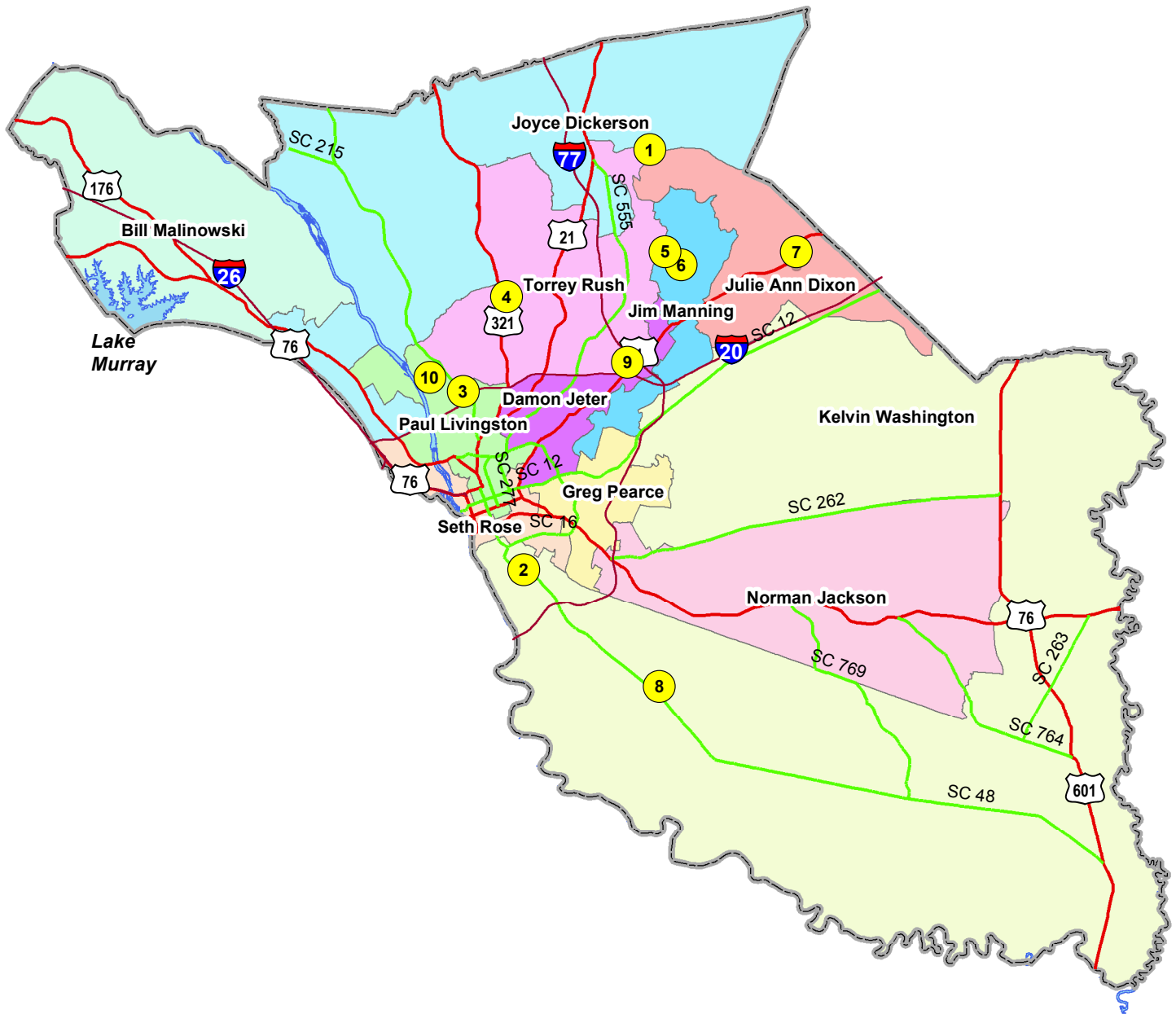


**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



**JUNE 23, 2015
7:00 P.M.**

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING JUNE 23, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-09 MA	Patrick Palmer	20500-04-27 (p)	Rimer Pond Rd. & Longtown East	Rush
2. 15-15 MA	CCW Bluff Rd, LLC	11209-03-05	1400 Bluff Rd.	Washington
3. 15-24 MA	Murali Gangadaram	09308-06-33	1726 Winyah Dr.	Livingston
4. 15-25 MA	Derrick Harris	12000-02-22	7708 Fairfield Rd.	Rush
5. 15-26 MA	Jeff & Jodi Salter	01300-01-01/02 & 01400-01-02/03/04	2304 Clemson Rd.	Manning
6. 15-27 MA	Robert Berger	20200-03-30	4154 Hard Scrabble Rd.	Manning
7. 15-28 MA	Kay Evans	28900-01-27/28/31	Riding Grove Rd.	Dixon
8. 15-29 MA	Curtis Cain	18800-02-29	5480 Bluff Rd.	Washington
9. 15-30 MA	M.B. Arnold	17012-03-11 & 12	1555 & 1557 Daulton Dr.	Rush
10. 15-31 MA	Elton Johnson	09401-06-07	6423 Monticello Rd.	Livingston



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, June 23, 2015
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 Torrey Rush
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 15-09 MA
Patrick Palmer
RS-MD to RC (5.23 acres portion of a 31.23 acre tract)
Rimer Pond Rd. & Longtown East
TMS# 20500-04-27(Portion of) [**FIRST READING**]
PDSD - Approved
Planning Commission - Denied 4-1
Page 1

2. Case # 15-15 MA
CCW Bluff Rd, LLC
HI to LI (2.5 acres)
1400 Bluff Rd.
TMS# 11209-03-05 [**FIRST READING**]
PDSD - Approved
Planning Commission - Approved 6-0
Page 15

3. Case # 15-24 MA
Murali Gangadaram
RS-LD to NC (.458 acres)
1726 Winyah Dr.
TMS# 09308-06-33 [**FIRST READING**]
PDSD - Denied
Planning Commission - Denied 6-0
Page 25

4. Case # 15-25 MA
Derrick Harris
RU to GC (1.83 acres)
7708 Fairfield Rd.
TMS# 12000-02-22 [**FIRST READING**]
PDSD - Denied
Planning Commission - Denied 6-0
Page 37
5. Case # 15-26 MA
Jeff & Jodi Salter
RS-MD to OI (5 acres)
2304 Clemson Rd.
TMS# 20200-01-11[**FIRST READING**]
PDSD - Approved
Planning Commission - Approved 6-0
Page 51
6. Case # 15-27 MA
Robert Berger
RU to NC (3.53 acres)
4154 Hard Scrabble Rd.
TMS# 20200-03-30 [**FIRST READING**]
PDSD - Approved
Planning Commission - Approved 6-0
Page 61
7. Case # 15-28 MA
Kay Evans
RU to RS-MD (14 acres)
Riding Grove Rd.
TMS# 28900-01-27/28/31 [**FIRST READING**]
PDSD - Approved
Planning Commission – Approved 6-0
Page 73
8. Case # 15-29 MA
Curtis Cain
RU to RC (3.66 acres)
5480 Bluff Rd.
TMS# 18800-02-29 [**FIRST READING**]
PDSD - Denied
Planning Commission - Denied 6-0
Page 81
9. Case # 15-30 MA
M.B. Arnold
RM-HD to GC (.64 acres)
1555 & 1557 Daulton Dr.
TMS# 17012-03-11 & 12 [**FIRST READING**]
PDSD - Approved
Planning Commission - Approved 6-0
Page 93

10. Case # 15-31 MA
Elton Johnson
GC to RS-MD (.97 acres)
6423 Monticello Rd.
TMS# 09401-06-07 [**FIRST READING**]
PDS - Approved
Planning Commission - Approved 6-0
Page 107

TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION; DEFINITIONS; SECTION 26-22, DEFINITIONS; SO AS TO ALTER THE DEFINITION OF "SUBDIVISION".
[**FIRST READING**] Planning Commission - Approved 6-0
Page 115
2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL; SUBSECTION (C), PROCESSES; PARAGRAPH (3), MAJOR SUBDIVISION REVIEW; SUBPARAGRAPH D, BONDED SUBDIVISION PLAT REVIEW AND APPROVAL; CLAUSE 6, RECORDATION; AND SUBPARAGRAPH E, FINAL SUBDIVISION PLAT REVIEW AND APPROVAL; CLAUSE 6, RECORDATION; SO AS TO PROPERLY CROSS-REFERENCE TWO SUBSECTIONS.
[**FIRST READING**] Planning Commission - Approved 6-0
Page 121
3. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, SO AS TO PERMIT TOWN HOUSES AS A SPECIAL REQUIREMENT WITHIN THE MULTI FAMILY DISTRICTS.
[**FIRST READING**] Planning Commission - Approved 6-0
Page 123

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: April 6, 2015
RC PROJECT: 15-09 MA
APPLICANT: Sycamore Development, LLC

LOCATION: Rimer Pond Rd and Longtown Road E

TAX MAP NUMBER: R20500-04-27(Portion of)
ACREAGE: 5.23 acres (portion of a 31.23 acre tract)
EXISTING ZONING: RS-MD
PROPOSED ZONING: RC

PC SIGN POSTING: March 11, 2015

Staff Recommendation

Approval

Background

Zoning History

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

The subject parcel was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 081-08HR (case number 08-29MA).

Zoning History for the General Area

The parcel adjacent east of the site was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 080-08HR (case number 08-28MA).

The parcels southwest of the site along Longtown Road West were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 062-11HR (case number 11-14MA).

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	Residence
<u>South:</u>	RS-MD/RS-LD	Undeveloped/ Undeveloped
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU	Blythewood Middle School

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road and Longtown Road East. The site has little slope and is undeveloped except for a telecommunications tower. There are no sidewalks or streetlights along Rimer Pond Road and Longtown Road East. The surrounding area is primarily characterized by an institutional use, residential uses and undeveloped parcels. North of the site is a large lot residence. The parcels east of the site are part of a residential subdivision (SD13-13). West of the site is Blythewood Middle School. South of the site is undeveloped.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.25 miles northwest of the subject parcel in the Town of Blythewood. Records indicate that the parcel is in the City of Columbia’s water service area and located in Palmetto Utilities sewer service area.

Plans & Policies

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

Suburban 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.”

Compliance: The site is located at a traffic junction and the property would not encroach upon existing residential uses.

2014 Comprehensive Plan

The 2014 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood Medium Density**.

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near

activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation option. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 705) located east of the subject parcel on Rimer Pond Road identifies 3,700 Average Daily Trips (ADT's). Rimer Pond Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Rimer Pond Road is currently operating at Level of Service (LOS) "A".

The 2013 SCDOT traffic count (Station # 713) located south of the subject parcel on Longtown Road East identifies 2,600 Average Daily Trips (ADT's). Longtown Road East is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Longtown Road East is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Rimer Pond Road or Longtown Road East, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The subject property is located at a traffic junction and near institutional uses.

The intent of the RC District is to orient primarily to major traffic arteries or areas of commercial usage. Staff is of the opinion that the request is in compliance with the objective for commercial uses as outlined in the Suburban Future Land Use designation and the proposed rezoning would be consistent with the intentions of the 2014 Comprehensive Plan. Approval of the rezoning request would not be out of character with the existing, surrounding, development pattern and zoning districts for the area.

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

Zoning Public Hearing Date

April 28, 2015.

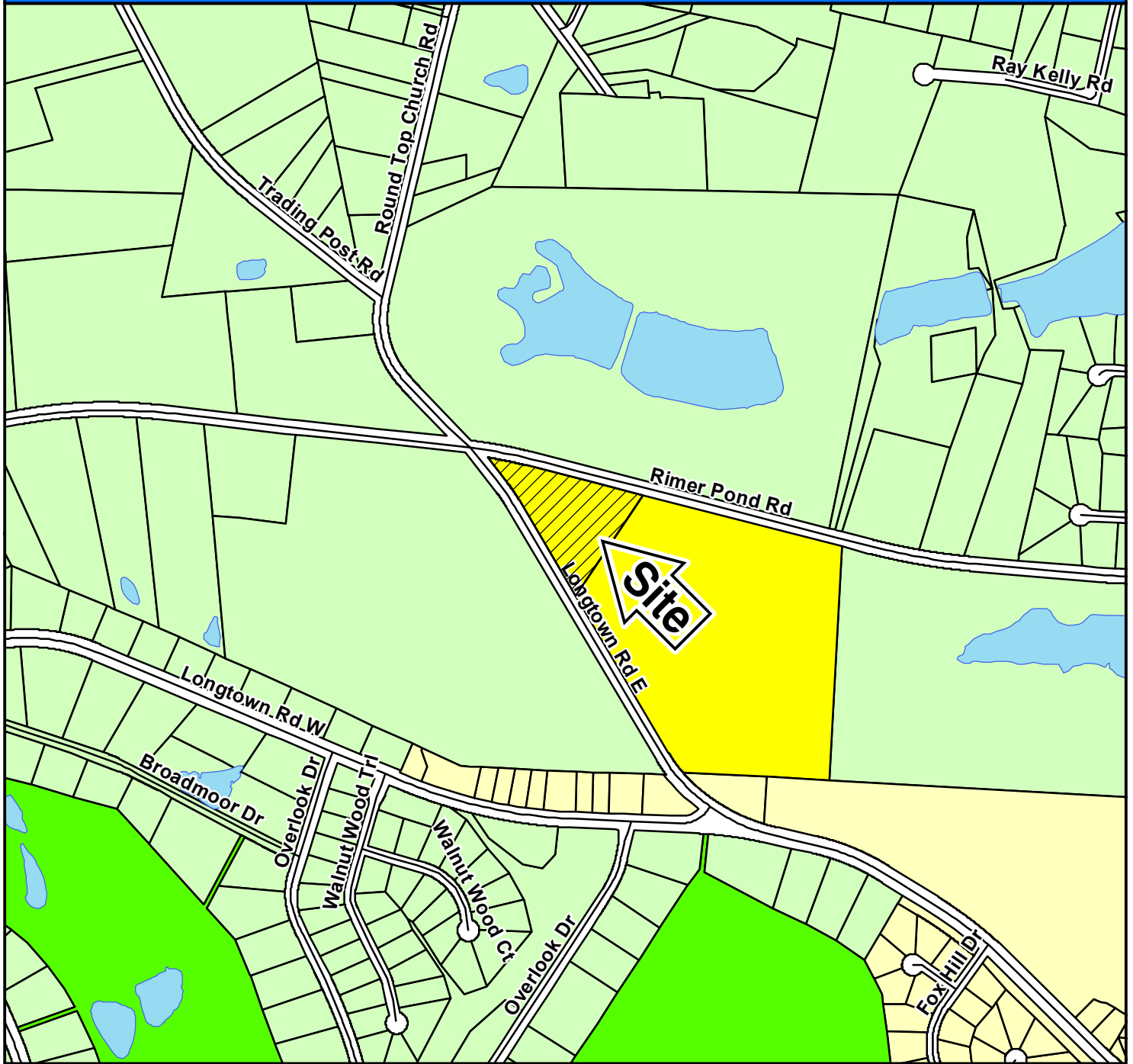
Planning Commission Action

At their meeting of **April 6, 2015** the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:




























- The definition of Rural Commercial (RC) is antiquated.
- The residents have concerns about the traffic situation.

