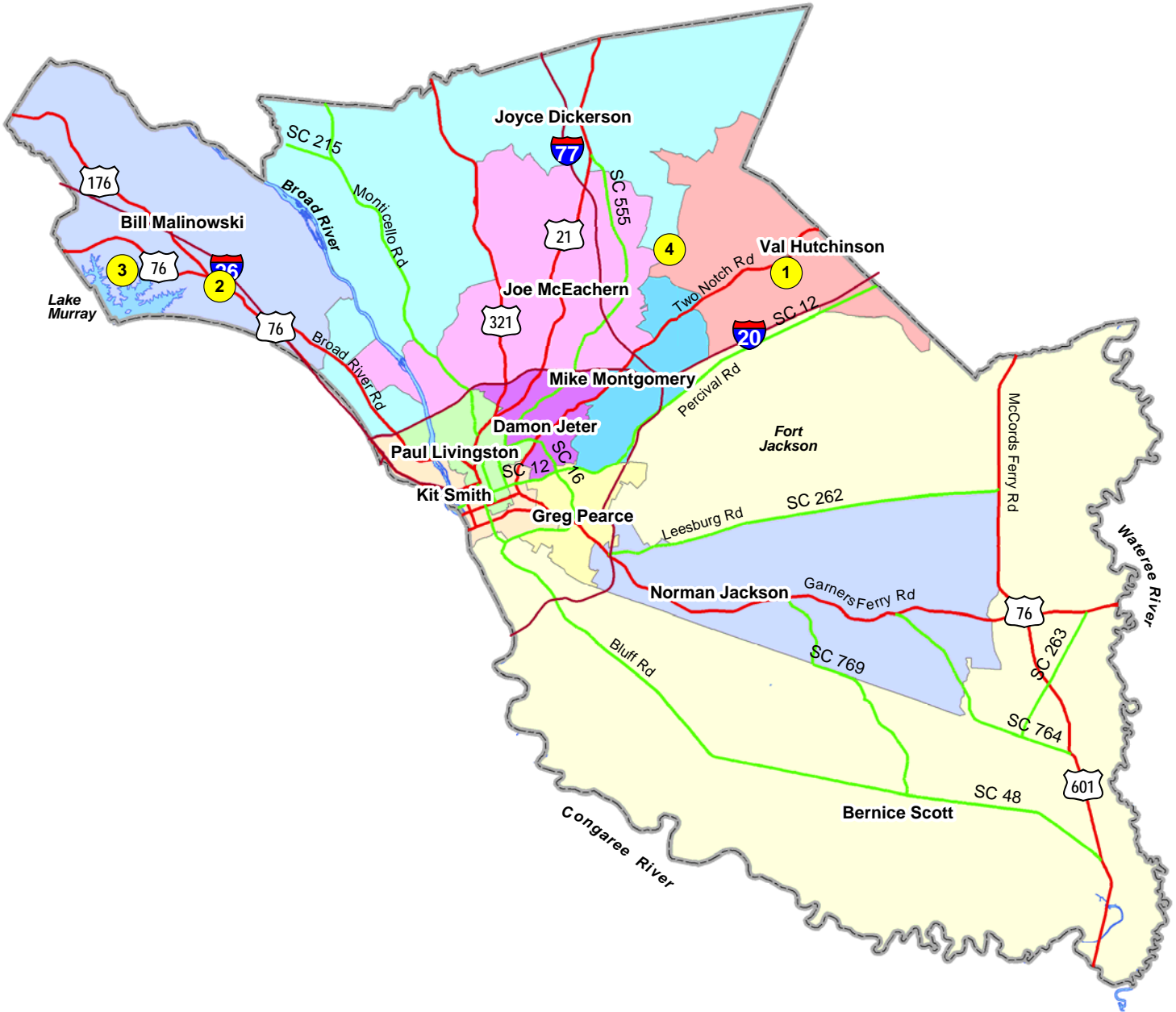


RICHLAND COUNTY
PLANNING COMMISSION



JANUARY 8, 2007

RICHLAND COUNTY PLANNING COMMISSION JANUARY 8, 2007



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 07-01 MA	Cynthia Stewart	25900-04-04	Two Notch Road	Hutchinson
2. 07-04 MA	Stan Mack	03300-07-06	Farming Creek Road	Malinowski
3. 07-05 MA	Kendall Properties/Tom Kendall	02403-01-40/41/42/43	1121 & 1123 Old Road	Malinowski
4. 07-06 MA	Dunbar Funeral Home	20281-01-16 (P)	4219 Hard Scrabble Road	McEachern

RICHLAND COUNTY PLANNING COMMISSION

Monday, January 8, 2007

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Donny Phipps Interim Planning Director
Anna Almeida Development Services Manager
Jennie Sherry-Linder Land Development Administrator
Amelia R. Linder, Esq. Assistant County Attorney

I. 1:00 PM - PUBLIC MEETING CALL TO ORDER Pat Palmer, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL

Consideration of the December 7, 2006 Minutes

IV. AGENDA AMENDMENTS

V. NEW BUSINESS - ZONING MAP AMENDMENTS

CASE # 07 – 01 MA			Page
APPLICANT	Cynthia Stewart		01
REQUESTED AMENDMENT	RU to OI	(2 acres)	
PURPOSE	Insurance Office		
TAX MAP SHEET NUMBER (S)	25900-04-04		
LOCATION	Two Notch Rd.		

CASE # 07 – 04 MA			Page
APPLICANT	Stan Mack		07
REQUESTED AMENDMENT	OI to LI	(3.22 acres)	
PURPOSE	Construction Company		
TAX MAP SHEET NUMBER (S)	03300-07-06		
LOCATION	Farming Creek Rd.		

CASE # 07 – 05 MA			Page
APPLICANT	Kendall Properties / Tom Kendall		13
REQUESTED AMENDMENT	RU to RS-LD	(3.93 acres)	
PURPOSE	Residential Housing		
TAX MAP SHEET NUMBER (S)	02403-01-40/41/42 & 43		
LOCATION	1121 & 1123 Old Rd.		

CASE # 07 – 06 MA			Page
APPLICANT	Dunbar Funeral Home		19
REQUESTED AMENDMENT	RU to GC	(2 + acres)	
PURPOSE	General Commercial		
TAX MAP SHEET NUMBER (S)	20281-01-16 (p)		
LOCATION	4219 Hardscrabble Rd.		

