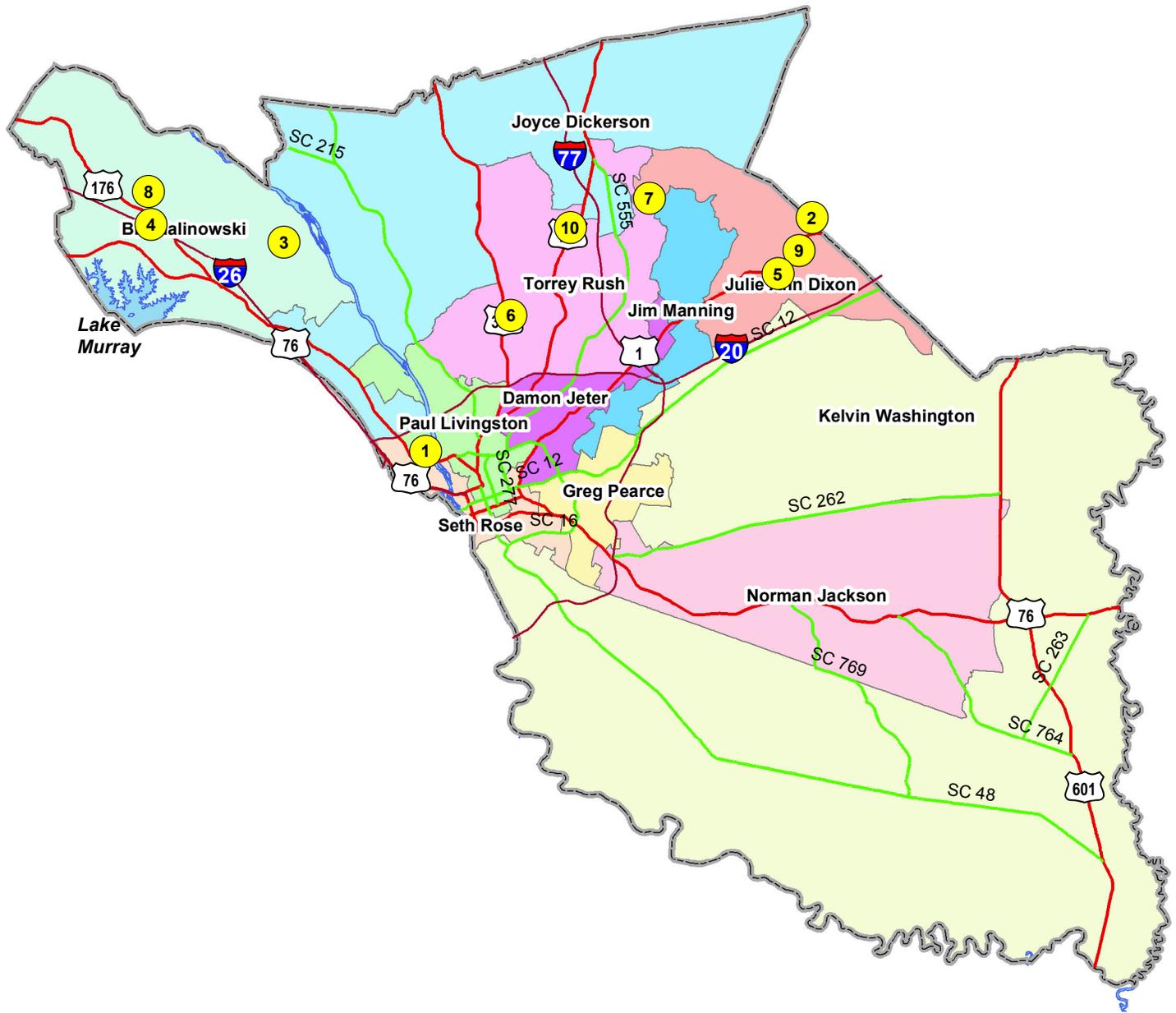


**RICHLAND COUNTY
PLANNING COMMISSION**



OCTOBER 7, 2013

RICHLAND COUNTY PLANNING COMMISSION OCTOBER 7, 2013



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 13-07 MA	Greg Ross	07312-04-03 & 05	Elmgren St & Atlantic Dr	Livingston
2. 13-26 MA	Charles Medlin	29100-05-09	11031 Two Notch Rd	Dixon
3. 13-27 MA	Bill Bouknight	04200-06-91	2101 Kennerly Rd	Malinowski
4. 13-28 MA	John Kilmartin	02600-09-05 (p)	Broad River Rd	Malinowski
5. 13-29 MA	Bill Dixon	25800-03-40	Two Notch Rd	Dixon
6. 13-30 MA	Denise Bryant	12000-03-02	Wessinger Rd	Rush
7. 13-31 MA	Ron Johnson	17613-02-08 (p)	Longtown Rd West	Rush
8. 13-32 MA	Mark Mack	2700-08-04 (p)	Kennerly Rd	Malinowski
9. 13-33 MA	Carolyn Peake	29000-01-01/05 & 29004-01-02	10931 & 10901 Two Notch Rd	Dixon
10. 13-34 MA	Robert Wilder	14800-05-22	Wilson Blvd & Killian Rd	Rush

RICHLAND COUNTY PLANNING COMMISSION

Monday, October 7, 2013
Agenda
1:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

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

PUBLIC MEETING CALL TO ORDERPatrick Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL
June & July 2013 Minutes

ADOPTION OF THE AGENDA

ROAD NAMES [ACTION]

SUBDIVISION REVIEW [ACTION]

SD-05-231
Centennial Phase 24 @ Lake Carolina
Page F

MAP AMENDMENTS [ACTION]

1. Case # 13-07 MA
Greg Ross
RU/RS-LD to RM-HD (21.46 & .46 acres)
Elmgren St. & Atlantic Dr.
TMS# 07312-04-03 & 05
Page Ī
2. Case # 13-26 MA
Charles Medlin
GC to LI (3 acres)
Two Notch Rd.
TMS# 29100-05-09
Page FÍ
3. Case # 13-27 MA
Bill Bouknight
RU to OI (3.37 acres)
2101 Kennerly Rd.
TMS# 04200-06-91
Page GH

4. Case # 13-28 MA
John Kilmartin
M-1 to RU (14.01 acres)
Broad River Road.
TMS# 02600-09-05(p)
Page HH
5. Case # 13-29 MA
Bill Dixon
PDD to PDD (80 acres)