The PC recommends the County Council **deny the proposed Amendment** for **RC Project # 15-09 MA.**

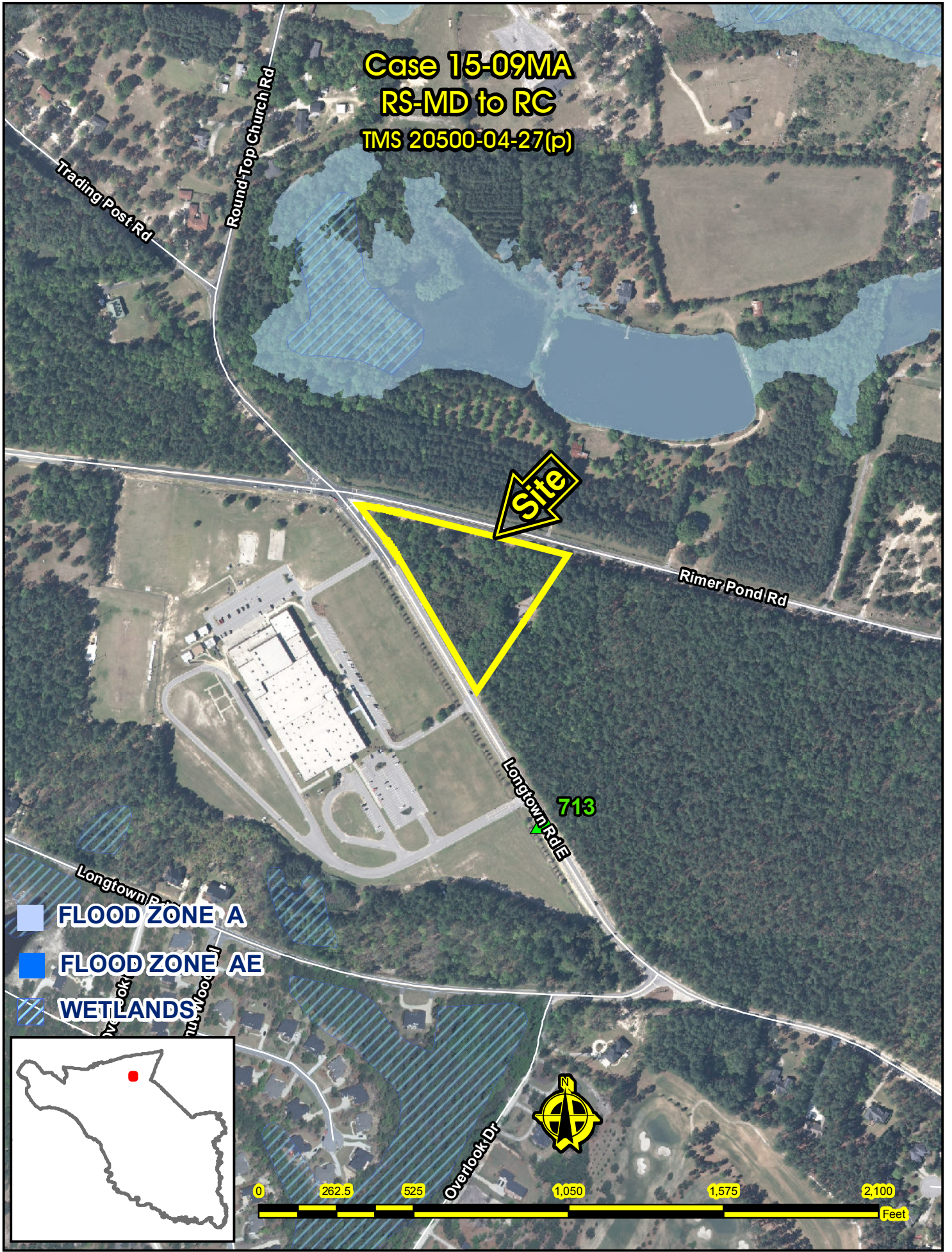
Case 15-09 MA RS-MD to RC



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		PDD		
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU		
	CC-4		RR		RS-HD		OI		M-1		RU				

Case 15-09MA
RS-MD to RC
TMS 20500-04-27(p)



Trading Post Rd

Round Top Church Rd

Rimer Pond Rd

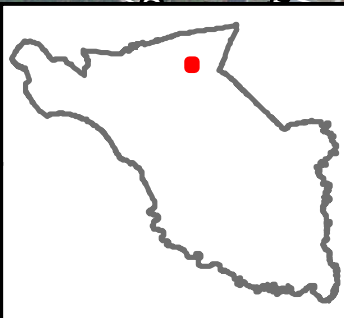
Site

Longtown Rd E 713

FLOOD ZONE A

FLOOD ZONE AE

WETLANDS



CASE 15-09 MA

From RS-MD to RC

TMS# R20500-04-27(Portion of) Rimer Pond Rd & Longtown Rd E



USE TYPES	RC
<u>Residential Uses</u>	
Continued Care Retirement Communities	SR
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
<u>Recreational Uses</u>	
Amusement Arcades	P
Athletic Fields	SR
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR

Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	SR
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SE
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	

Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related Services	P
Car and Light Truck Washes (See also Truck Washes)	SR
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
Kennels	SR
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	P

Consulting Services	
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	P

Drive-Ins	
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	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
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	P

Convenience Stores)	
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
<u>Wholesale Trade</u>	
Flowers, Nursery Stock, and Florist Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

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 A PORTION OF THE REAL PROPERTY DESCRIBED AS TMS # 20500-04-27 FROM RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY 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 # 20500-04-27 from RS-MD (Residential, Single-Family – Medium Density District) zoning to RC (Rural Commercial District) zoning; as further shown on Exhibit A, which is attached hereto and incorporated herein.

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 _____, 2015.

RICHLAND COUNTY COUNCIL

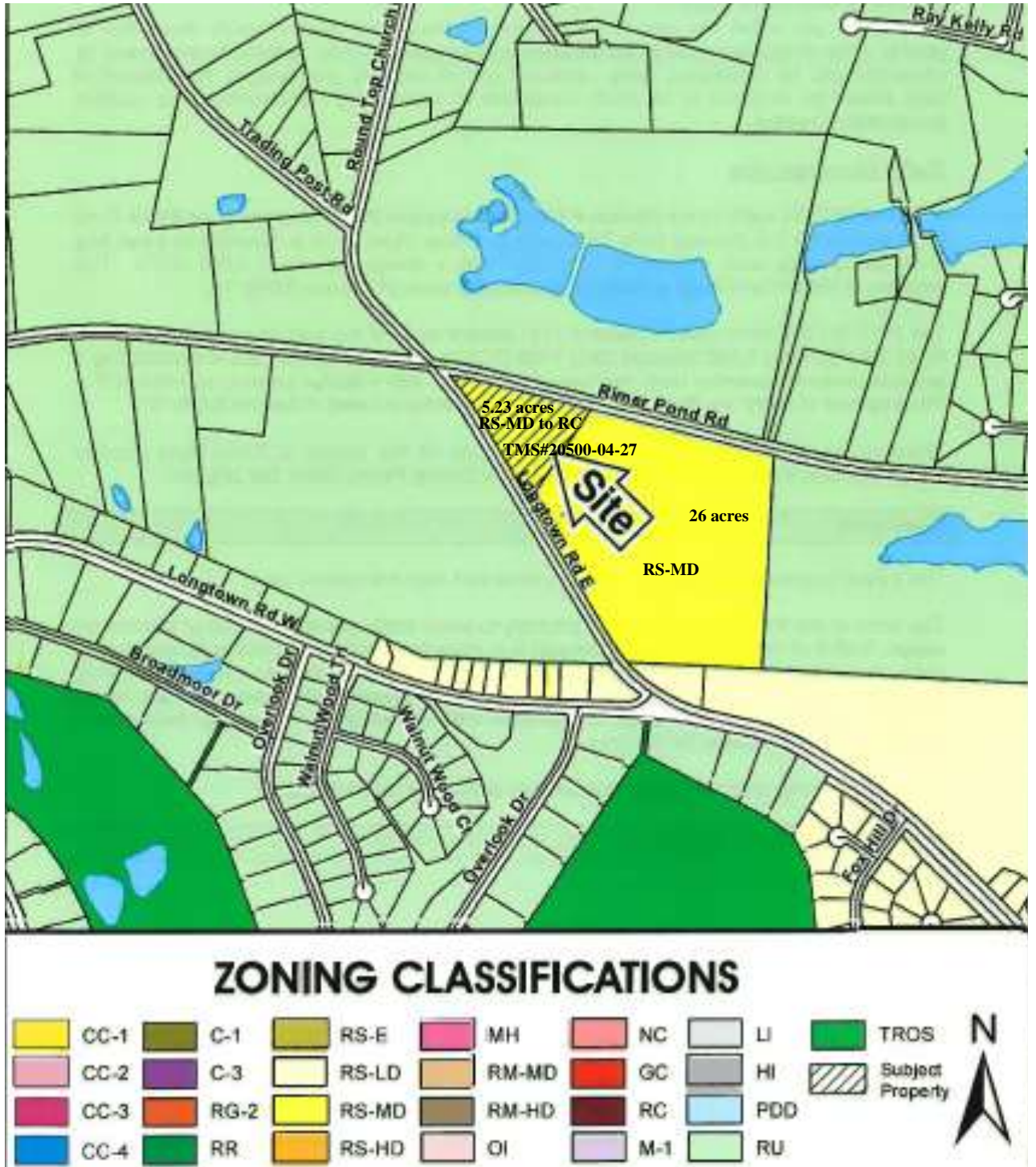
By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: May 26, 2015 (tentative)
First Reading: May 26, 2015 (tentative)
Second Reading:
Third Reading:

Exhibit A





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2015
RC PROJECT: 15-15 MA
APPLICANT: CCW Bluff Rd, LLC

LOCATION: 1400 Bluff Road

TAX MAP NUMBER: R11209-03-05
ACREAGE: 2.5 acres
EXISTING ZONING: HI
PROPOSED ZONING: LI

PC SIGN POSTING: May 7, 2015

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (HI).

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	HI	Printing Company
<u>South:</u>	M-1/M-1	Bank/SCE&G Maintenance Office
<u>East:</u>	HI/HI	Construction Equipment Storage/Offices
<u>West:</u>	HI	Tractor Trailer sales

Discussion

Parcel/Area Characteristics

The site has frontage along Bluff Road. The subject property contains a structure. The site has little slope and does not contain much vegetation. The parcel has been developed or use as a automobile sales site. There are no sidewalks or streetlights along Bluff Road. The surrounding area is primarily characterized by industrial, Office and commercial uses. The parcels east of the site are being utilized for offices and a construction equipment storage facility. South of the site is a bank and a SCE&G maintenance office/storage facility. West of the site is a tractor trailer sales business. North of the site is a printing company.

The County's Economic Development Director was contacted regarding this application and indicated that LI would be acceptable at this location due to surrounding industrial zonings.

Public Services

The Olympia fire station (station number 2) is located on Ferguson Street, approximately 1.2 miles northwest of the subject parcel in the City of Columbia. The A.C. Moore Elementary school is located 1.3 miles north of the subject parcels on Rosewood Drive. Records indicate that water and sewer would be provided by the City of Columbia.

Plans & Policies

Comprehensive Plan

The Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as **Mixed Residential**.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specially for these uses. Schools, churches, parks, and other industrial uses help support the full service nature of Mixed Residential Areas. Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office developments should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 238) located adjacent to the subject parcel on Bluff Road identifies 20,900 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided principal arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) "B".

The section of Bluff Road between I-77 and Rosewood Drive is scheduled for widening as part of the Richland County Penny Sales Tax program.

Conclusion

The request is located adjacent to commercial and industrial uses. Staff is of the opinion that the request is in compliance and consistent with the intentions and objectives for industrial uses as outlined in the Mixed Residential Land Use designation of the 2014 Comprehensive Plan.

Approval of the rezoning request would not be out of character with the existing, surrounding, development pattern and zoning districts for the area.

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

Zoning Public Hearing Date

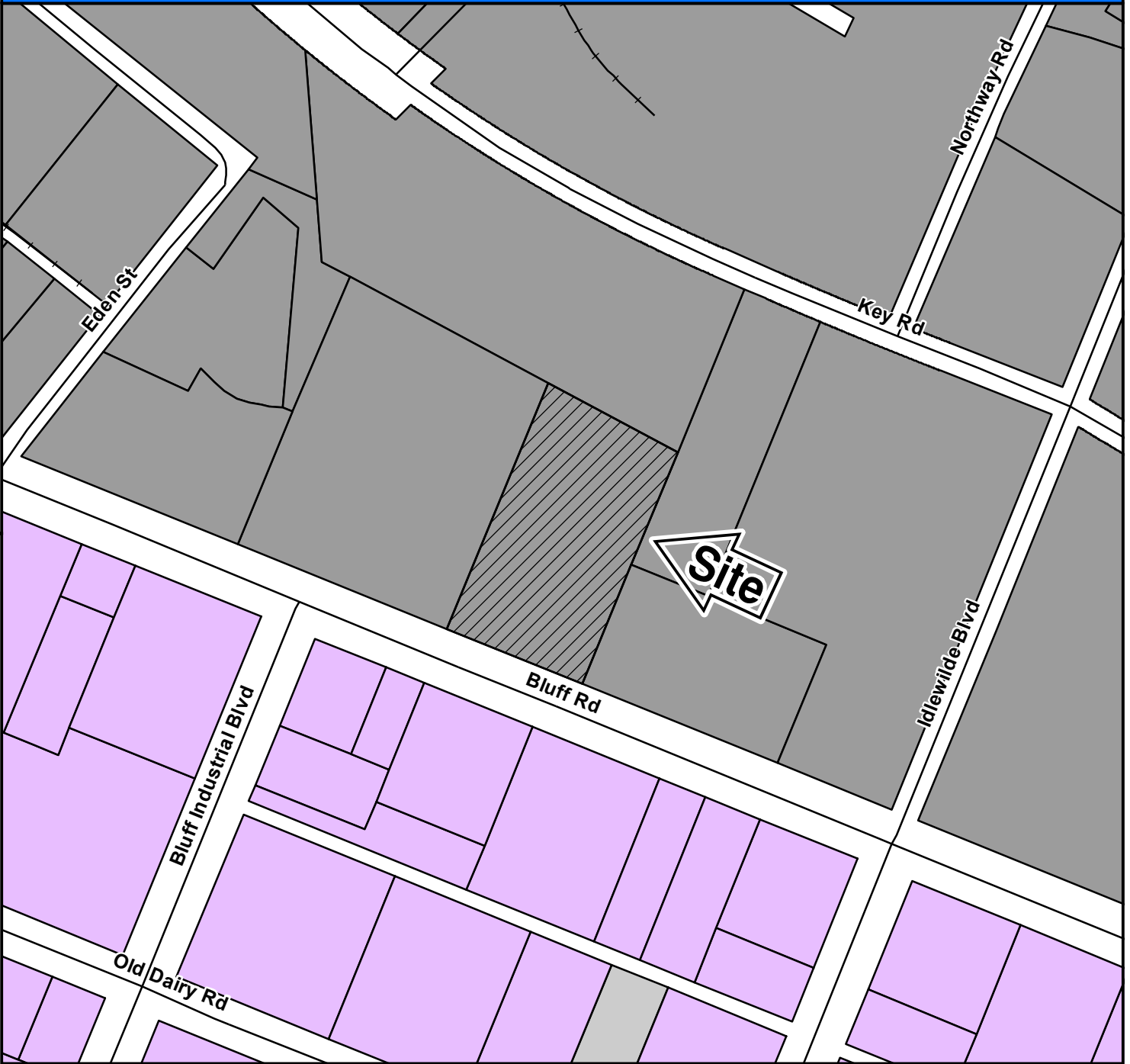
June 23, 2015.