VI. NEW BUSINESS

VII. COMPREHENSIVE PLAN

- a. Comprehensive Plan Revision Status Report

VIII. COUNTY COUNCIL & STAFF ACTIONS REPORT

IX. ROAD NAME APPROVALS25

X. OTHER BUSINESS

- a. Election of Officers

XI. ADJOURNMENT



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: January 8, 2007
RC PROJECT: 07-01 MA
APPLICANT: Cynthia Stewart
LOCATION: Two Notch Road

TAX MAP NUMBER: 25900-04-04
ACREAGE: 2.0
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: December 21, 2006

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned RU and is located on Two Notch Road with approximately 429 linear feet of frontage.

On August 16, 2006 an 8.06 acre parcel was subdivided from a larger parcel totaling approximately 41 acres with Two Notch Road separating the two parcels.

In October, 2006 the Planning Commission recommended denial based on the rezoning request to General Commercial (GC), the rural nature of the surrounding area and the amount of acres presented for the rezoning.

The applicant withdrew the application prior to appearing before County Council. Subsequently in November, 2006 the 8.06 acre parcel was further subdivided into a 2.0 acre parcel, requesting rezoning to Office Institutional (OI).

The property is currently an existing farm, which is predominant use throughout the surrounding area. The current zoning of Rural District (RU) reflects the original zoning established by Richland County in September 1977.

Summary

The OI District 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 intended to best fulfill the intent of this chapter.

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

Roads

The site is located on U.S. Hwy.1 which is classified as a two lane undivided minor arterial currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Vacant
<u>South:</u>	RU/PDD	Greenhill Parish
<u>East:</u>	RU	Vacant
<u>West:</u>	RU	Single Family Large Lot

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Subarea Proposed Land Use Map” designates this area as Commercial in the Developing Urban area.

Objective: “Limit commercial development to select locations such as major intersections reducing the effects of non-residential intrusion on neighborhoods”.

Non-Compliance: The site is not located at a major intersection or clustered location. The surrounding area is open fields and pasture at this time.

Principal: “Sites for commercial development should be located at major traffic junctions or clustered locations rather than strip development.

Non-Compliance: The site is located approximately 620 linear feet from the nearest intersection (Old National Highway), which currently has no commercial or office development.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 117 located northeast of Old National Hwy and Highway 1 and the current volume is 32,300 ADT. Hwy 1 is a two lane undivided minor arterial currently operating at a Level-of-Service "F"

Conclusion

Although the applicant has further subdivided the property to 2.0 acres and has requested a less intense zoning designation of Office Institutional District (OI), the area remains rural and pasturing in nature.

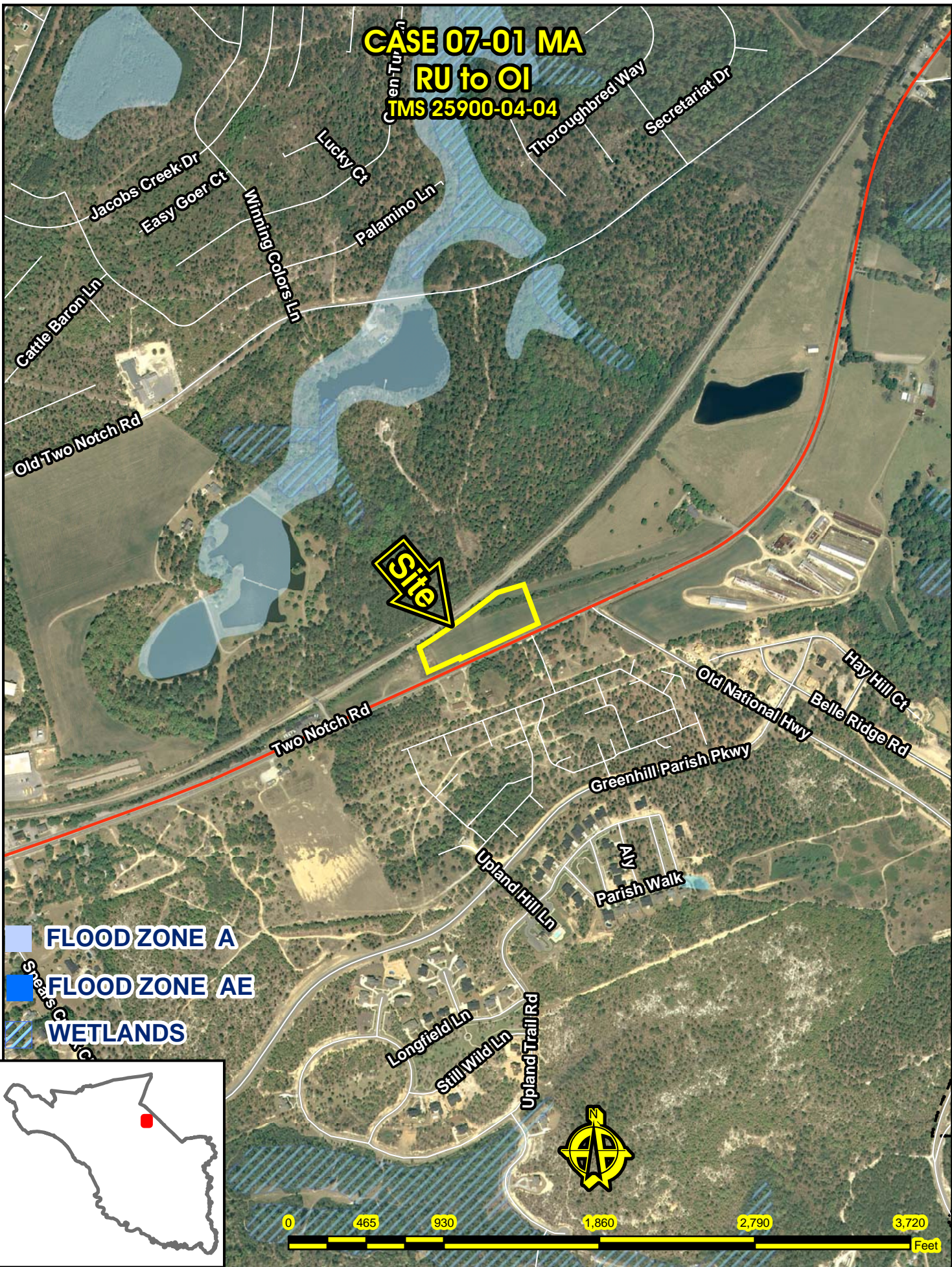
The intent of the Office Institutional District (OI) district is to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential. Currently, this area is entirely residential and agricultural and as such, does not meet the district criteria. Further, the requirement for location at a major intersection is not met, with the additional transportation requirements to meet this type of development. The Office Institutional District (OI) also permits residential use, however with the highest density permitted in Richland County, further impacting transportation requirements.