Two Notch Rd.
TMS# 25800-03-40
Page I F
6. Case # 13-30 MA
Denise Bryant
M-1 to RM-HD (17.24 acres)
Wessinger Rd.
TMS# 12000-03-02
Page I J
7. Case # 13-31 MA
Ron Johnson
RU to RS-LD (25.54 acres)
Longtown Road West.
TMS# 17613-02-08 (p)
Page I I
8. Case # 13-32 MA
Mark Mack
RU to LI (2 acres)
Kennerly Rd.
TMS# 02700-08-04(p)
Page I I
9. Case # 13-33 MA
Carolyn Peake
RU to GC (4.09 acres)
10931 & 10901 Two Notch Rd.
TMS# 29000-01-01/05 & 29004-01-02
Page I I
10. Case # 13-34 MA
Robert Wilder
PDD to RS-MD (25.79 acres)
Wilson Blvd.
TMS# 14800-05-22
Page I I

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION/DEFINITIONS; SECTION 26-21, RULES OF CONSTRUCTION INFORMATION; SUBSECTION (B), GENERAL RULES OF CONSTRUCTION; PARAGRAPH (9), CONTIGUOUS.

Page JH

2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO DELETE MANUFACTURED HOME PARKS FROM THE M-1 ZONING DISTRICT.

Page JÍ

3. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SUBSECTION (D), STANDARDS; PARAGRAPH (26) SPECIAL CONGREGATE FACILITIES; SO AS TO PROVIDE ADDITIONAL REQUIREMENTS FOR SAME.

Page JÏ

OTHER ITEMS

1. Comprehensive Plan Update
2. Neighborhood Planning Conference

DIRECTOR'S REPORT OF ACTION

1. Zoning Public Hearing Report
2. Development Review Team Report

ADJOURNMENT



Planning & Development Services Department

2020 Hampton Street, 1st Floor • Columbia, South Carolina 29204-1002
 Post Office Box 192 • Columbia, South Carolina 29202-0192

TO: Planning Commission Members; Interested Parties

FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist

DATE: September 4, 2013

SUBJECT: September, Street Name(s) Approval Request

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 name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 emergency road/subdivision naming requirements.