Planning Commission Action



























At their meeting of **June 1, 2015** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve the proposed amendment** for **RC Project # 15-15 MA**.

Case 15-15 MA

HI to LI

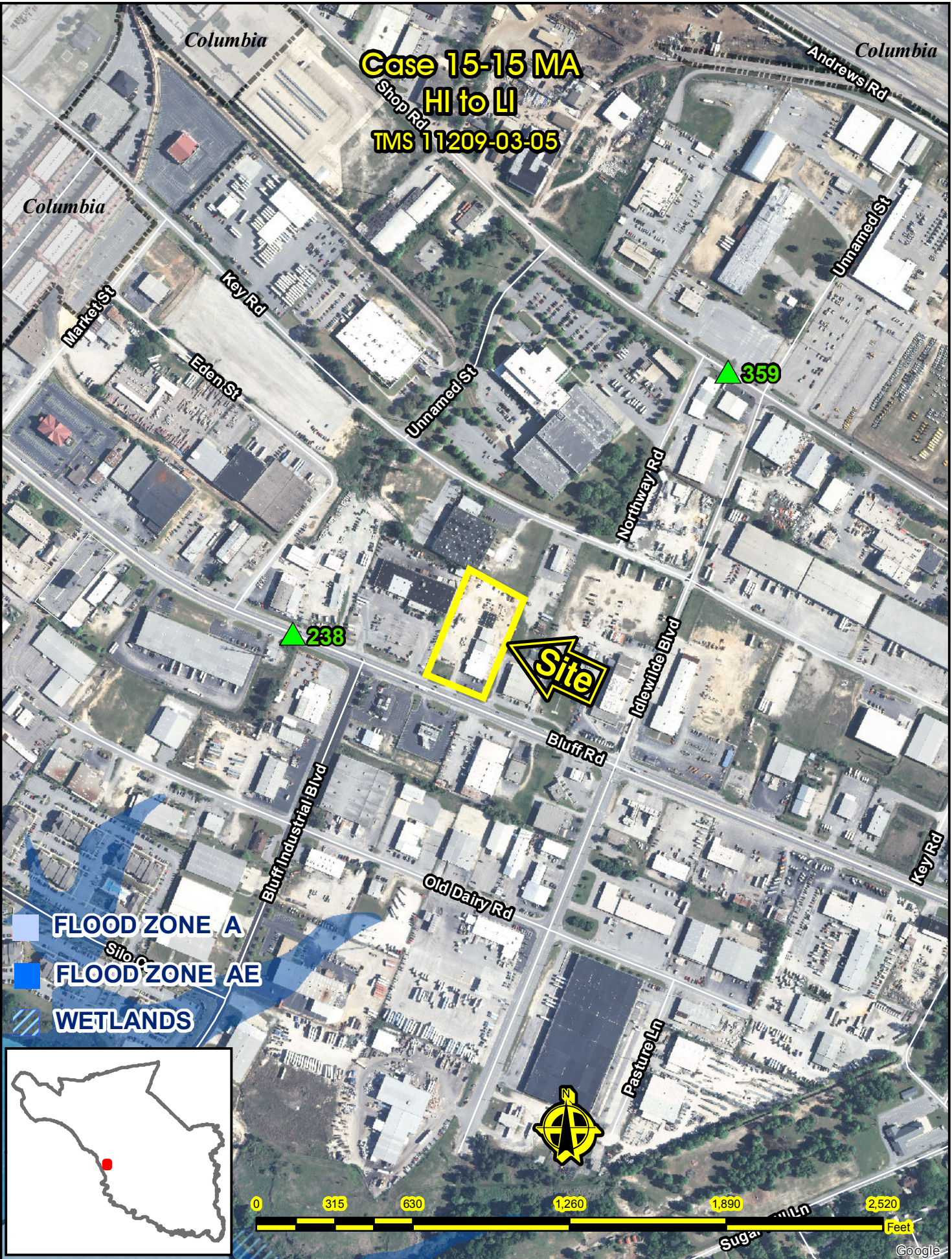


ZONING CLASSIFICATIONS

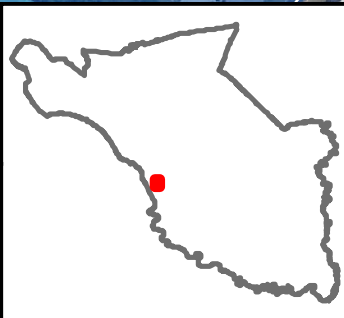
 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	



Case 15-15 MA
HI to LI
TMS 11209-03-05



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

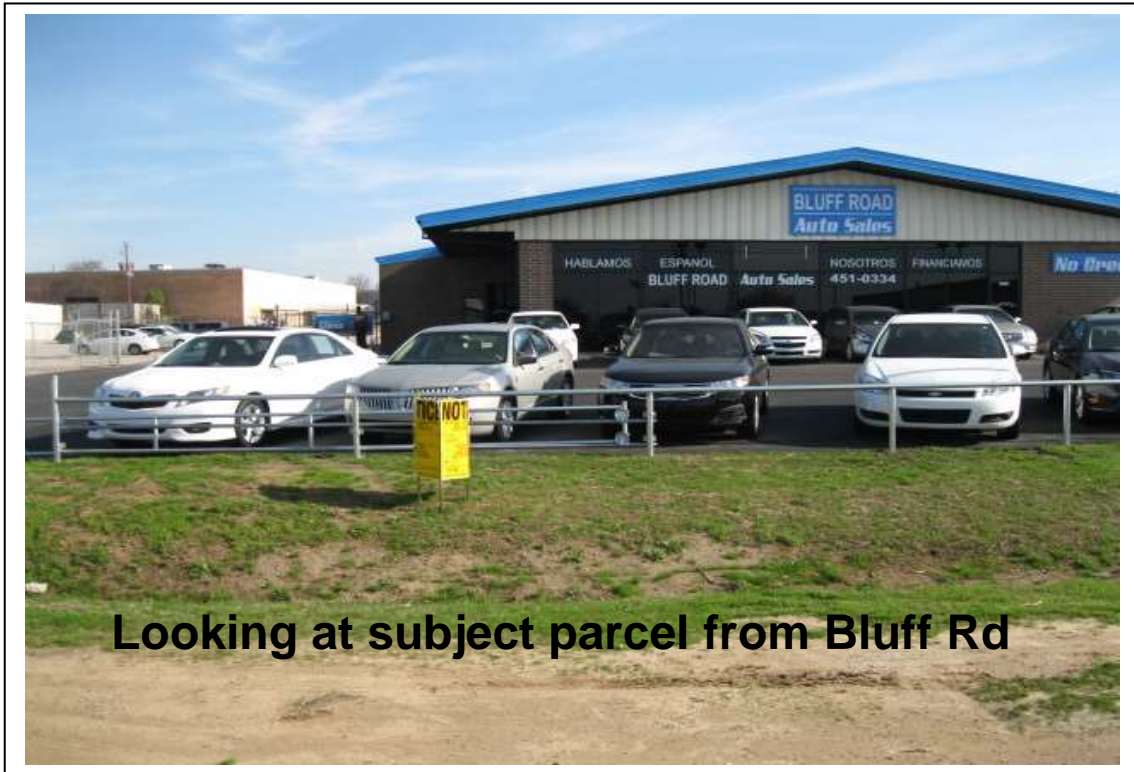


CASE 15-15 MA

From HI to LI

TMS# R11209-03-05

1400 Bluff Rd



Looking at subject parcel from Bluff Rd



Looking west of site

The zoning change from HI (Heavy Industrial) to LI (Light Industrial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	LI
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Batting Cages	SR
Country Clubs with Golf Courses	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Physical Fitness Centers	P
Swim and Tennis Clubs	SE
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Community Food Services	P
Government 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

Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Hotels and Motels	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Management, Scientific, and Technical Consulting Services	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	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
Security and Related Services	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
<u>Retail Trade and Food Services</u>	
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Caterers, No On Site Consumption	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Fruit and Vegetable Markets	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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

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 # 11209-03-05 FROM HI (HEAVY INDUSTRIAL DISTRICT) TO LI (LIGHT INDUSTRIAL 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 # 11209-03-05 from HI (Heavy Industrial District) zoning to LI (Light Industrial 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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 23, 2015 (tentative)
First Reading: June 23, 2015 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 1, 2014
RC PROJECT: 15-24 MA
APPLICANT: Murali Gangadaram

LOCATION: 1726 Winyah Drive

TAX MAP NUMBER: R09308-06-33
ACREAGE: .45
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

PC SIGN POSTING: May 7, 2014

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 4.

An addition of NC zoning contiguous to an existing commercial or residential zoning district.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Low Density District (RS-1). With the adoption of the 2005 Land Development Code the RS-1 District was designated Residential Single-Family Low Density District (RS-LD).

Zoning District Summary

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Restaurant
<u>South:</u>	M-1	Automobile repair
<u>East:</u>	GC	Restaurant
<u>West:</u>	RS-LD	Residence

Discussion

Parcel/Area Characteristics

The parcel has eighty three (83) feet of frontage along Winyah Drive. Winyah Drive is primarily residentially developed. The subject property is undeveloped. There are no sidewalks or street lights along Winyah Drive. The surrounding parcels are zoned Residential and Commercial. There are two developed General Commercial District (GC) parcels (restaurants) located north and east of the site. South of the site is an automobile repair business.

Public Services

The subject parcel is within the boundaries of School District 1. Alcorn Middle School is located 1.4 miles southeast of the subject parcel on Fairfield Road. The Eau Claire fire station (number 13) is located 1.8 miles southeast of the subject parcel on North Main Street. There are no fire hydrants located this section of Winyah Drive.

The City of Columbia is the water and sewer service provider for the area.

Plans & Policies

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Medium Density***.

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Impact

No traffic count stations are located on Winyah Drive. The nearest traffic count (Station # 249) located northwest of the site on Monticello Road identifies 9,300 Average Daily Trips (ADT's). Monticello Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Monticello Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Monticello Road, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

Except for the commercially developed parcels along Monticello Road, the nearby properties along Winyah Drive have remained residentially zoned and developed. The site is not located at an intersection or along a main road corridor. Staff is of the opinion that the request does not comply with the intent of the comprehensive plan, nor would the rezoning be compatible with the immediate surrounding zoning districts, uses and development pattern of the adjacent parcels.

Staff believes that approval of this request would establish an encroachment into the residential development of Winyah Drive. In addition, rezoning this site could set a precedent for the rezoning of other parcels in this vicinity, which would alter the area's residential character.

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

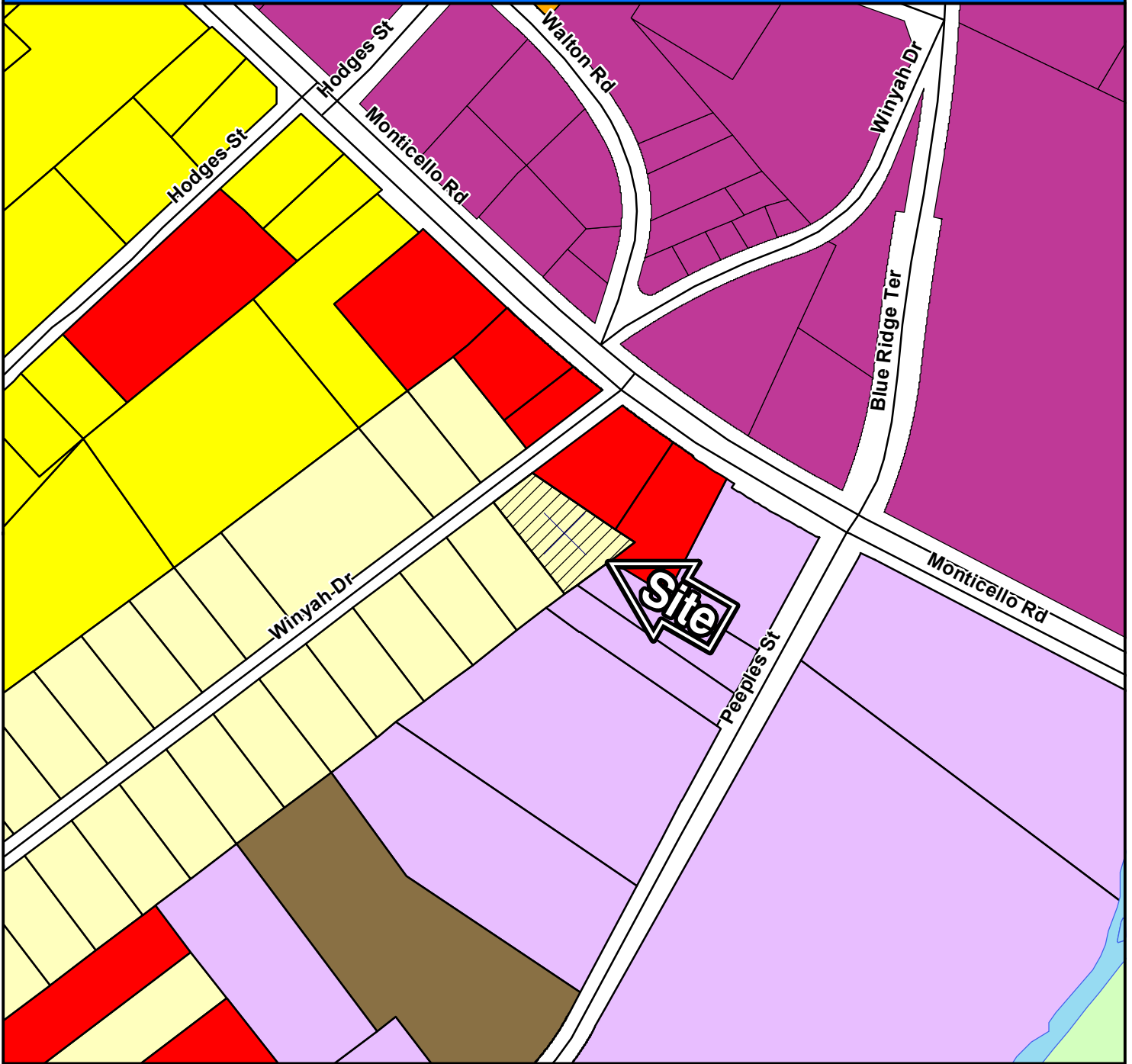
Zoning Public Hearing Date

June 23, 2014

Planning Commission Action

At their meeting of **June 1, 2015** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **deny the proposed amendment** for **RC Project # 15-24 MA**.