It is staff's opinion based upon development patterns in the outskirts, the future of this area may be a prime location for office institutional and supporting commercial. However, due to the level-of-service "F" currently on Two Notch Road and the existing surrounding predominately rural and agricultural uses, at this time the rezoning request is premature.

Zoning Public Hearing Date

January 23, 2007

CASE 07-01 MA
RU to OI
TMS 25900-04-04



CASE 07-01 MA
RU to OI
TMS 25900-04-04

Site

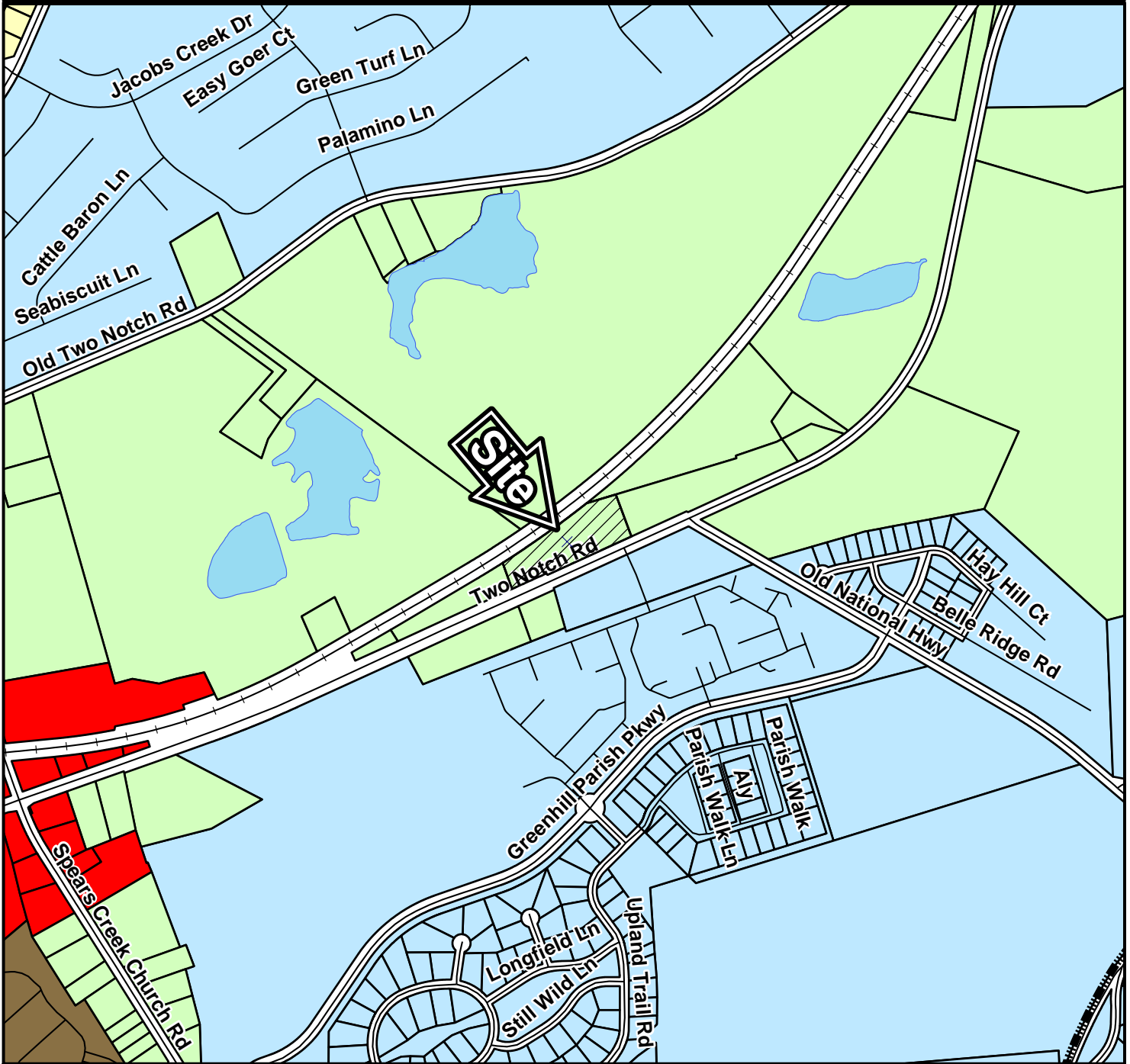
Two Notch Rd

Old National Hwy

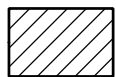
-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



CASE 07-01 MA RU to OI



ZONING CLASSIFICATIONS



Subject
Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: January 8, 2007
RC PROJECT: 07-04 MA
APPLICANT: Dawn T. Mangum/ Stan Mack
LOCATION: Farming Creek Road

TAX MAP NUMBER: 03300-07-06
ACREAGE: 3.22
EXISTING ZONING: OI
PROPOSED ZONING: LI

PC SIGN POSTING: December 21, 2006

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Office Institutional District (OI) and is located on Farming Creek Road with approximately 51 linear feet of frontage. The lot has been subdivided off of a nine (9.0) acre parent tract, approximately five and one half (5.5) acres remaining.

According to County records in 2001 a map amendment was before the Planning Commission requesting to rezone from Rural District (RU) to Office Institutional District (C1), County Council approved the rezoning request in September 2001.

In 2003 a map amendment request was to be heard by the Planning Commission to rezone this property from Office Institutional District (C1) to General Commercial District (C3) however, the applicant withdrew the application September 2003, prior to being heard.

Summary

The Light Industrial District (LI) 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 generate no nuisances. No minimum lot area requirement, except as required by DHEC.

Roads

The site is located on Farming Creek Road which is a two lane farm to market road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Farm house on large lot
<u>South:</u>	RU	Wooded, farm house
<u>East:</u>	RU	Pasture land with house
<u>West:</u>	RU/GC	Single Family w/large lot/Farm related business

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Subarea Proposed Land Use Map” designates this area as Residential Medium/Low density in the Developing Urban area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Non-Compliance: The site is located off of a two lane farm to market road surrounded by agricultural uses and single family residences.

Principal: “Industrial activities should be confined to areas identified on the Proposed Land Use Map, and not produce noise, smoke, odors, glare or pollutants”.