Action Requested

The Addressing Coordinator Specialist recommends the Commission give **final** approval of the road name(s) listed below. **Unless specifically stated, the street name suffix (es) is/ are added after receipt of the subdivision lot layout.**

PROPOSED NAME(S)	APPLICANT	LOCATION	PROPERTY TMS#	COUNCIL DISTRICT (Honorable)
1. Opportunity Way	C. Walden Jones, Jr, McCutchen Engineering Associates	Goodwill Retail Facility, Off Highland Center Drive and Hardscrabble Road	R17212-08-01, 02, 03	Torrey Rush (7)
2. Millers Hill Road 3. Threshers Loop	William Cooper, WWC Cooper Engineering, LLC	The Mill @ Woodcreek Farms, Off Jacobs Mill Pond Road	R28913-02-03	Julie Ann Dixon (9)
4. Cayden Court 5. Hollow Cove Road	Bobby Holtzclaw, Civil Engineering	Westcott Ridge Ph 5, off Bookie Richardson Road	N/A	Bill Malinowski (1)
6. Calycinum 7. Conferta 8. Longcove 9. Muhlenbergia 10. North & South Aureo 11. Ventricosa	John D Champoux, Sustainable Design Consultants, INC	Longcove Estates, Off Longtown Road East	R20500-04-16 (p)	Julie Ann Dixon (9)
12. Shear Water 13. Wood Stork Court	Dan Creed, Heritage ENG, INC	Off Farrow Road	R17700-01-13 (p)	Torrey Rush (7)
14. Angelina Drive	John R Thomas, Sustainable	Unnamed Development off	R20300-02-48;	Jim Manning (8)

15. Calgary Drive 16. Conservation Woods 17. Long Pine 18. Halycon	Design Consultants, INC	Longtown Road	R20401-03-01	
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Planning & Development Services Department

2020 Hampton Street, 1st Floor • Columbia, South Carolina 29204-1002

Post Office Box 192 • Columbia, South Carolina 29202-0192

TO: Planning Commission Members; Interested Parties

FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist

DATE: September 27, 2013

SUBJECT: October 2013, Street Name(s) Approval Request

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 name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 emergency road/subdivision naming requirements.

Action Requested

The Addressing Coordinator Specialist recommends the Commission give **final** approval of the road name(s) listed below. **Unless specifically stated, the street name suffix (es) is/ are added after receipt of the subdivision lot layout.**

PROPOSED NAME(S)	APPLICANT	LOCATION	PROPERTY TMS#	COUNCIL DISTRICT (Honorable)
1. East Palladium 2. Elliptica 3. Lucida 4. Plumosa 5. South Palladium	John D Champoux, Sustainable Design Consultants, INC	Unnamed Development off Longtown Road	R20300-02-48; R20401-03-01	Jim Manning (8)

**RICHLAND COUNTY PLANNING &
DEVELOPMENT SERVICES DEPARTMENT
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

September 5, 2013

Applicant: Lake Carolina Development, Inc.	Preliminary Subdivision Plans For: Centennial Phase 24 at Lake Carolina
RC Project #: SD-05-231	
General Location: Eastern Portion of Lake Carolina	
Tax Map Number: 23200-01-20	Current Zoning: PDD
Subject Area: 26.64 acres	Number of Units: 78
Sewer Service Provider: Palmetto Utilities	Water Service Provider: City of Columbia

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision review process for Lake Carolina is stipulated by the Development Agreement between Richland County, South Carolina and Lake Carolina Development, Inc., which was adopted July 17, 2001.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project's relationship to the relevant principles of the Comprehensive Plan

Existing Site Conditions

The site is located north and northeast of the existing Centennial at Lake Carolina Phase 21, on the eastern side of the Lake Carolina development. The site is bordered by two existing ponds to the west and east.

Compatibility with the Surrounding Area

The proposed use, lot sizes and lot layout of Centennial Phase 24 is compatible with the surrounding single-family lots in previous phases of Centennial.

Compatibility with the Comprehensive Plan

In accordance with the Development Agreement between Richland County, South Carolina and Lake Carolina Development, Inc., approved by County Council and effective July 17, 2001, "The County has determined that the coordinated development of this tract of approximately 1,160 acres will assist in the County's planning for suitable growth in northeast Richland County, consistent with the comprehensive plan and land development regulations".