Case 15-24 MA RS-LD to NC



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 15-24 MA
RS-LD to NC
TMS 09308-06-33**



CASE 15-24 MA

From RS-LD to NC

TMS# R09308-06-33

1726 Winyah Drive



The zoning change from RS-LD (Residential –Low Density) to NC (Neighborhood Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Athletic Fields	SR
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	P

Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	P
Schools, Technical and Trade (Except Truck Driving)	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
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
Funeral Homes and 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
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	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, without Drive- Thru	P
Fabric and Piece Goods 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
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
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
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, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Radio, Television, and Other Similar Transmitting Towers	SE
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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

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 # 09308-06-33 FROM RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT) TO NC (NEIGHBORHOOD 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 # 09308-06-33 from RS-LD (Residential, Single-Family – Low Density District) zoning to NC (Neighborhood 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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 23, 2015 (tentative)
First Reading: June 23, 2015 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 1, 2015
RC PROJECT: 15-25 MA
APPLICANT: Derrick J. Harris Sr.

LOCATION: 7708 Fairfield Road

TAX MAP NUMBER: R12000-02-22
ACREAGE: 1.83 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: May 7, 2015

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 5.

An addition of GC zoning contiguous to an existing industrial zoning district.

Background

Zoning History

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

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: 29 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	HI	Auto Salvage
<u>South:</u>	RU	Residence
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a nonresidential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels east of the site are undeveloped. South of the site is a residence. West of the subject parcel is an undeveloped parcel and a residence. North of the site is an auto salvage yard.

Public Services

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.7 miles northeast of the subject parcel in the Town of Blythewood. The Carolina School for Inquiry is located 1.5 miles south of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area.

Plans & Policies

Comprehensive Plan

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Low Density***.

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 189) located south of the subject parcel on Fairfield Road identifies 6,500 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Fairfield Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The request is not located at a traffic junction nor is the site near an activity center. As the intent of the GC District is to orient commercial/office activities primarily to major traffic arteries or within areas of commercial/office usage, staff is of the opinion that the request is not in compliance with the purpose statement of the proposed district. Staff also believes that the proposed rezoning would be inconsistent with the objectives of the 2014 Comprehensive Plan as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or proximate to employment centers.

Approval of the rezoning request would be out of character with the existing, surrounding development pattern and zoning districts in the area.

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

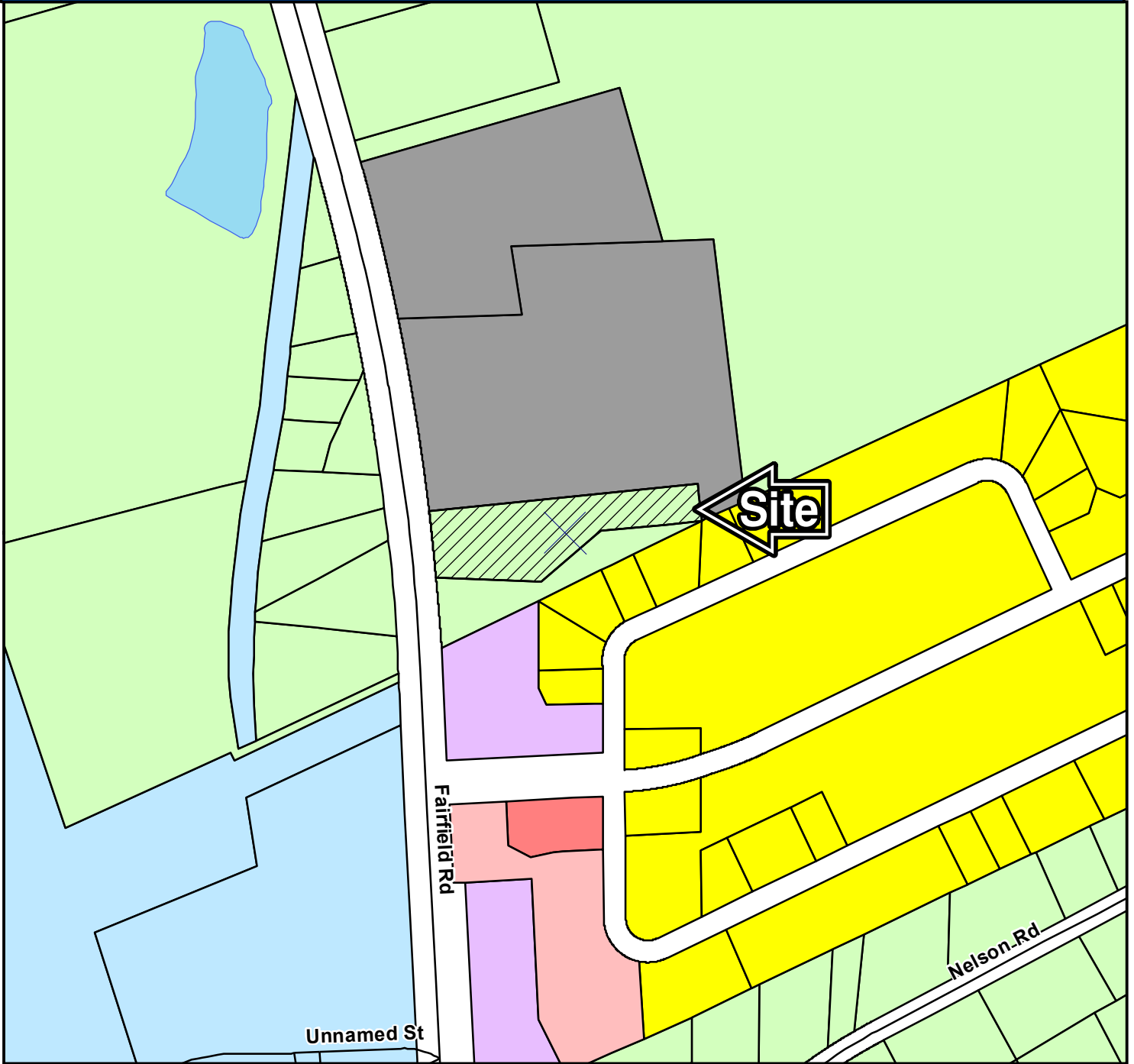
Zoning Public Hearing Date

June 23, 2015.



























Planning Commission Action

At their meeting of **June 1, 2015** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **deny the proposed Umendment** for **RC Project # 15-25 MA**.

Case 15-25 MA RU to GC



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 15-25 MA
RU to GC
TMS 12000-02-22

Unnamed St

Fairfield Rd

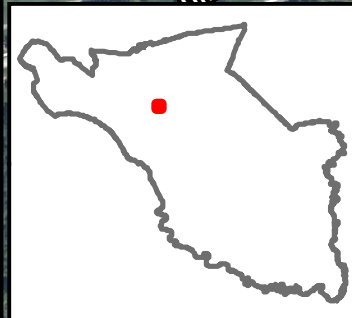
Nelson Rd

Boswell Rd

Murdock St



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 15-25 MA

From RU to GC

TMS# R12000-02-22

7708 Fairfield 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
Batting 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, Appliance and Electronics	SR
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
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. ____-15HR

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 # 12000-02-22 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 # 12000-02-22 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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 23, 2015 (tentative)
First Reading: June 23, 2015 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 1, 2015
RC PROJECT: 15-26 MA
APPLICANT: Jeff & Jodi Salter

LOCATION: 2304 Clemson Road

TAX MAP NUMBER: R20200-01-11
ACREAGE: 5 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: OI

PC SIGN POSTING: May 7, 2015

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Medium Density District (RS-2). With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-Family Medium Density District (RS-MD).

Zoning History for the General Area

The Office and Institutional District (OI) parcel west of the subject site was approved under Ordinance No. 046-13HR (case number 13-19MA).

The Neighborhood Commercial District (NC) parcel east of the subject site was approved under Ordinance No. 008-12HR (case number 12-03MA).

The Neighborhood Commercial District (NC) parcels further east of the subject site were approved under Ordinance No. 073-07HR (case number 07-31MA).

The Planned Development District (PDD) southwest of the subject site was approved under Ordinance No. 060-03HR (case number 04-07MA)

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU/NC	Residence/Doctors Office
<u>East:</u>	RU	Undeveloped
<u>West:</u>	OI	Continued care retirement facility

Discussion

Parcel/Area Characteristics

The parcel contains two hundred and forty eight (248) feet of frontage along Clemson Road, is heavily wooded with little slope and contains a single family residential structure. Clemson Road is a five lane undivided Minor Arterial with sidewalks. The immediate area is primarily characterized by residential, commercial, institutional and office uses. West of the subject parcel is a fully-developed, continued care retirement facility. East of the subject parcel is an undeveloped and wooded parcel. South of the subject parcel are residences and a medical office. The parcel north of the site is undeveloped.

Public Services

The subject parcels are within the boundaries of School District Two. Killian Elementary School is .36 miles west of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia. There is one fire hydrant located south of the property on Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .85 miles northeast of the subject parcel.

Plans & Policies

Comprehensive Plan

The updated Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 442) located west of the subject parcel on Clemson Road identifies 21,300 Average Daily Trips (ADT's). Clemson Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Clemson Road.

Conclusion

Staff believes the proposed request will meet the intended land use and design for the area, as identified in the purpose statement for the OI zoning district and 2014 Comprehensive Plan. It is also staff's opinion that the requested zoning is in character and compatible with the zoning and existing uses of the adjacent parcels and developments.

For these reasons, the staff recommends Approval of this map amendment.

Zoning Public Hearing Date

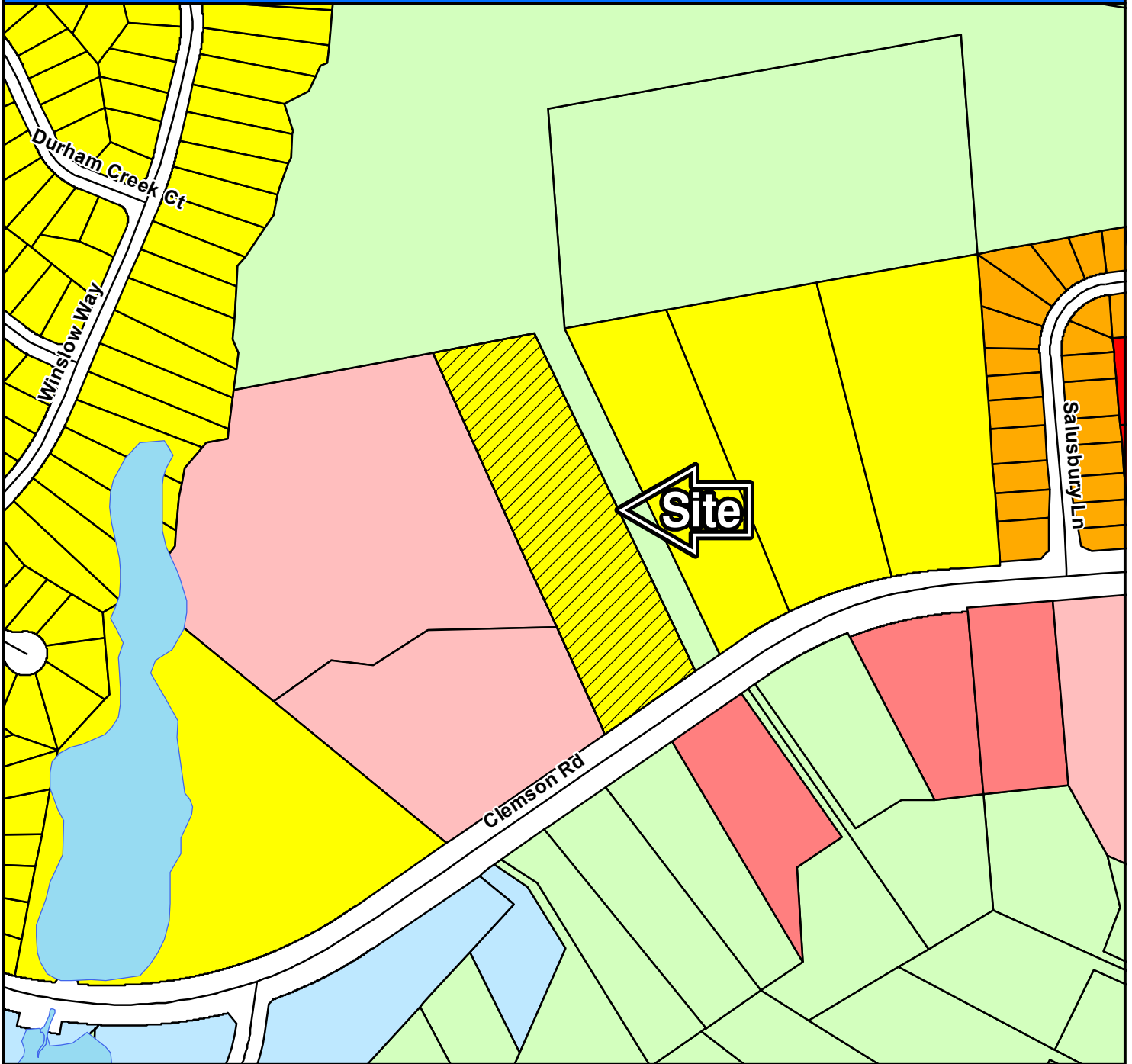
June 23, 2015.

Planning Commission Action

At their meeting of **June 1, 2015** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve the proposed amendment** for **RC Project # 15-26 MA**.