Non-Compliance: The site is not designated for Industrial Uses on the Proposed Land Use Map and is adjacent to an existing farm which currently is active and single family residences.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 147 located on Broad River Road northeast of the site and the current volume is 15,100 ADT which is currently at a Level-of-Service “F”.

Conclusion

The site is surrounded by pasture land, an active farm, a rail line and single family homes on large tracts. The area is rural in nature with little intrusion of any commercial or industrial uses.

An existing boat business is located on the corner of Farming Creek Road and Broad River Road which is approximately 800 + feet from the site, and a small business, agricultural in nature, is across the street.

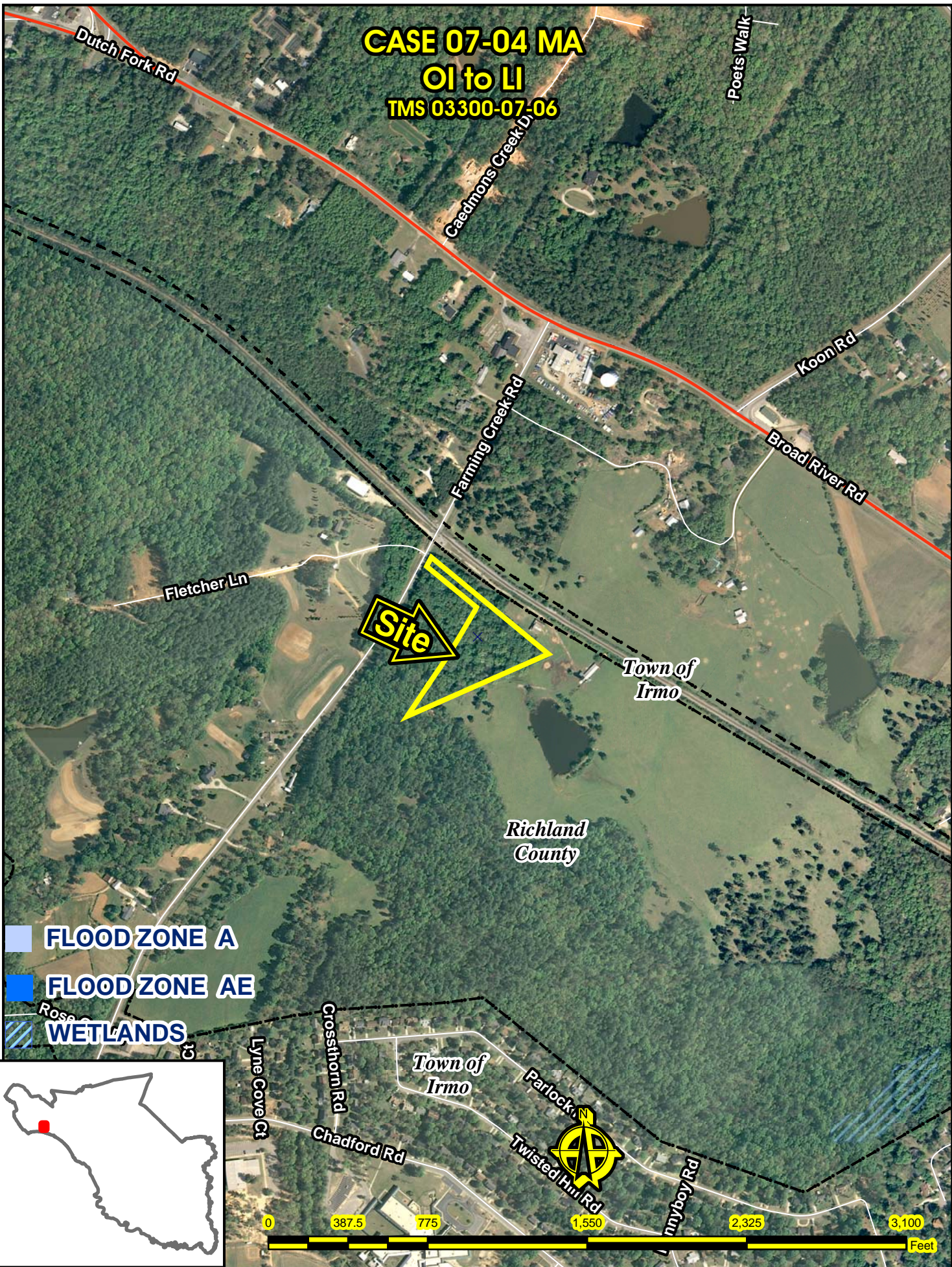
The intensity of the Light Industrial District (LI) has permitted uses such as: manufacturing, commercial, repair, veterinary, outside storage, retail, truck stops, wholesale, timber operations, transportation and industrial which are in non-compliance with the land use plan.

It is staff's opinion, though the District contains an environmental clause, the rezoning request would permit highly intensive land uses for the area, currently not supported by the transportation level of service. This would change the current and intended future direction of land use for the area.

Zoning Public Hearing Date

January 23, 2007

CASE 07-04 MA
OI to LI
TMS 03300-07-06



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-04 MA
OI to LI
TMS 03300-07-06