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends **conditional approval** of the preliminary subdivision plans for Centennial Phase 24:

Findings of Fact

1. The proposed project is compatible with the surrounding area.
2. The proposed project is compatible with the Richland County Comprehensive Plan.

The preliminary plans are not officially approved until the following Departmental review comments have been adequately addressed:

1) Engineering:

- Provide pre-development calculations.
- Provide information how storm runoff will be contained and conveyed to the sediment basin during construction and clearly identify these measures on the plan set and within the construction sequence. SCDHEC CGP 2012: Section 3.2.9 (B) II.
- Revise note on sheet 6, that stabilization shall be achieved by “any means necessary”. Sediment basin is greater than 8 vertical feet, therefore note that in order to sufficiently stabilize the basin synthetic or vegetative matting must be used in addition to hydroseeding. SCDHEC CGP 2012 Checklist for Design Professionals.
- Water quality buffers must be clearly identified on all stormwater management plans and construction drawings and marked with the statement “Water Quality Buffer. Do Not Disturb.” Richland County Land Development, Chapter 26-64 (f) (3) a-g Design Requirements

2) Addressing:

- Approved.

3) Flood:

- Approved.

4) Land Development:

- Sidewalks are recommended to provide connectivity. If sidewalks will be constructed, please show on the construction plans.

5) GIS

- COMAREA1 should also be included in the PARCEL1 layer
- All lots should have an annotation represents the acreage
- SUBDIV1 should surround all lots and ponds if they are a part of the phase
- ROW1 layer should be closed
- BLDG1 layer should be renamed EASBLD





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-07 MA
APPLICANT: Greg Ross

LOCATION: Elmgren Street, Atlantic Drive and Bentley Drive

TAX MAP NUMBER: 07312-04-03 & 05
ACREAGE: 21.46 & .46
EXISTING ZONING: RU/ RS-LD
PROPOSED ZONING: RM-HD

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Residential Single Family Low Density District (RS-LD) reflects the original zoning as adopted September 7, 1977. Prior to the code change in 2005 the Rural District (RU) parcel was zoned D-1. With the adoption of the new Land Development Code in 2005 the D-1 District was converted into the RU District.

Zoning History General Area

The subject parcels were part of a previous request for RM-HD, Residential Multifamily High Density District (case number 96-056MA). The requested zoning amendment was withdrawn. The subject parcels were part of another previous request for RM-HD, Residential Multifamily High Density District (case number 97-046MA); but the requested zoning amendment was withdrawn.

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

- The gross density for this site is approximately: 350 dwelling units
- The net density for this site is approximately: 245 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RG-2	Multifamily (The Reserve at Riverwalk Apartment Homes)
<u>South:</u>	RG-2	Off-Campus Multifamily Housing for Benedict College (Bentley Court Apartment Homes)
<u>East:</u>	RG-2	Townhome Residences (Broad River Township)
<u>West:</u>	RS-LD	Single Family Residences/Vacant Parcels

Discussion

Parcel/Area Characteristics

The parcels have one thousand one hundred and forty nine (1149) feet of frontage along Elmgren Street, seven hundred and seventeen (717) feet of frontage along Atlantic Drive and one thousand one hundred and forty seven (1147) feet of frontage along Bentley Drive. Otherwise, the larger of the two properties is undeveloped, heavily wooded and contains moderate slopes. The smaller of the two properties is an individual lot containing a single family residence, very little slope and residential vegetation,

Elmgren Street, Atlantic Drive, and Bentley Drive are two-lane residential collector streets. There is a small strip of sidewalk along Atlantic Drive only and sporadically dispersed utility pole mounted streetlights. The parcel slopes downward from Elmgren Street and Atlantic Drive toward the Broad River and to the apartments north of the subject parcels. The immediate area is primarily characterized by residential uses; well established single family subdivisions to the west and multifamily residences to the north, south and east. Properties located to the north, south and east are located within the jurisdiction of the City of Columbia.

Public Services

The subject parcel is within the boundaries of School District One. H.B. Rhame Elementary School and Saint. Andrews Middle School are located .56 miles to the west of the subject parcels.

The Saint Andrews fire station (number 6) is located 1.3 miles northwest of the subject parcels on Briargate Circle. There is a fire hydrant located along Elmgren Street. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

Plans & Policies

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

Objective: Residential housing should be varied at moderate to high densities (4-16 dwelling units per acre). Residential developments are encouraged to contain a deliberate mix of residential, commercial, and civic uses and should include affordable housing. Single family developments may be encroached by Multifamily or Planned Development Districts (PDD) to act as a buffer from higher intensity uses. Multifamily developments are appropriate when completing a block face or in conjunction with a PDD.