Case 15-26 MA

RS-MD to OI

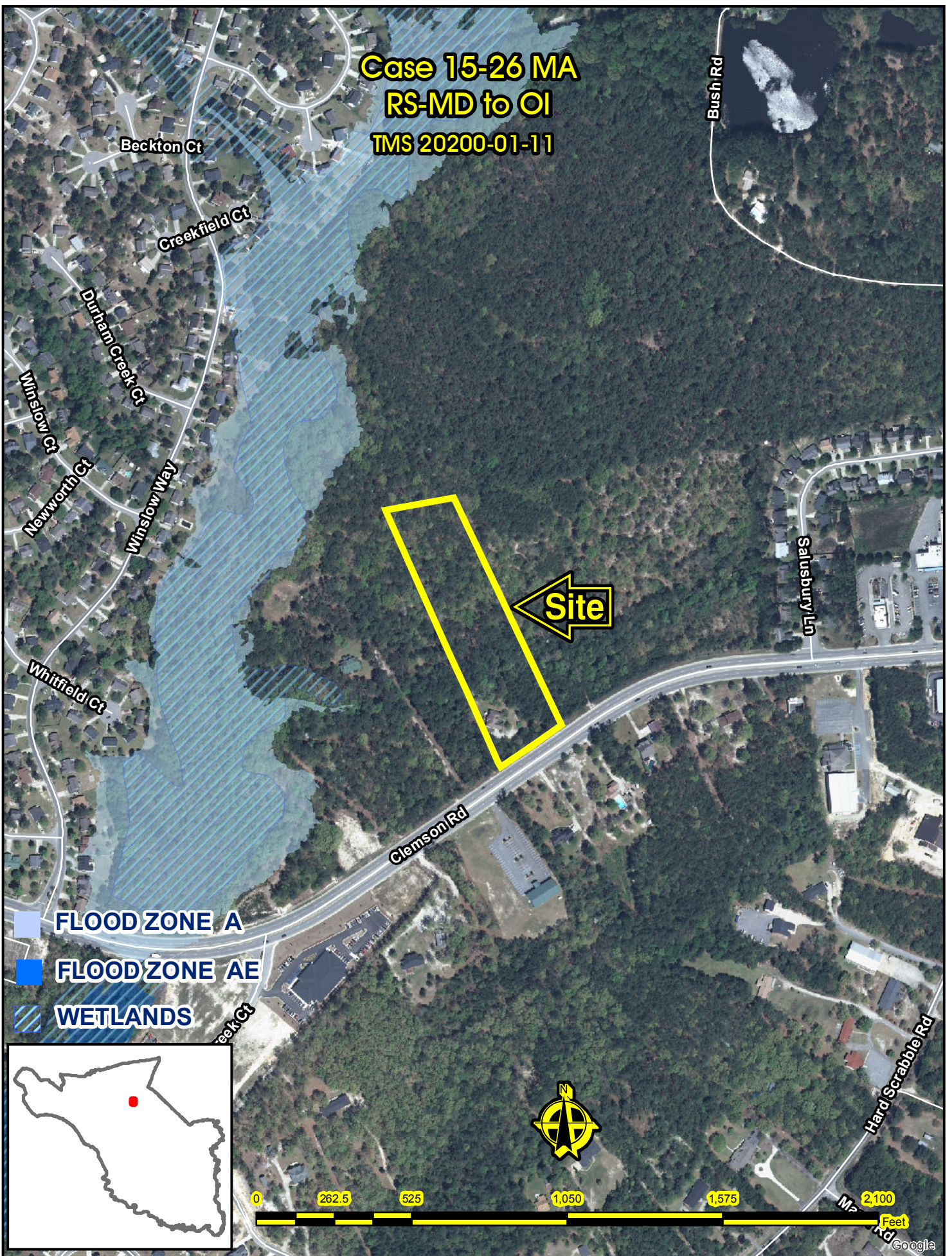


ZONING CLASSIFICATIONS

	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 15-26 MA
RS-MD to OI
TMS 20200-01-11**



CASE 15-26 MA

From RS-MD to OI

TMS# R20200-01-11

2304 Clemson Road



The zoning change from RS-MD (Residential Medium Density) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	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, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SE
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord.	SR

USE TYPES	OI
Continued Care Retirement Communities	SR
Dormitories	SE
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Special Congregate Facilities	SE
Athletic Fields	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P

020-10HR; 5-4-10)	
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
Funeral Homes and Services	P
Kennels	SR
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	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)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical	P

Services, Not Otherwise Listed	
Real Estate and Leasing Offices	P
Research and Development Services	SR
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	P
Caterers, No On Site Consumption	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE

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
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. ____-15HR

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 # 20200-01-11 FROM RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICT) TO OI (OFFICE AND INSTITUTIONAL 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 # 20200-01-11 from RS-MD (Residential, Single-Family – Medium Density District) zoning to OI (Office and Institutional 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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of _____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 23, 2015 (tentative)
First Reading: June 23, 2015 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2015
RC PROJECT: 15-27 MA
APPLICANT: Robert F. Berger

LOCATION: 4154 Hardscrabble Road

TAX MAP NUMBER: R20200-03-30
ACREAGE: 3.53
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: May 7, 2015

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcel south west of the site was approved on April 24th, 2001 under Ordinance No. 24-01HR (case number 01-15MA).

Zoning District Summary

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU/RU	Private Park/ Residence
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Place of Worship

Discussion

Parcel/Area Characteristics

The parcel has frontage along Hardscrabble Road. The subject parcel contains a residence with a gentle slope. The immediate area is characterized by institutional and residential uses, with no sidewalks or streetlights in the vicinity. Contiguous east of the subject parcel is an undeveloped parcel and north is a residence. The parcels south contain a private park and a residence. West of the subject parcel is a place of worship. The parcel is approximately a quarter mile south from the intersection of Clemson Road and Hardscrabble Road, which is designated as a Neighborhood Activity Center in the 2014 Comprehensive Plan.

Public Services

The subject parcel is within the boundaries of School District Two. Killian Elementary School is located .78 miles west of the subject parcel. The Elders Pond fire station (number 34) is located .89 miles north of the subject parcel on Elders Pond Drive. There is a fire hydrant located south of the site along Hardscrabble Road. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

Plans & Policies

2014 Comprehensive Plan

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 428) located adjacent to the subject parcel on Hard Scrabble Road identifies 17,800 Average Daily Trips (ADT’s). This segment of Hard Scrabble Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Hard Scrabble Road is currently operating at Level of Service (LOS) “F”.

Hard Scrabble Road is scheduled to be widened from Farrow Road to Kelly Mill Road as part of the County Penny Sales Tax program. Construction is expected to begin in 2015 or early 2016 and last for approximately 24 months. The proposed design calls for a five lane (four travel lanes and one center turn lane) section with sidewalks.

Conclusion

The surrounding properties are zoned Rural, but with a mix of residential and institutional uses. The proposed amendment meets the intent of the zoning district and is in compliance with the design and land use characteristics described in the 2014 Comprehensive Plan. With the scheduled Hard Scrabble Road widening and addition of sidewalks and streetlamps, staff feels that this would significantly change the character of the immediate area making it more suitable for neighborhood scale commercial uses, in line with the “Neighborhood Activity Center” future land use designation.

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

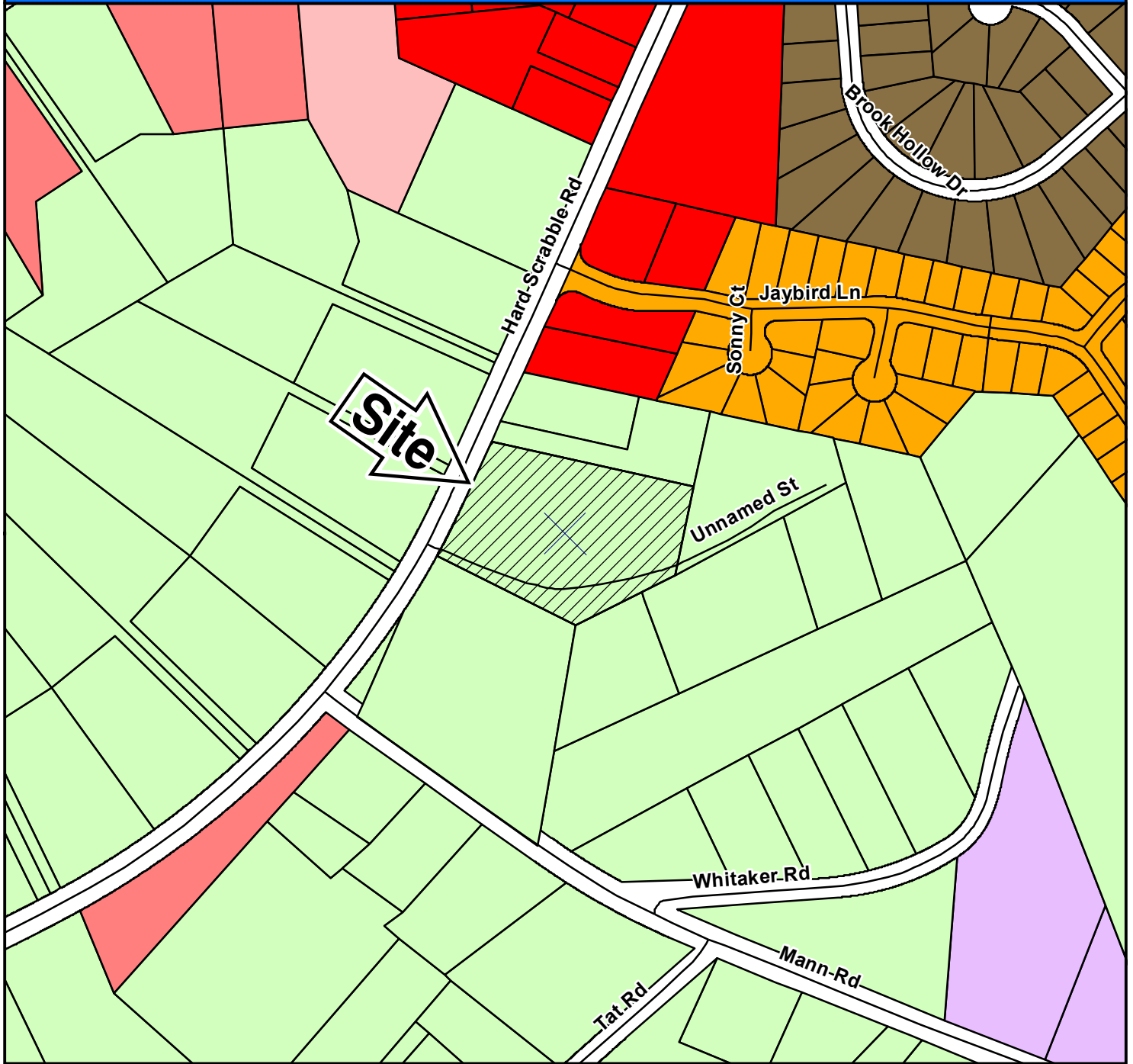
Zoning Public Hearing Date

June 23, 2015.



























Planning Commission Action

At their meeting of **June 1, 2015** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve the proposed amendment** for **RC Project # 15-27 MA**.

Case 15-27 MA RU to NC



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 15-27 MA
RU to NC
TMS 20200-03-30

▲ 440

Salisbury Ln

Unnamed St

Unnamed St

Clemson Rd

Brook Hollow Dr

Winding Creek Ln

Hard Scabble Rd

Jaybird Ln

Reidy Ct

Unnamed St

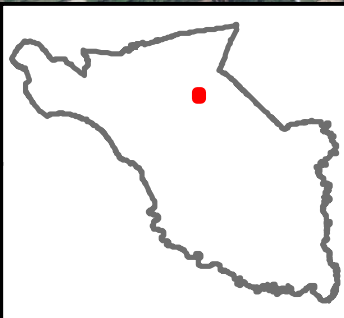
Site

Whitaker Rd

Tat Rd

Mann Rd

- FLOOD ZONE A
- FLOOD ZONE AE
- ▨ WETLANDS



CASE 15-27 MA

From RU to OI

TMS# R20200-03-30

4154 Hardscrabble Road



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	NC
<u>Residential Uses</u>	
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
<u>Accessory Uses and Structures</u>	
<u>Recreational Uses</u>	
Amusement Arcades	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
<u>Institutional, Educational and Civic Uses</u>	
Community Food Services	P
Courts	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	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, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related 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
Funeral Homes and 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
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SE

Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	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, without Drive- Thru	P
Fabric and Piece Goods 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
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
Manufactured Home Sales	
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	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
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, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P

<p><u>Transportation, Information, Warehousing, Waste Management, and Utilities</u></p>	
<p>Utility Company Offices</p>	<p>P</p>
<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)</p>	<p>SR</p>

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

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 # 20200-03-30 FROM RU (RURAL DISTRICT) TO NC (NEIGHBORHOOD 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 # 20200-03-30 from RU (Rural District) zoning to NC (Neighborhood 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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 23, 2015 (tentative)
First Reading: June 23, 2015 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 1, 2015
RC PROJECT: 15-28 MA
APPLICANT: Kay Evans

LOCATION: Riding Grove Road

TAX MAP NUMBER: R28900-01-27, 28 & 31
ACREAGE: 6.11, 4 & 4 acres (14.11 total acres)
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: May 7, 2015

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Woodcreek Farms, PDD, Planned Development District was rezoned under Ordinance Number 2178-92HR (case number 91-040MA) from RS-2, RU and D-1. Additionally, the PDD parcels (Woodcreek Farms) south of the subject parcel were rezoned from PDD to PDD under Ordinance Number 018-00HR (case number 00-016MA). The Woodcreek Farms PDD has been amended throughout the years, including cases 04-62MA and 10-28MA.

The Greenhill Parish map amendment (case number 14-31MA) received third reading approval at the Tuesday, December 2, 2014 County Council meeting. The amendment affected approximately 65.94 acres of the Greenhill Parish PDD development. The proposed changes added additional residential acreage and reduced the commercial acreage.

The Greenhill Parish map amendment (case number 14-09MA) was approved under Ordinance Number 033-14HR. This amendment affected approximately 6.81 acres of the Greenhill Parish PDD development. The proposed changes decreased the RS-1 acreage from 112.16 acres to 105.35 acres and created 6.81 acres of OI Religious land uses.

A parcel to the east was approved for rezoning from RU District to RS-MD District (case number 15-03MA).

Zoning District Summary

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 72 dwelling units.

*Gross density calculations do not consider site characteristics or land set aside for infrastructure or opens space.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	PDD	Nursery (Woodcreek Farms)
<u>East:</u>	RU	Residence
<u>West:</u>	PDD	Residences(Old Field Subdivision Green Hill Parish)

Discussion

Parcel/Area Characteristics

The subject parcels have direct access to Riding Grove Road. The parcels are undeveloped with moderate slopes and there are no sidewalks or streetlights. The immediate area is characterized by a mix of residential, institutional, commercial and undeveloped/forested land uses. North of the subject parcels is a residence. Contiguous west of the subject parcels is a residential subdivision. East of the subject parcels is a residence. South of the subject parcels is a nursery that is part of the Woodcreek Farms PDD. The Woodcreek Farms PDD is a mix of residential and commercial land uses

Public Services

The subject parcel is within the boundaries of School District Two. The Catawba trail Elementary School is located less than 500 feet west of the subject parcels on Old National Highway. The Northeast fire station (number 4) is located 1.2 miles southwest of the subject parcels on Spears Creek Church Road. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia. The subject property is located within the Boundaries of the Palmetto Utilities Sewer service district.