Calvin Koon Rd


Farming Creek Rd

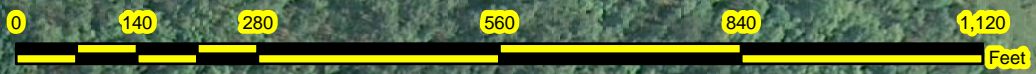
Fletcher Ln

Richland County

Town of Irmo

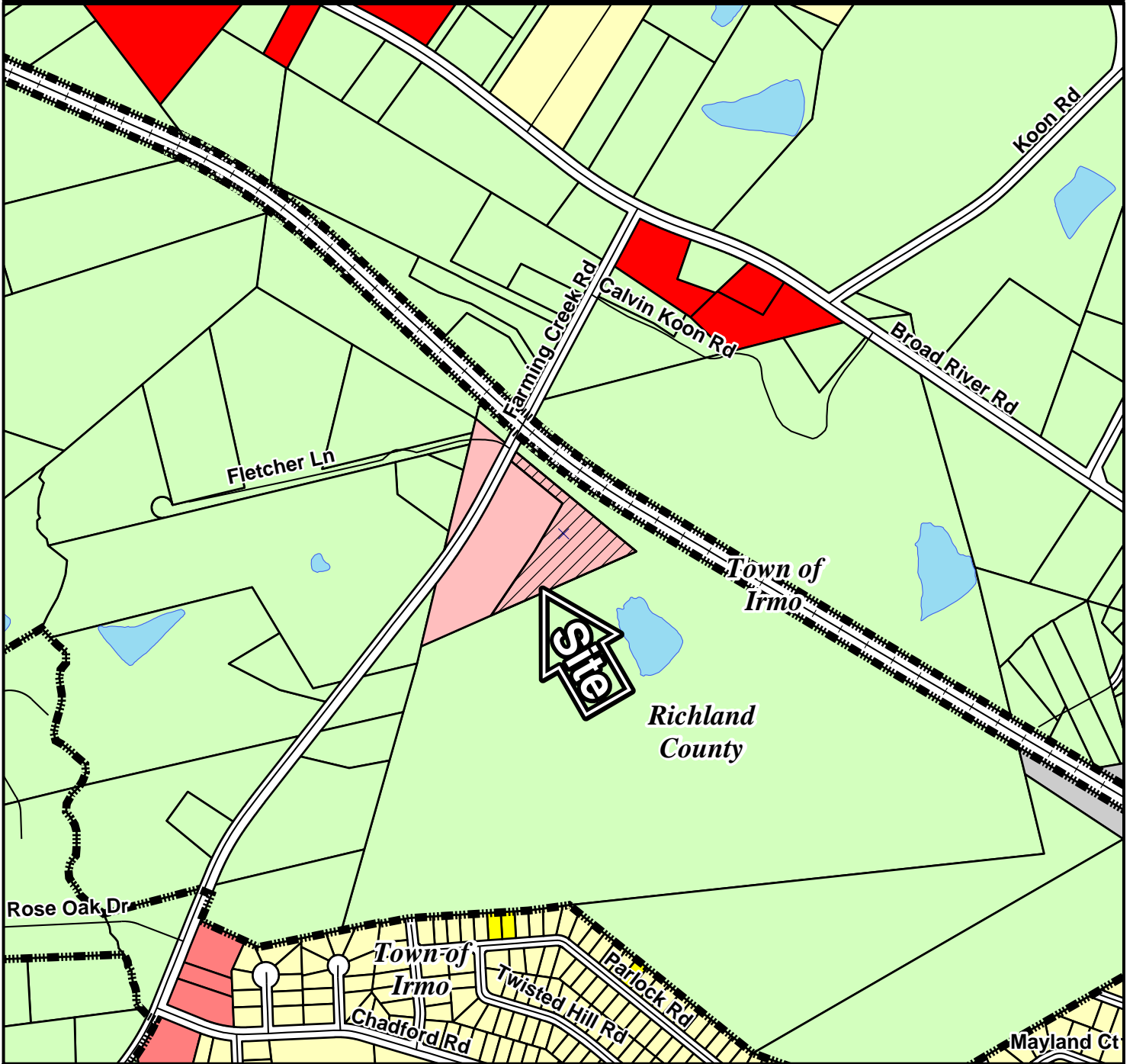
Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

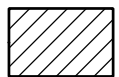


CASE 07-04 MA

OI to LI



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: January 8, 2007
RC PROJECT: 07-05 MA
APPLICANT: Tony M. & Anne H. Buck
LOCATION: 1119 Old Road off of Richard Franklin Road

TAX MAP NUMBER: 02403-01-41
ACREAGE: 3.93
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: December 21, 2006

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Old Road with approximately 447 linear feet of frontage.

In July 2005 the parcel was subdivided into four lots ranging from 0.77 acre to 1.53 acre.

According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The Residential Single-Family- Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted. The minimum lot area is 12,000 square feet; and no more than one (1) principal dwelling unit on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 14 lots (3.5DU/acre)
- The net density for this site is approximately: 9 homes (2DU/acre)

Roads

The site is located on Old Road which is a two lane local road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Single Family residence
<u>South:</u>	RS-LD	Single Family residence
<u>East:</u>		Lake Murray
<u>West:</u>	RU	Single Family residence

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Subarea Proposed Land Use Map” designates this area as Residential Low Density in the Developing Urban area.

Objective: “In areas with environmentally sensitive lands of limited infrastructure, low density development is encouraged”.

Compliance: The lack of infrastructure, topography, zoning setbacks and lot configuration will render one dwelling unit per lot which is in keeping with low density.

Principal: “Residential development should be limited to individual dwellings on individual lots”.

Compliance: The site configuration will lends itself to one dwelling unit per lot.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 637 located on Johnson Marina Road southwest of Dutch Fork and the current volume is 3,200 ADT which is currently at a Level-of-Service “A”.