Compliance: The proposed zoning would meet the Comprehensive Plan’s recommendation of 4-16 dwelling units an acre.

Traffic Impact

The 2012 SCDOT traffic count (Station # 183) located west of the subject parcels on Broad River Road identifies 26,500 Average Daily Trips (ADT’s). Broad River Road is classified as a five lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Broad River Road is currently operating at Level of Service (LOS) “C”.

The 2012 SCDOT traffic count (Station # 184) located southeast of the subject parcels on River Drive identifies 22,500 Average Daily Trips (ADT’s). River Drive is classified as a five lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. River Drive is currently operating at Level of Service (LOS) “B”.

Currently, construction is underway to rebuild the River Drive Bridge crossing across the Broad River, as well as the east and west approaches to the bridge and associated improvement to all intersections within that construction zone. Otherwise, there are no planned or programmed improvements for this area.

Conclusion

The parcels north, south and east of the subject properties are located in the City of Columbia and zoned RG-2, General Residential, which permits multifamily uses and development densities. As the Comprehensive Plan recommends for Priority Investment Area and the higher densities thereof, the proposed request for RM-HD is in keeping with those recommendations and consequently, is in compliance with the Comprehensive Plan. The requested zoning is compatible with the zoning of the adjacent parcels and developments in three directions and Broad River Road nearby is currently operating at the designed capacity (LOS C and LOS B respectively).

Based upon this rationale, staff recommends **Approval** of this map amendment.