Plans & Policies

2014 Comprehensive Plan

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Medium Density***.

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

No traffic count stations are located on Riding Grove Road or Old National Highway. The closest count station is located on Spears Creek Church Road southwest of the site. The 2013 SCDOT traffic count (Station #451) identifies 10,700 Average Daily Trips (ADT's). This segment of Spears Creek Church Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Spears Creek Church Road is currently operating at Level of Service (LOS) "E".

Spears Creek Church Road is ranked as number 34 on the list of Prioritized Road Widening Projects in the COATS 2035 Long Range Transportation Plan. Spears Creek Church Road is identified for widening from two to five lanes from Interstate 20 to Two Notch Road. The section of Spears Creek Church Road from Two Notch Road to Percival Road is also identified for widening on the list of Richland County Penny Tax projects.

There are no planned or programmed improvements for Riding Grove Road or Old National Highway.

Conclusion

The proposed rezoning would be consistent with the objectives for the Neighborhood Medium Density designation outlined in the 2014 Comprehensive Plan. Additionally, approval of the rezoning request would be in character with the existing developments and zonings of the area.

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

Zoning Public Hearing Date

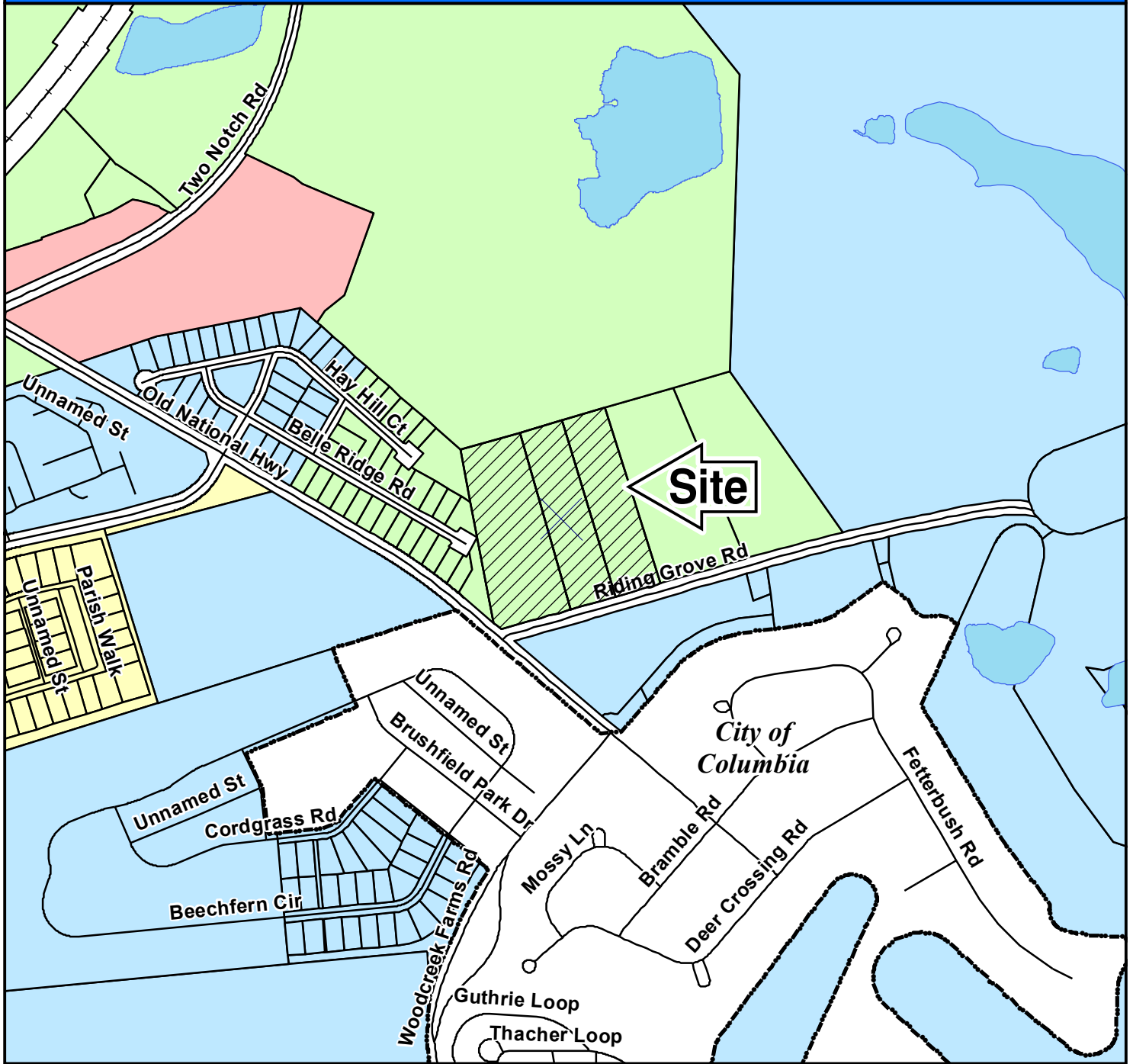
June 23, 2015.

Planning Commission Action

At their meeting of **June 1, 2015** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve the proposed amendment** for **RC Project # 15-28 MA**.

Case 15-28 MA

RU to RS-MD



ZONING CLASSIFICATIONS

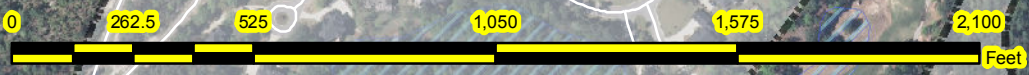
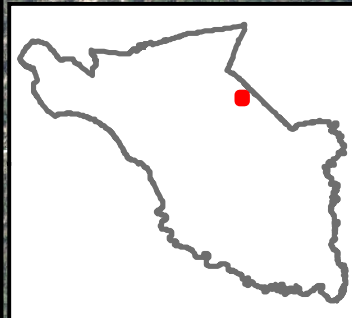
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 15-28 MA
RU to RS-MD
TMS 28900-01-27-28/31



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 15-28 MA

From RU to RS-MD

TMS# R28900-01-27, 28 & 31

Riding Grove Road



The zoning change from RU (Rural) to RS-MD (Residential Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RS-MD
Single-Family, Zero Lot Line, Common	SE
Single-Family, Zero Lot Line, Parallel	SR

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

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 PROPERTIES DESCRIBED AS TMS # 28900-01-27/28/31 FROM RU (RURAL DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-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 properties described as TMS # 28900-01-27/28/31 from RU (Rural District) zoning to RS-MD (Residential, Single-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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 23, 2015 (tentative)
First Reading: June 23, 2015 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 1, 2015
RC PROJECT: 15-29 MA
APPLICANT: Curtis Cain

LOCATION: 5480 Bluff Road

TAX MAP NUMBER: R18800-02-29
ACREAGE: 3.6 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: May 7, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

A parcel east of the site, which is part of Westinghouse, was rezoned from RU to Heavy Industrial (HI) District under ordinance number 078-09HR (case number 09-13MA).

Two parcels west of the site were rezoned from RU to Light Industrial (LI) District under ordinance number 2248-92HR (case number 92-31MA).

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	Undeveloped
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Bluff Road. The subject property contains commercial structures and manufactured homes. The site has little slope and does not contain much vegetation. There are no sidewalks or streetlights along this section of Bluff Road. The surrounding area is characterized by residential and undeveloped parcels. The parcel east of the site contains a residence. North, south and west of the site are undeveloped.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 4.5 miles northwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

Plans & Policies

Comprehensive Plan

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Rural**.

Land Use and Design

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for the increased density of lot sizes in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 244) located northwest of the subject parcel on Bluff Road identifies 6,600 Average Daily Trips (ADT's). Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Bluff Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

As the intent of the RC District is 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, staff is of the opinion that the request is not in compliance with objectives for commercial district. In addition, staff believes that the proposed rezoning would be inconsistent with the intentions of the 2014 Comprehensive Plan, as commercial is designed to be located within Rural Activity Centers. Approval of the requested zoning would be out of character with the existing uses in the area.

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

Zoning Public Hearing Date

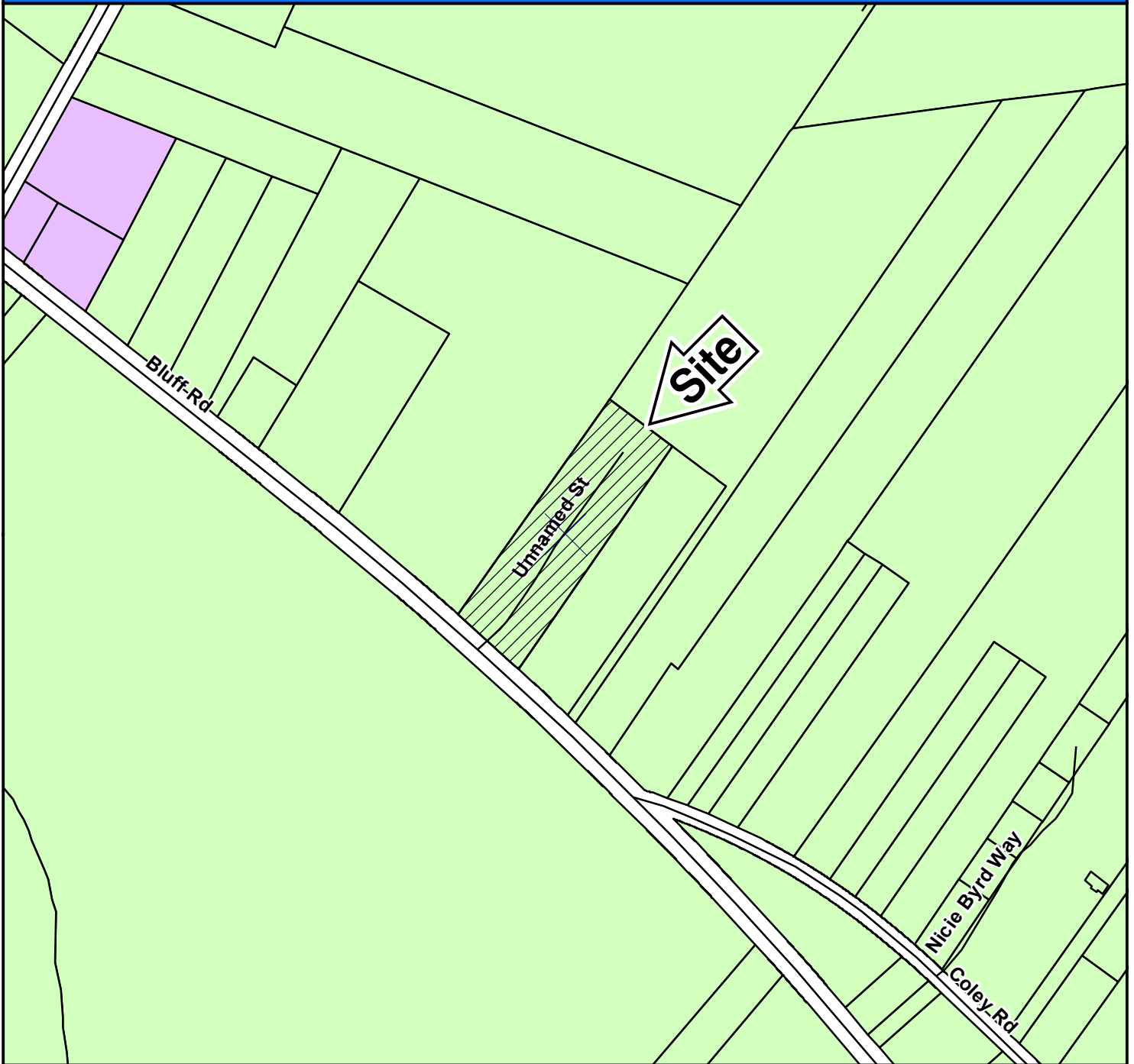
June 23, 2015.

Planning Commission Action

At their meeting of **June 1, 2015** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **deny the proposed Umendment** for **RC Project # 15-29 MA**.

Case 15-29 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 15-29 MA
RU to RC
TMS 18800-02-29

▲ 411

Montgomery Ln




Joseph Wesley Rd

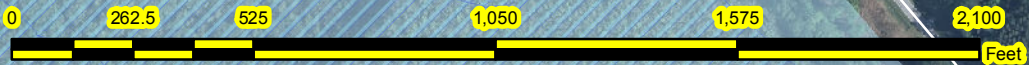
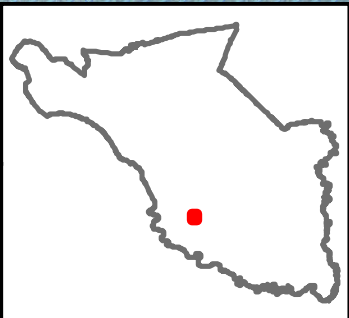
Bluff Rd

Site

Nicie Byrd Way

Coley Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 15-29 MA

From RU to GC

TMS# R18800-02-29

5480 Bluff Road



Looking at subject parcel



Looking north at site

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 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. ___-15HR

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 # 18800-02-29 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 the real property described as TMS # 18800-02-29 from RU (Rural District) zoning to RC (Rural 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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 23, 2015 (tentative)
First Reading: June 23, 2015 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 1, 2015
RC PROJECT: 15-30 MA
APPLICANT: M.B. Arnold

LOCATION: 1555 & 1557 Daulton Dr

TAX MAP NUMBER: R17012-03-11 & 12
ACREAGE: .64 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

PC SIGN POSTING: May 7, 2015

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 1.

An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family (RG-2). With the adoption of the 2005 Land Development Code the RG-2 District was designated Residential Multi-Family High District (RM-HD)

Zoning History for the General Area

The General Commercial District (GC) parcels east of the subject site were approved under Ordinance No. 036-02HR (case number 02-54MA).

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>	RM-HD/GC	Undeveloped/Residence
<u>South:</u>	GC	Home Center
<u>East:</u>	GC	Hotel
<u>West:</u>	RM-HD	Residence

Discussion

Parcel/Area Characteristics

The parcels have frontage along Daulton Drive, a two lane local collector street. There are no sidewalks or streetlamps along this section of Dalton Drive. Both parcels contain a single family residential structure. The immediate area is characterized by commercial uses south and east of the subject parcels and residences to the west and north. Adjacent to the west of the subject parcels are single family residences. The GC zoned parcel north of the parcels contains a non-conforming single family residential structure. A home center and multiple restaurants occupy the parcels south of the subject sites. East of the subject parcels is a hotel.