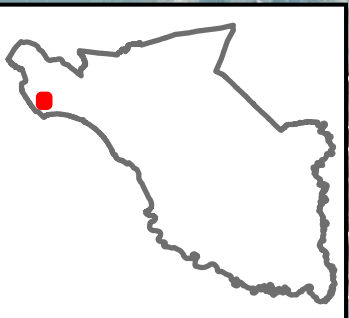
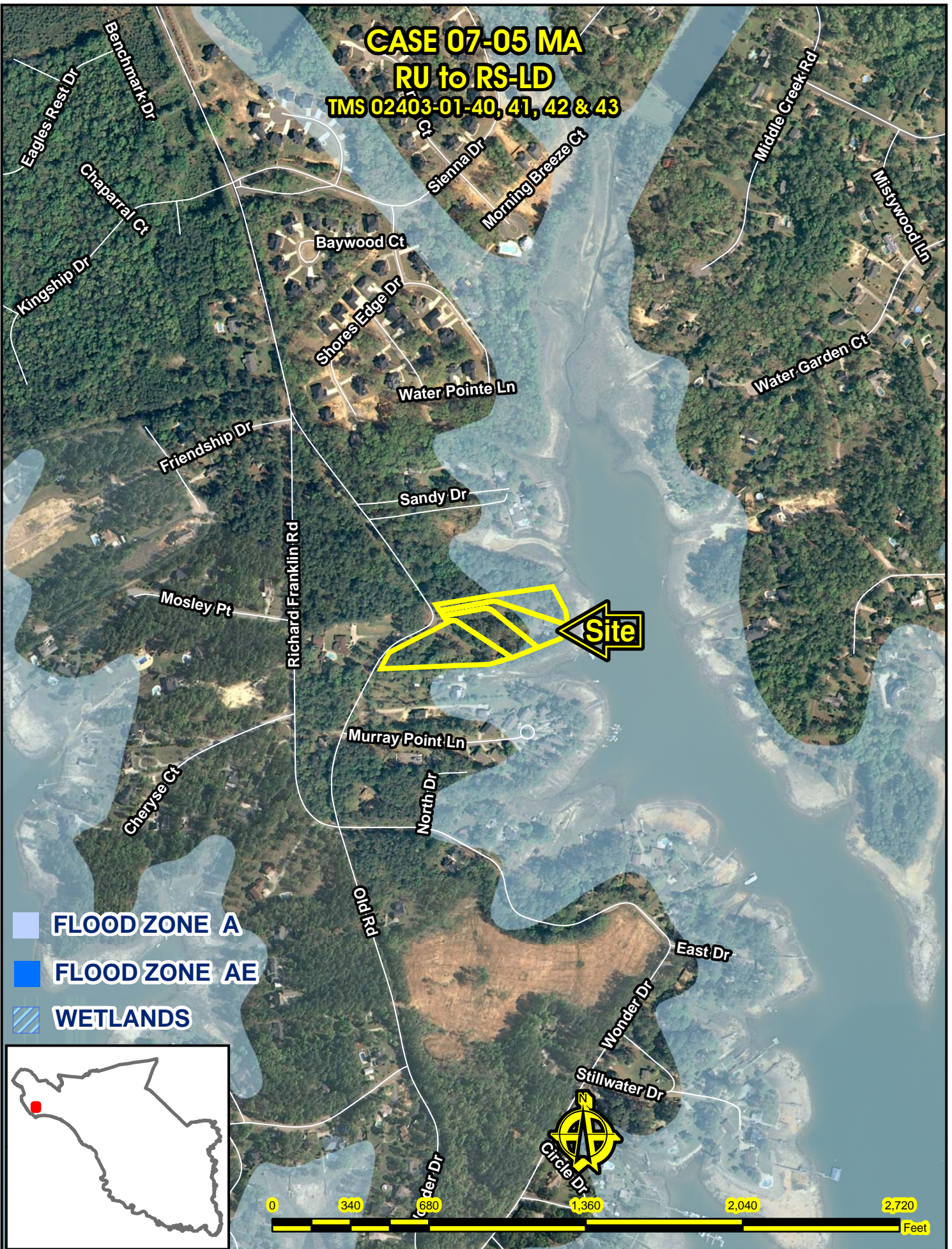
Conclusion

The parcel currently consists of four lots totaling 3.93 acres, due to setback requirements the applicant is seeking to rezone the property. The minimum lot size will be reduced from 33,000 square feet to 12,000 square feet. The surrounding area contains both residential zoning districts, however, the increase in density does not establish a criterion for a map amendment, the use remains residential. The current zoning district Rural District (RU) has as its purpose to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of exiting rural communities.

Zoning Public Hearing Date

January 23, 2006

CASE 07-05 MA
RU to RS-LD
TMS 02403-01-40, 41, 42 & 43



CASE 07-05 MA

Water **RU to RS-LD**
TMS 02403-01-40, 41, 42 & 43

Shores Edge Dr

Sandy Dr

Driftwood Dr

Richard Franklin Rd

Site

Murray Point Ln

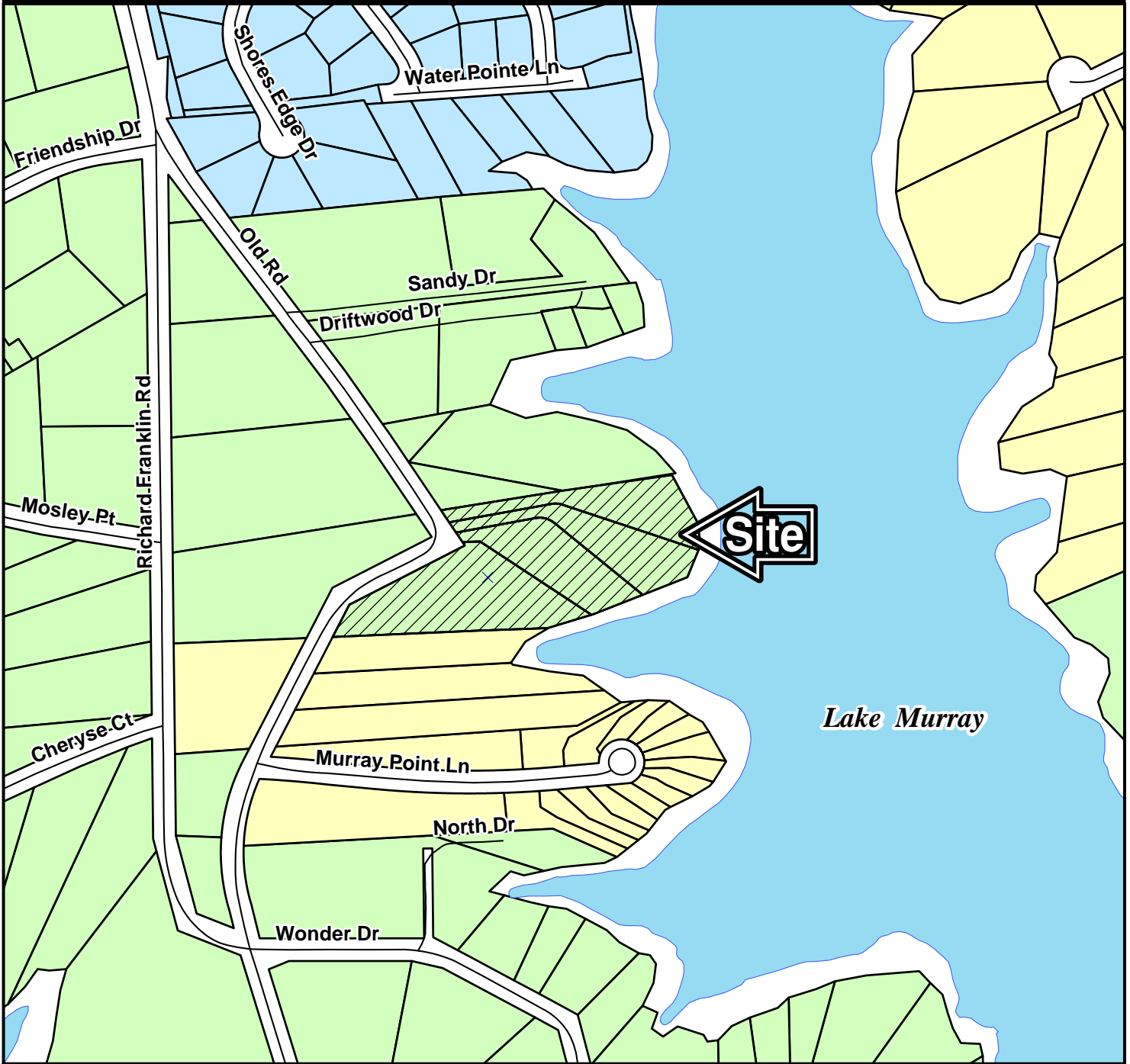
North Dr

onder Dr

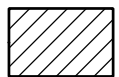
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-05 MA RU to RS-LD



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: January 8, 2007
RC PROJECT: 07-06 MA
APPLICANT: Dunbar Funeral Home/ Stewart Enterprises Inc.
LOCATION: Hardscrabble Road north of Jaybird Rd.