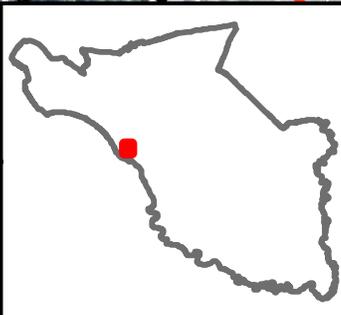
Zoning Public Hearing Date

October 22, 2013

Case D13-07 MA
RU/RS-LD to RM-HD
TMS: 07312-04-03 & 05



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

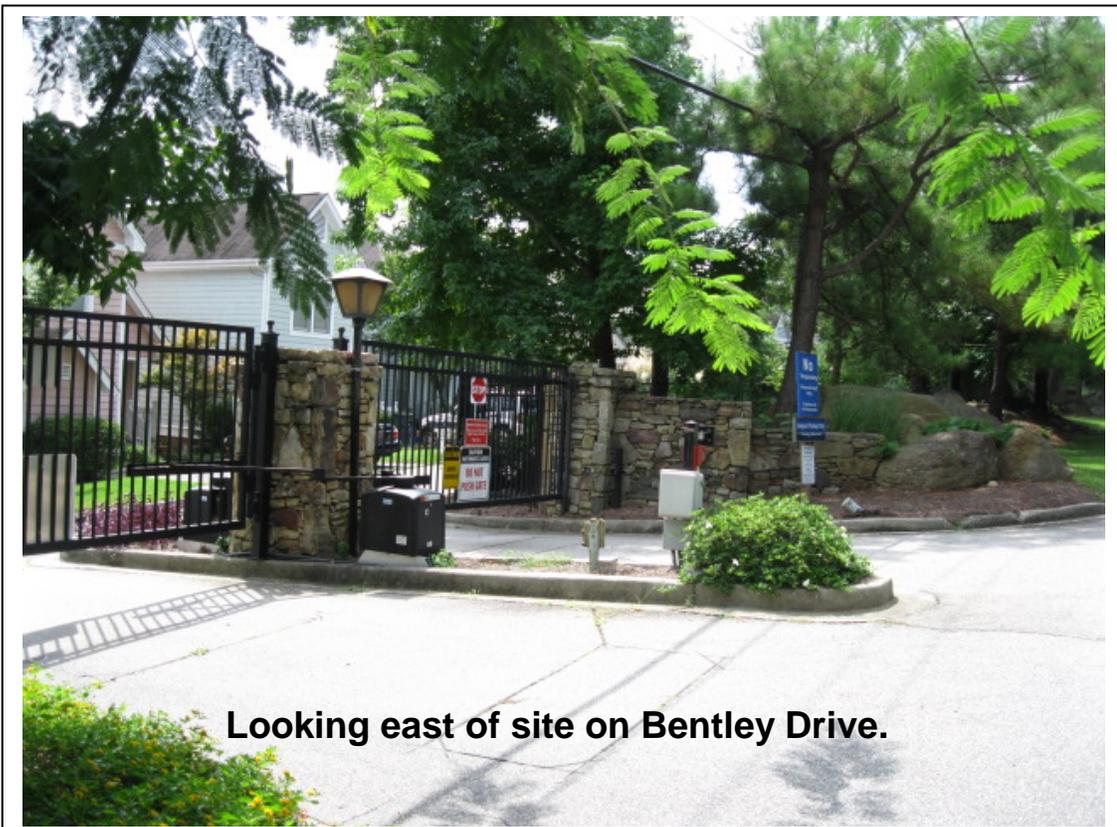


CASE 13-07 MA

From RU/RS-LD to RM-HD

TMS# 07312-04-03 & 05

Elmgren St., Atlantic Dr. & Bentley Dr.



The zoning change from RU/RS-LD (Rural/Residential Low Density) to RM-HD (Residential Multi Family High Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RU	RS-LD	RM-HD
<u>Residential Uses</u>			
Accessory Dwellings	SR	SR	P
Continued Care Retirement Communities	SE		SR
Dormitories			P
Multi-Family, Not Otherwise Listed			P
Single-Family, Zero Lot Line, Common			SR
Single-Family, Zero Lot Line, Parallel		SR	SR
Two-Family			P
Fraternity and Sorority Houses			P
Group Homes (10 or More)			SE
Rooming and Boarding Houses			SE
<u>Institutional, Educational and Civic Uses</u>			
Nursing and Convalescent Homes	SE		P
Orphanages	SE		SE
Barber Shops, Beauty Salons, and Related Services	SR		SR
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR		SR
<u>Other Uses</u>			
Buildings, High Rise, 4 or 5 Stories			SR
Buildings, High Rise, 6 or More Stories			SE



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-26 MA
APPLICANT: Charles Medlin

LOCATION: Two Notch Rd

TAX MAP NUMBER: 29100-05-09
ACREAGE: 3.0
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, General Commercial District (GC) reflects the zoning as adopted under ordinance number 013-00HR (Case number 00-03MA). The original zoning was Rural District (RU) as adopted September 7, 1977.

Zoning History General Area

Southwest of the subject parcel along Two Notch Road are two parcels zoned Office and Institutional District (OI) under Ordinance Number 014-00HR (case number 00-004MA).

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>	RU	Railroad Right-of-Way/Residence
<u>South:</u>	RU	Cemetery (Greenlawn Memorial Gardens)
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The parcel has one hundred and fifty (150) feet of frontage along Two Notch Road, which is a two-lane undivided minor arterial without sidewalks or streetlights. The subject parcel contains a commercially designed structure/workshop and has one unimproved, dirt access drive onto Two Notch Road, a moderate slope toward the railroad right-of-way and is partially wooded to the front and rear. The immediate area is primarily characterized by residential uses and undeveloped, wooded parcels. There is a non-conforming commercial use (County Line Pottery) located eight hundred and forty two (842) feet to the east. The parcel is zoned RU. There are two OI District parcels located eight hundred and sixty three (863) feet to the southwest. Both parcels contain residences. Otherwise, the only other non-residential uses in the vicinity are the cemetery and a private club (Gossip of NE). Both parcels are zoned RU District.

Public Services

The subject parcel is within the boundaries of School District Two. Bookman Road Elementary School is located 1.3 miles west of the subject parcel on Bookman Road. The Northeast fire station (number 4) is located 2.7 miles south of the subject parcel on Spears Creek Church Road. There is a fire hydrant located in the intersection of Two Notch Road and Blaney Road, just into Kershaw County. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by well and sewer would be provided by septic.

Plans & Policies

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

Objective: Industrial activities should be compatible with the surrounding land uses and should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure and access to major arterials and/or highways. Sites will be considered during the rezoning process and periodically updated.

Non-Compliance: The area is comprised of residential developed parcels and large undeveloped parcels. There is a lack of infrastructure in place to serve industrial development. The site has frontage on a rural, two-lane, undivided, minor arterial.