Public Services

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .59 miles southwest of the subject parcel on Springcrest Drive. Water would be provided by the City of Columbia and sewer would be provided by East Richland County Public Service District. There is a fire hydrant east of the property on Daulton Dr. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .58 miles south of the subject parcels.

Plans & Policies

2014 Comprehensive Plan

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Community Activity Center***.

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

Traffic Characteristics

No traffic count stations are located on Daulton Drive. The 2013 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 28,500 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Two Notch Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed zoning is in compliance with the recommended objective for community activity centers outlined in the 2014 Comprehensive Plan. Additionally approval of the rezoning request would not be out of character with the surrounding development pattern and zoning districts for the area.

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

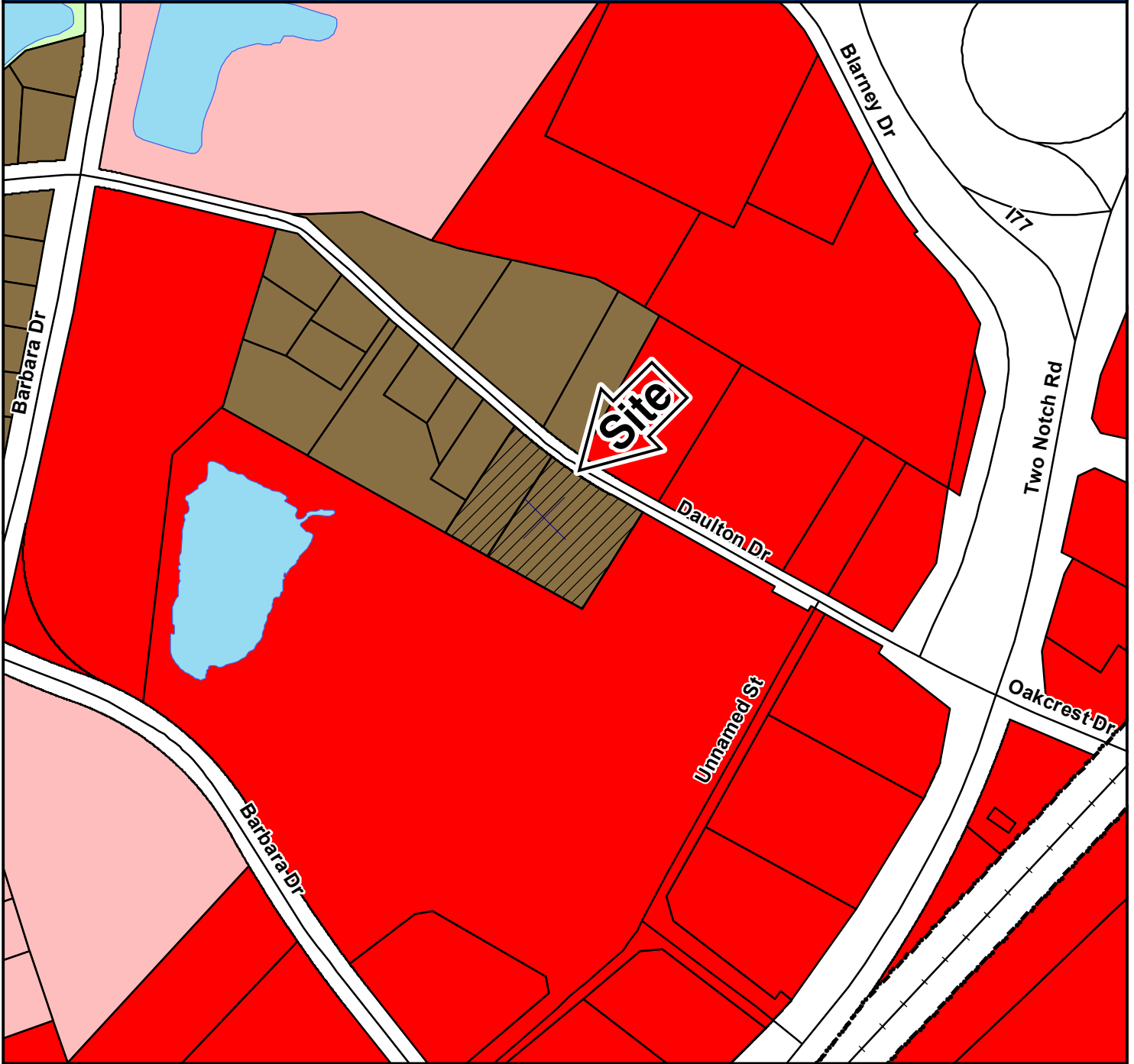
Zoning Public Hearing Date

June 23, 2015.

Planning Commission Action

At their meeting of **June 1, 2015** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve the proposed amendment** for **RC Project # 15-30 MA**.

Case 15-30 MA RM-HD to GC



ZONING CLASSIFICATIONS

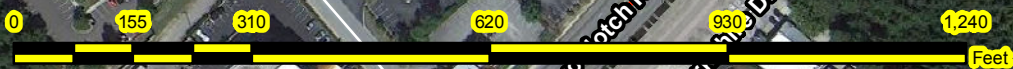
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 15-30 MA
RM-HD to GC
TMS 17012-03-11 & 12

Site

-  FLOODZONE A
-  FLOODZONE AE
-  WETLANDS



CASE 15-30 MA

From RM-HD to GC

TMS# R17012-03-11 & 12

1555 & 1557 Daulton Dr



Looking at subject parcels



Looking east of site

The zoning change from RM-HD (Residential Multi-Family High Density to General Commercial (GC) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	GC
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	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
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P

Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	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
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
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
Kennels	SR
Landscape and Horticultural 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	P

Storage		
Repair and Maintenance Services, Appliance and Electronics		SR
Repair and Maintenance Services, Automobile, Minor		P
Repair and Maintenance Services, Home		P
and Garden Equipment		
Repair and Maintenance Services, Personal and Household Goods		P
Research and Development Services		P
Security and Related Services		P
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 eterinary 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
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
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
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
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
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
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ___-15HR

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 PROPERTIES DESCRIBED AS TMS # 17012-03-11/12 FROM RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY 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 properties described as TMS # 17012-03-11/12 from RM-HD (Residential, Multi-Family – High Density 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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 23, 2015 (tentative)
First Reading: June 23, 2015 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 1, 2015
RC PROJECT: 15-31MA
APPLICANT: Elton Johnson

LOCATION: 6423 Monticello Road

TAX MAP NUMBER: R09401-06-07
ACREAGE: .979 acres
EXISTING ZONING: GC
PROPOSED ZONING: RS-MD

PC SIGN POSTING: May 7, 2015

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** "An extension of the same existing zoning district boundary. (Ord. 038-09HR; 7-21-09)" the subject parcel is eligible for rezoning.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Commercial District (C-3). With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial District (GC).

Zoning District Summary

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 5 dwelling units.

*Gross density calculations do not consider site characteristics or land set aside for infrastructure or opens space.

Direction	Existing Zoning	Use
<u>North:</u>	RU/CC-3	Undeveloped
<u>South:</u>	OI	Residence
<u>East:</u>	CC-3	Undeveloped
<u>West:</u>	GC	Nonconforming Motor Vehicles, Used Parts & Supplies

Discussion

Parcel/Area Characteristics

The parcel has access to Monticello Road, a four lane facility with a center turn lane. The subject parcel contains an unoccupied, red-brick, single-family residence previously used as an office (ADS Security) and an assortment of accessory structures. There are sidewalks along both sides of Monticello Road and no streetlights. The surrounding area is primarily characterized by a mix of residential and commercial land uses. Contiguous west of the subject parcel is a nonconforming automobile (used parts & supplies) operation. East of the subject parcel is undeveloped. The CC-3 zoning district is a mostly commercial district within the Crane Creek Master Plan. South of the site is a residential structure, which is zoned Office and Institutional District (OI).

Public Services

The subject parcel is within the boundaries of School District One. Eau Claire High School is located 1.7 miles southeast of the subject parcel on Monticello Road. The Crane Creek fire station (number 18) is located 2.2 miles northeast of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City’s water service area. Records indicate that sewer is handled by an onsite septic tank

Plans & Policies

Comprehensive Plan

The updated Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood Medium Density**.

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 249) located northwest of the subject parcel on Monticello Road identifies 9,300 Average Daily Trips (ADT's). This segment of Monticello Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Monticello Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Monticello Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed RS-MD District would be consistent with the objective for the Neighborhood Medium Density designation outlined in the Comprehensive Plan's Land Use Element. Further, staff is of the opinion that the proposed district would be consistent with the existing development pattern along the corridor.

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

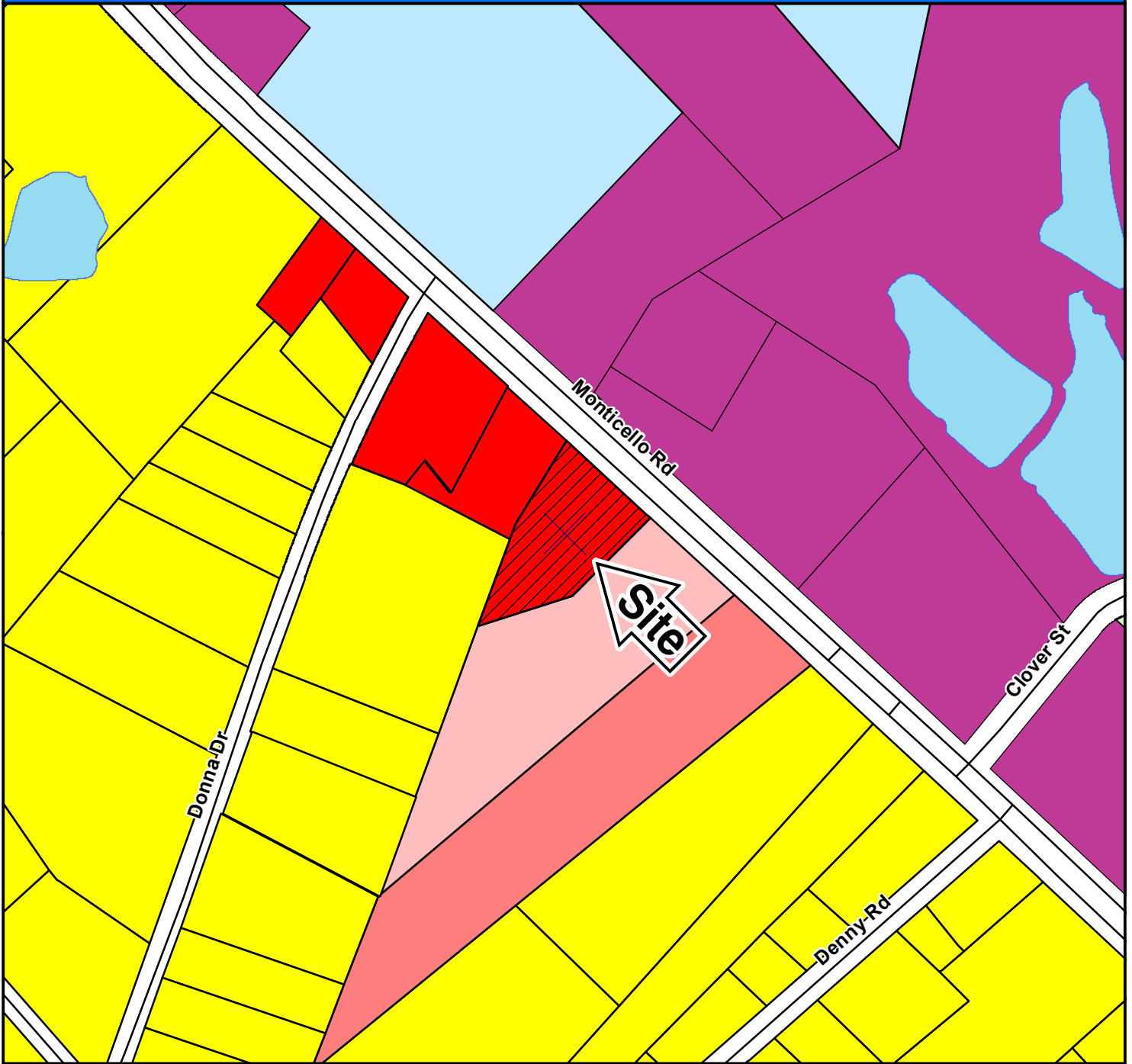
Zoning Public Hearing Date

June 23, 2015.

Planning Commission Action

At their meeting of **June 1, 2015** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve the proposed amendment** for **RC Project # 15-31 MA**.

Case 15-31 MA GC to RS-MD



ZONING CLASSIFICATIONS

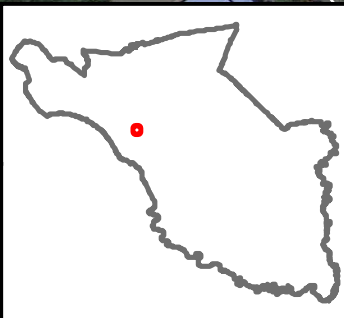
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 15-31 MA
GC to RS-MD
TMS 09401-06-07

Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 15-31 MA

From GC to RS-MD

TMS# R09401-06-07

6423 Monticello Rd



The zoning change from GC (General Commercial) to RS-MD (Residential Single Family Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	GC	RS-MD
<u>Residential Uses</u>		
Accessory Dwellings		SR
Single-Family, Detached		P
Single-Family, Zero Lot Line, Parallel		SR
Group Homes (9 or Less)		SR

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

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 # 09401-06-07 FROM GC (GENERAL COMMERCIAL DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-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 # 09401-06-07 from GC (General Commercial District) zoning to RS-MD (Residential, Single-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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: June 23, 2015 (tentative)
First Reading: June 23, 2015 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-15HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION; DEFINITIONS; SECTION 26-22, DEFINITIONS; SO AS TO ALTER THE DEFINITION OF “SUBDIVISION”.

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 II, Rules Of Construction; Definitions; Section 26-22, Definitions; the definition of “Subdivision”; is hereby amended to read as follows:

Subdivision. All divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease or building development. The definition of subdivision includes:

- (a) All division of land ~~involving a new road or change in existing roads.~~
- (b) Re-subdivision involving a further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law.
- (c) The alteration of any roads or the establishment of any new roads within any subdivision previously made and approved or recorded according to law.
- (d) Combinations of recorded lots.