TAX MAP NUMBER: 20281-01-16 (P)
ACREAGE: 2.52
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: December 21, 2006

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural District (RU) and is located on Hardscrabble Road with approximately 318 linear feet of frontage.

According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The Richland County Land Development Code General Commercial District (GC) is intended to accommodate a variety of general commercial and non residential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

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

Roads

The site is located on Hardscrabble Road which is a two lane minor arterial currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	GC	Pizza Parlor, Dry Cleaners, Waffle House
<u>South:</u>	RU	Single Family residence/ Vacant
<u>East:</u>	RS-HD/GC	Subdivision/ Church
<u>West:</u>	RU	Wooded

Plans & Policies

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

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

Compliance: The site is approximately 900 + linear feet from the intersection of Clemson Road which currently provides commercial establishments.

Principal: “Commercial and Office activities should be confined to or expanded at existing clusters, and/or locations as identified on the Proposed Land Use Map”.

Compliance: The site is located in the defined general commercial area identified on the Proposed Land Use Map.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 437 on Hardscrabble Road; current volume is 12,900 ADT which is currently at a Level-of-Service “F”.

Conclusion

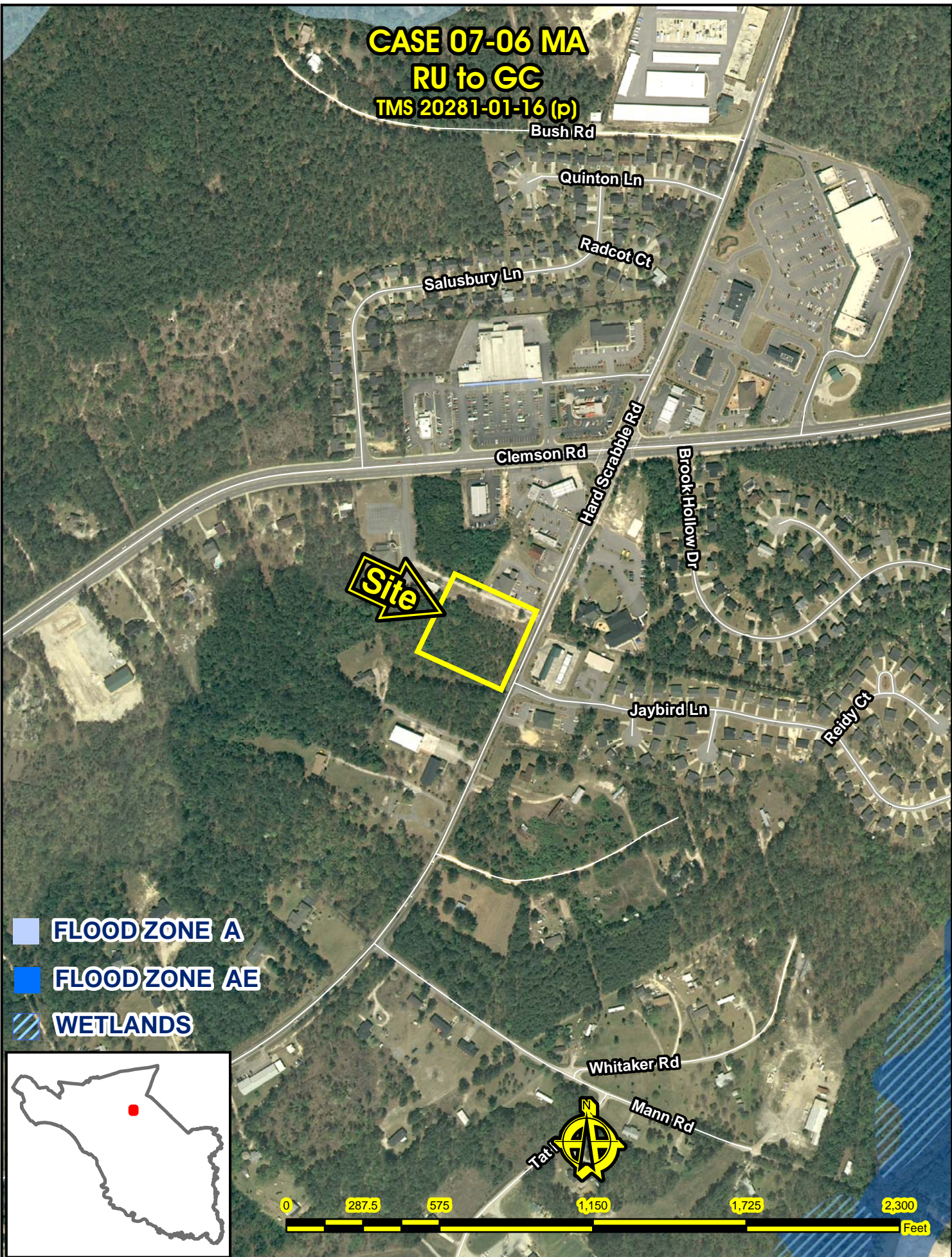
The site is located approximately 900 linear feet from a major intersection Clemson Road and Hardscrabble Road which currently is a hub for general commercial uses. The commercial uses are concentrated north and south along Hardscrabble Road but remain close to this node. Currently adjacent to the site there are numerous commercial uses ranging from dry cleaners, fast food and a church.

The transportation level of service does not support increased intensity of land use and a permitted use of residential at the highest density permitted.