Traffic Impact

The 2012 SCDOT traffic count (Station # 119) located west of the subject parcel on Two Notch Road identifies 10,900 Average Daily Trips (ADT's). Two Notch Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Two Notch Road is currently operating at Level of Service (LOS) “C”.

Two Notch Road is identified as number one on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Two Notch Road is identified for widening from 2 to 5 lanes from Steven Campbell Road to Spears Creek Church Road.

Conclusion

The in the general area of the site are zoned RU. Staff believes that the proposed request is not in compliance with the Comprehensive Plan, as the site does not have access to infrastructure, there are residential uses in the vicinity of the site and the site is not located on a major arterial.

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

Zoning Public Hearing Date

October 22, 2013

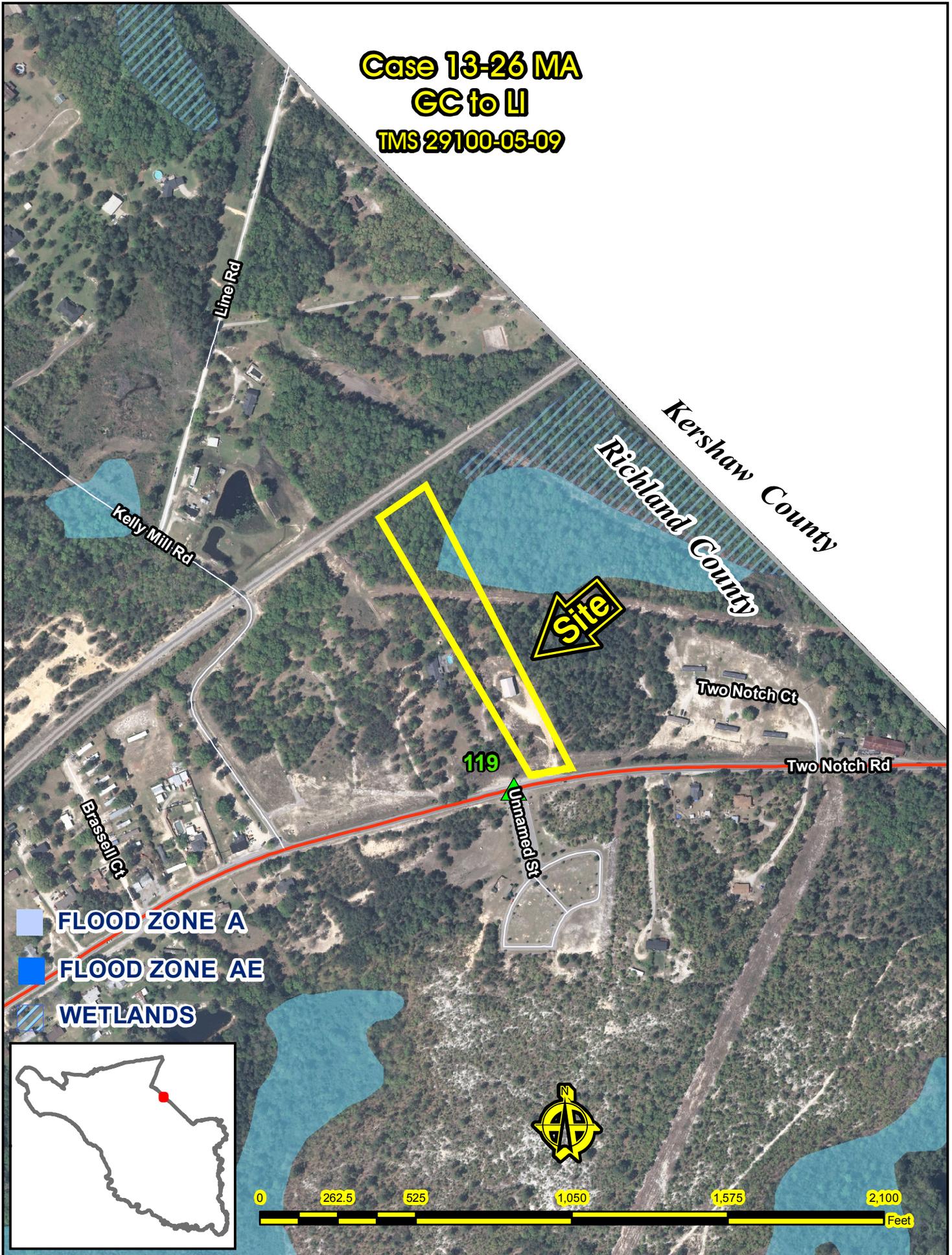
Case 13-26 MA GC to LI



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 13-26 MA
GC to LI
TMS 29100-05-09