~~The following exceptions are included within this definition only for the purpose of requiring that Richland County have a record of these subdivisions:~~

- ~~(a) — The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this chapter.~~
- ~~(b) — The division of land into parcels of five (5) acres or more where no new road is involved and plats of these exceptions must be received as information by the Richland County Planning and Development Services Department.~~
- ~~(c) — The combination or recombination of entire lots of record where no new road or change in existing roads is involved.~~

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules Of Construction; Definitions; Section 26-22, Definitions; the definition of “Subdivision, administrative”; is hereby added in appropriate chronological order to read as follows:

Subdivision, administrative. The combination or recombination of portions of previously platted and recorded lots where the total number of lots is not increased and the resultant lots are equal to the applicable site development standards set forth in this chapter; the division of land into parcels of five (5) acres or more where it does not result in the creation of a new roadway or the widening of an existing roadway; the combination or recombination of entire lots of record where no new road or change in existing roads is involved; or the division of a parcel into two (2) lots which do not result in the construction of a new road or the improvement (including, but not limited to, paving and/or widening) of an existing road; or the construction of new water facilities, other than private on-site wells; or the construction of new sewerage facilities, other than on-site septic tanks; or the construction of new storm drainage facilities, other than roadside swales and culverts; and is not in conflict with any provision or portion of the comprehensive plan, official map, or this chapter.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules Of Construction; Definitions; Section 26-22, Definitions; the definition of “Subdivision, major”; is hereby amended to read as follows:

Subdivision, major. Any subdivision that does not meet the criteria for an subdivision exception (see subdivision definition) administrative subdivision or a minor subdivision.

SECTION IV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-54, Subdivision Review and Approval; Subsection (c), Processes; Paragraph (1), Administrative Review”; is hereby amended to read as follows:

(1) *Administrative review.*

~~a. *Applicability.* The following types of subdivisions are subject to administrative review in accordance with this section:~~

~~1. The combination or recombination of portions of previously platted and recorded lots where the total number of lots is not increased and the resultant lots are equal to the applicable site development standards set forth in this chapter.~~

~~2. The division of land into parcels of five (5) acres or more where it does not result in the creation of a new roadway or the widening of an existing roadway.~~

- ~~3. The combination or recombination of entire lots of record where no new road or change in existing roads is involved.~~
- ~~4. The division of a parcel into two (2) lots which do not result in the construction of a new road or the improvement (including, but not limited to, paving and/or widening) of an existing road; or the construction of new water facilities, other than private on-site wells; or the construction of new sewerage facilities, other than on-site septic tanks; or the construction of new storm drainage facilities, other than roadside swales and culverts; and is not in conflict with any provision or portion of the comprehensive plan, official map, or this chapter.~~

ab. *Submittal.* Applications for administrative subdivision review shall be filed by the owner of the property or an authorized agent. The application shall be filed with the planning department. All documents/information required on the application must be submitted – including the permit fee, as established by Richland County Council. Plats must be prepared by a South Carolina licensed land surveyor.

be. *Staff review.* The planning department shall approve or deny the application within thirty (30) days after the submission date of a completed application. If the department does not provide the applicant with a notice of the application's status within thirty (30) days after the submission date of a completed application, then the application shall be deemed approved.

cd. *Public notification.* No public notification is required for administrative subdivision review.

de. *Formal review.* No formal review is required for administrative subdivision review.

ef. *Variances.* Requests for variances, unless otherwise specified, shall be heard by the board of zoning appeals under the procedures set forth in Section 26-57 of this chapter. However, variances from the requirements set forth in Article IX. must be approved by the planning commission.

fg. *Appeals.*

1. Appeals shall be made to the Richland County Planning Commission, subject to the procedures set forth in Sec. 26-

58 and the payment of fees as established by Richland County Council.

2. Pursuant to the requirements of Section 6-29-1150 (c) of the South Carolina Code of Laws, any person who may have a substantial interest in the decision of the planning commission may appeal such decision to the circuit court, provided that a proper petition is filed with the Richland County Clerk of Court within thirty (30) days after receipt of the written notice of the decision by the applicant. An appeal shall cease all staff review regarding the subject property. However, a reconsideration request may be heard at the same time as an appeal is pending. Since an appeal to the circuit court must be based on the factual record generated during the subdivision review process, it is the applicant's responsibility to present whatever factual evidence is deemed necessary to support his/her position. In the alternative, also within thirty (30) days, a property owner whose land is the subject of a decision by the planning commission may appeal by filing a notice of appeal with the circuit court accompanied by a request for pre-litigation mediation in accordance with Section 6-29-1150 and Section 6-29-1155 of the South Carolina Code of Laws.

gh. *Recordation/approval validity.*

1. *Recordation.* A signed and sealed plat for an approved subdivision must be recorded by the applicant, within thirty (30) days of approval, with the Richland County Register of Deeds. The applicant shall provide the planning department with at least one (1) copy of the recorded plat. No building permits or manufactured home setup permits shall be issued until the department receives a copy of the recorded plat of the subject property.
2. *Approval validity.* Failure to record a plat within thirty (30) days shall invalidate the plat approval.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-54, Subdivision Review and Approval; Subsection (c), Processes; Paragraph (2), Minor Subdivision Review"; Subparagraph a.; is hereby amended to read as follows:

- a. *Applicability.* The minor subdivision review process is required for those divisions of land that do not qualify for administrative

subdivision review, ~~(see above)~~ but which consist of less than fifty (50) lots. A minor subdivision shall not require engineered documents pertaining to design of infrastructure or the dedication of land to the county for open space or other public purpose. If a phased project, with fewer than fifty (50) lots in one or more phases, involves a total of fifty (50) or more lots within five (5) years of the recording of any prior phase, then the project shall be treated as a major subdivision, regardless of the size of the individual phases.

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

SECTION VIII. Effective Date. This ordinance shall be enforced from and after _____, 2015.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE _____ DAY

OF _____, 2015

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: June 23, 2015 (tentative)
First Reading: June 23, 2015 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-15HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL; SUBSECTION (C), PROCESSES; PARAGRAPH (3), MAJOR SUBDIVISION REVIEW; SUBPARAGRAPH D, BONDED SUBDIVISION PLAT REVIEW AND APPROVAL; CLAUSE 6, RECORDATION; AND SUBPARAGRAPH E, FINAL SUBDIVISION PLAT REVIEW AND APPROVAL; CLAUSE 6, RECORDATION; SO AS TO PROPERLY CROSS-REFERENCE TWO SUBSECTIONS.

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 IV, Amendments and Procedures; Section 26-54, Subdivision Review and Approval; Subsection (c), Processes; Paragraph (3), Major Subdivision Review; Subparagraph d., Bonded Subdivision Plat Review And Approval; Clause 6., Recordation; is hereby amended to read as follows:

6. *Recordation.* Once approved, prior to recordation, the bonded plat must be signed by the land development administrator or his/her designee. The approval of a bonded plat for a major subdivision shall not automatically constitute or affect an acceptance by the county of the dedication of any road, easement, or other ground shown upon the plat. Public acceptance of the lands must be by action of the Richland County Council. A bonded plat for a major subdivision must be recorded by the applicant within thirty (30) days of approval with the Richland County Register of Deeds. The applicant shall provide the planning department with at least five (5) copies of the recorded plat. Except as allowed under Section 26-54~~(b)(3)e-7.~~ (c)(3)c.6. of this chapter, no building permits or manufactured home setup permits shall be issued until the department receives a copy of the recorded plat of the subject property. If the developer fails to complete the bonded infrastructure improvements and submit a complete application for final subdivision plat approval within the specified time period, the county may proceed to collect the financial surety and assume responsibility for completing the required infrastructure improvements.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-54, Subdivision Review and Approval; Subsection (c), Processes; Paragraph (3), Major Subdivision Review; Subparagraph e., Final Subdivision Plat Review And Approval; Clause 6., Recordation; is hereby amended to read as follows:

6. *Recordation.* Once approved, prior to recordation, the final plat must be signed by the land development administrator or his/her designee. A final

plat for a major subdivision must be recorded by the applicant within thirty (30) days of approval with the Richland County Register of Deeds. The applicant shall provide the planning department with at least five (5) copies of the recorded plat. The approval of a final plat for a major subdivision shall not automatically constitute or affect an acceptance by the county of the dedication of any road, easement, or other ground shown upon the plat. Public acceptance of the lands must be by action of the Richland County Council. Except as allowed under Section 26-54~~(b)(3)e.7.~~ (c)(3)c.6., or unless an optional bonded plat has already been approved and recorded, no building permits or manufactured home setup permits shall be issued until the department receives a copy of the recorded final plat of the subject property.

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

SECTION V. Effective Date. This ordinance shall be enforced from and after _____, 2015.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE ____ DAY

OF _____, 2015

S. Monique McDaniels
Clerk of Council

Public Hearing:
First Reading:
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-15HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ADD TOWNHOUSES AS A PERMITTED USE WITH SPECIAL REQUIREMENTS IN THE RM-MD AND RM-HD ZONING DISTRICTS.

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 II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definition:

Townhouse: A single-family dwelling unit attached by fireproof common walls to other similar type units, each unit having an open space for light, air, and access in the front and rear. There shall be not less than three (3) or more than seven (7) such units connected together.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts And District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; Subsection (f), Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Residential Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Residential Uses																	
Accessory Dwellings		SR	SR	SR	SR	SR	SR		P	P					SR		
Common Area Recreation and Service Facilities		P	P	P	P	P	P	P	P	P	P	P	P	P			
Continued Care Retirement Communities		SE	SE						SR	SR	SR		SR	SR			
Dormitories										P	SE			SE			
Dwellings, Conventional or Modular																	
Multi-Family, Not Otherwise Listed									P	P				P			
Single-Family, Detached		P	P	P	P	P	P	P	P	P							
Single-Family, Zero Lot Line, Common						SE	SE		SR	SR				SR			
Single-Family, Zero Lot Line, Parallel				SR	SR	SR	SR		SR	SR							
<u>Townhouses</u>									<u>SR</u>	<u>SR</u>							
Two-Family									P	P							
Dwellings, Manufactured Homes on Individual Lots		SR	SR	SR				SR							SE		
Fraternity and Sorority Houses									P	P	P			P			
Group Homes (9 or Less)		SR	SR	SR	SR	SR	SR	SR	SR	SR	SE	SE	SE	SE			
Group Homes (10 to 15)		SR								SE	SE	SE	SE	SE			
Manufactured Home Parks								SR									
Rooming and Boarding Houses										SE	SE	SE	SE	P			
Special Congregate Facilities											SE	SE	SE	SE			

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended by the insertion of a new paragraph to read as Paragraph “(72) Townhouse – RS-MD, RS-HD”, the existing Paragraph (72) is renumbered to read as Paragraph (73), and all remaining paragraphs are renumbered in appropriate chronological order.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; is hereby amended by the insertion of a new paragraph to read as Paragraph “(72) Townhouse”, the existing Paragraph (72) is renumbered to read as Paragraph (73), and all remaining paragraphs are renumbered in appropriate chronological order.

(72) Townhouses.

- a. Use districts: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. The minimum lot area shall be 1,500 square feet.
- c. The minimum lot width shall be twenty (20) feet.
- d. If parking is provided underneath the structure or in the front yard, the minimum front yard setback shall be twenty (20) feet. The minimum front yard setback shall be ten (10) feet if parking is provided in the rear yard.
- e. The maximum height of structures shall be three (3) stories or forty-five (45) feet.
- f. A side yard setback of at least five (5) feet shall be provided between the end units of a row and a side lot line; however, when the side lot line is a street line or driveway, the side yard setback adjacent to such street shall be at least ten (10) feet.
- g. The rear yard setback shall be twenty (20) feet; however, when required vehicular parking space is provided in the rear yard, minimum rear yard depth shall be twenty-five (25) feet, provided that no rear yard shall be required for simultaneously constructed units abutting at the rear and sharing for their full width a common nonbearing wall which complies with the building code.
- h. The building foot print of the principle structure shall not cover more than fifty (50%) percent of the lot area.

i. All common driveways, parking areas, open spaces or other amenities shall have provisions for perpetual maintenance by the property owners association or property owner(s)

j. No more than seven (7) dwellings shall be constructed or attached together in a continuous row, and no such row shall exceed two hundred (200) feet in length.

k. An accessory building, excluding carports or garages, shall be permitted in the rear yard provided it does not exceed one hundred (100) square feet in gross floor area and meets the required side yard setback.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-173, Off-street Parking Standards; Subsection (c), Number of Spaces Required; “Residential Uses” of Table 26-VII-1.; is hereby amended to read as follows:

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	* (Mid-range to Maximum must enhance water quality treatment)	
		Mid-range	Maximum **
Residential Uses			
Accessory Dwellings	One (1) Per Dwelling	N/A	One (1) Per Dwelling
Boardinghouses	One (1) for Every Two (2) Rooms Plus One (1) for the Resident Manager	Two (2) for Every Three (3) Rooms Plus One (1) for the Resident Manager	One Per Room Plus One (1) for the Resident Manager
Child and Adult Day Care Homes, Family	As for Single-Family Dwellings, Plus One (1) Additional Space	N/A	As for Single-Family Dwellings, Plus Two (2) Additional Spaces
Continued Care Retirement Communities	One (1) for Every Dwelling Unit Plus One (1) for Every Two (2) Employees on Shift of Greatest Employment	One (1) and One-Half (1½) for Every Dwelling Unit Plus One (1) for Every Two (2) Employees on Shift of Greatest Employment	Two (2) for Every Dwelling Unit Plus One (1) for Every Employee on the Shift of Greatest Employment
Dwellings, Two-Family or Single-Family, <u>Townhouses</u> , or Manufactured Homes on Individual Lots	Two (2) Spaces for Every Dwelling Unit	N/A	Three (3) Spaces for Every Dwelling Unit
Dwellings, Multi-Family	Two (2) Spaces for Every Dwelling Unit	Two and One-Half (2½) Spaces for Every	Three (3) Spaces for Every Dwelling Unit

		Dwelling Unit	
Manufactured Home Parks	Two (2) Per Manufactured Home	Two and One-Half (2½) Per Manufactured Home	Three (3) Per Manufactured Home
Special Congregate Facilities	One (1) Per Resident Staff Plus Two (2) for Every Three (3) Staff/Volunteers on Shift of Greatest Employment Plus One (1) for Each Vehicle Used in the Operation	N/A	One (1) Per Resident Staff Plus One (1) for Every Staff/Volunteer on Shift of Greatest Employment Plus One (1) for Each Vehicle Used in Operation

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-173, Off-street Parking Standards; Subsection (d), Design of Parking Areas; Paragraph (2), Maneuvering Space; Subparagraph a., General; is hereby amended to read as follows:

- a. *General.* All off-street parking areas, with the exception of parking areas for single-family detached, ~~and~~ two-family dwellings, ~~and townhouses~~, shall be so designed that vehicles will not be required to back onto a public road when leaving the premises. All parking areas shall be designed so that there is sufficient area for access to all parking spaces and safe maneuvering within the parking area.

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

SECTION IX. Effective Date. This ordinance shall be enforced from and after _____, 2015.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE _____ DAY

OF _____, 2015

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:
First Reading:
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
2020 Hampton Street
Columbia, SC 29204

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