Zoning Public Hearing Date

January 23, 2006

CASE 07-06 MA
RU to GC
TMS 20281-01-16 (p)



CASE 07-06 MA
RU to GC
TMS 20281-01-16 (p)

Salisbury Ln

Clemson Rd

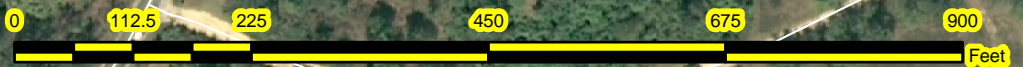
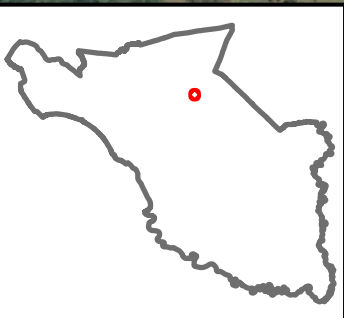
Site

Jaybird Ln

Sonny Ct

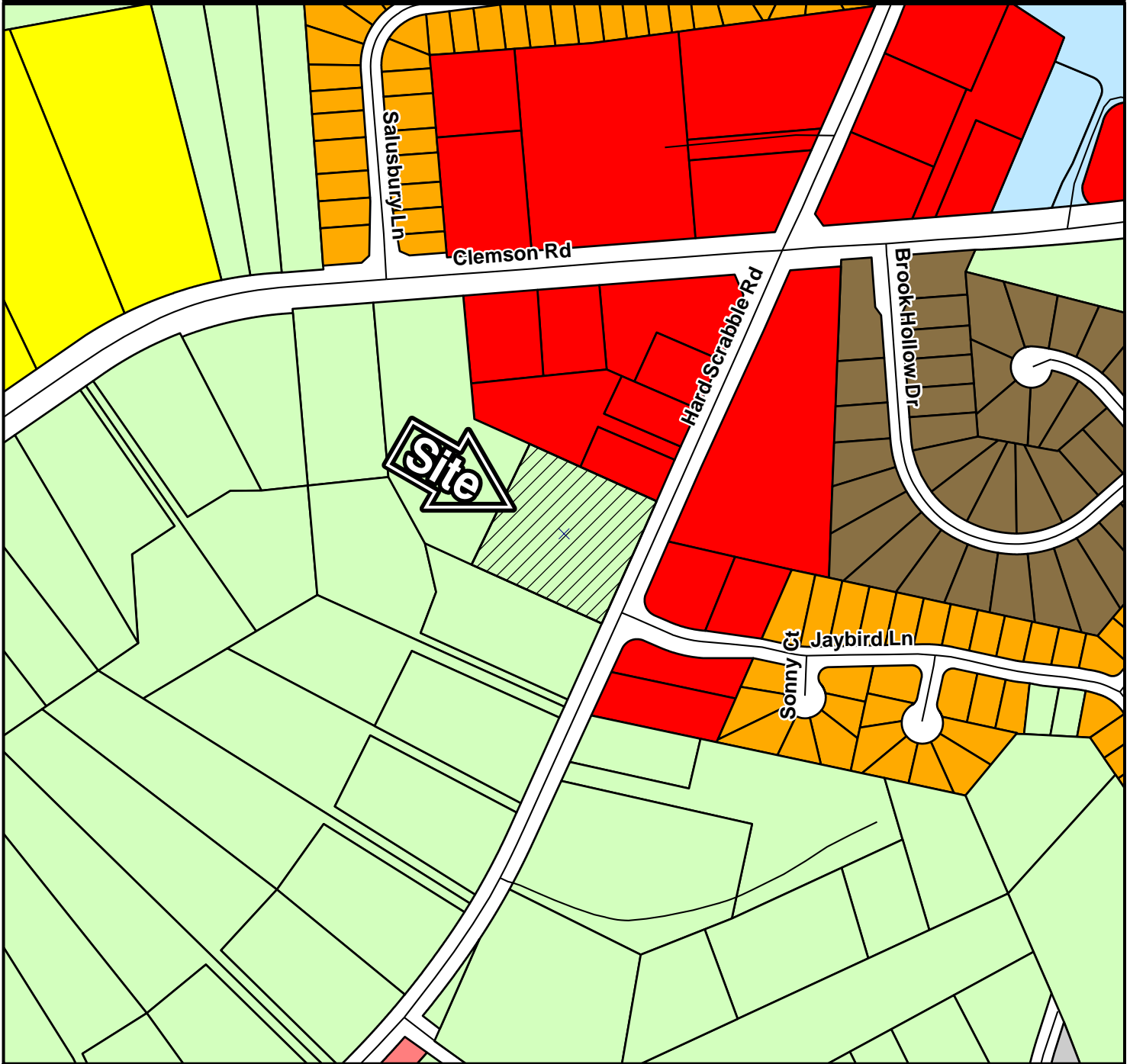
Hard Scrabble Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-06 MA

RU to GC



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU



**RICHLAND COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: December 27, 2006
RE: Subdivision and Street Name Approval

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements. **The proposed subdivision/commercial names are included for your information only.**

Action Requested

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Montgomery Ridge S/D	Off Blythewood Rd
Wescott Ridge S/D	Off Bookie Richardson & Broad River Roads

PROPOSED STREET NAMES	GENERAL LOCATION
Abney Estates Dr	Off Abney Hill Rd, Blythewood
Autumn Ridge Road	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Autumn Valley	Off Abney Hill Rd, Blythewood
Beardmore	Allan's Mills S/D off Percival Rd
Blythefield	Future Montgomery Ridge S/D, Off Blythewood Rd
Blythewood Knoll Ct	Proposed Blythewood Crossing, Off Blythewood Rd
Blythview	Off Blythewood Rd
Breedlove	Wescott Ridge, Off Bookie Richardson & Broad River Roads

Buttermore	Windemere S/D, Off Longtown Rd
Calahan	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Chap Ln	Sams Crossing, Off Clemson & Longtown Roads
Coles Mill	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Crawley	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Egretmont	Club Colony S/D, Off Longtown Road
Everton	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Grovemont	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Gypsum	Allan's Mills S/D off Percival Rd
Kagle	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Kimsey	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Massey	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Montgomery Ridge	Off Blythewood Rd
Patterdale	Club Colony S/D, Off Longtown Road
Pickard	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Pincher	Allan's Mills S/D off Percival Rd
Ricky Ln	Sams Crossing, Off Clemson & Longtown Roads
Stradley	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Thurlow	Wescott Ridge, Off Bookie Richardson & Broad River Roads
Valley Estates	Off Abney Hill Rd, Blythewood
Valley Oaks	Off Abney Hill Rd, Blythewood
Winding Brook	Off Abney Hill Rd, Blythewood



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