CASE 13-26 MA

From GC to LI

TMS# 29100-05-09

Two Notch Rd



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

USE TYPES	LI
Crop Production Support Services	P
Forestry Support Services	P
Correctional Institutions	SE
Automobile Towing, Including Storage Services	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Vending Machine Operators	P
Chemicals and Allied Products	P
Farm Products, Raw Materials	P
Farm Supplies	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, Used Parts and Supplies	P
Scrap and Recyclable Materials	SE
Timber and Timber Products	P

Airports or Air Transportation Facilities and Support Facilities	P
Courier Services, Central Facility	P
Materials Recovery Facilities (Recycling)	P
Water Treatment Plants, Non-Governmental, Public	P
Apparel	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-27 MA
APPLICANT: Bill Bouknight

LOCATION: 2101 Kennerly Road

TAX MAP NUMBER: R04200-06-91
ACREAGE: 3.37
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History General Area

South of the subject parcel along Kennerly Road is a proposed zoning change from RU, Rural District to RS-LD, Residential Single-Family Low Density District (case number 13-17MA). The case received 1st reading approval at the July 23 Zoning Public Hearing.

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. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

— The gross density for this site is approximately: 53 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped/Residences
<u>South:</u>	RU	Residence
<u>East:</u>	RU/RU	Oak Pointe Elementary School/Residence/Cellular Tower
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has a frontage of one hundred and seventy eight (178) feet and a single access to Kennerly Road. The parcel contains a 5,000 square foot, metal, non-residential structure and a single-wide, manufactured home utilized for storage. Kennerly Road is a two lane collector road without sidewalks or streetlamps. The immediate area is primarily characterized by residential uses with the institutional uses (Oak Pointe Elementary) east of the site. North, west and south of the subject parcel are heavily wooded, single family residential properties.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Oak Pointe Elementary School is east of the site and River Springs Elementary School is .54 miles southwest of the subject parcel on Kennerly Road. Water is provided by the City of Columbia and sewer is provided by Richland County. There is a fire hydrant located directly across Kennerly Road, specifically, in the southern quadrant of the intersection of Hollingshed Road and Kennerly Road. The Dutch Fork Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.9 miles southwest of the subject parcel.

Plans & Policies

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

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

Non-Compliance: Although the subject property is located at the intersection of Hollingshed Road and Kennerly Road, the site is surrounded by residential uses and zoning districts. The proposed zoning is not in compliance with the recommended objective for suburban commercial/office activities in the Comprehensive Plan, as the site is not located in an area where existing commercial and office uses are located. Additionally, rezoning the site to a non-residential district will permit and encourage encroachment of such uses into residential areas.

Traffic Impact

The 2012 SCDOT traffic count (Station # 639) located south of the subject parcel on Hollingshed Road identifies 3,200 Average Daily Trips (ADT’s). Hollingshed Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Hollingshed Road is currently operating at Level of Service (LOS) “A”.

The 2012 SCDOT traffic count (Station # 457) located south of the subject parcel on Kennerly Road between Broad River Road and its intersection with Hollingshed Road identifies 16,100 Average Daily Trips (ADT's). In this vicinity Kennerly Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly Road is currently operating at Level of Service (LOS) "F". However, it should be noted that the traffic count station is located 1.9 3.2 miles south of the subject parcels and may reflect the traffic impacts associated with vehicle trips closer to Broad River Road where all of the traffic must converge.

Kennerly Road is identified as 9th on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Kennerly Road is identified for widening from 2 to 5 lanes from Hollingshed Road to Broad River Road.

Conclusion

The proposed request is not in compliance with the recommendations of the Comprehensive Plan as it is situated in the vicinity of other residential uses and zoning districts. The requested zoning is not in character or compatible with the zoning or existing uses of the adjacent parcels and developments. Approval of a rezoning for this site could set a precedent for the approval of similar rezoning requests. This could lead to potential adverse effects on traffic and create land use conflicts with the school and the rural residential character of the area.

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

Zoning Public Hearing Date

October 22, 2013

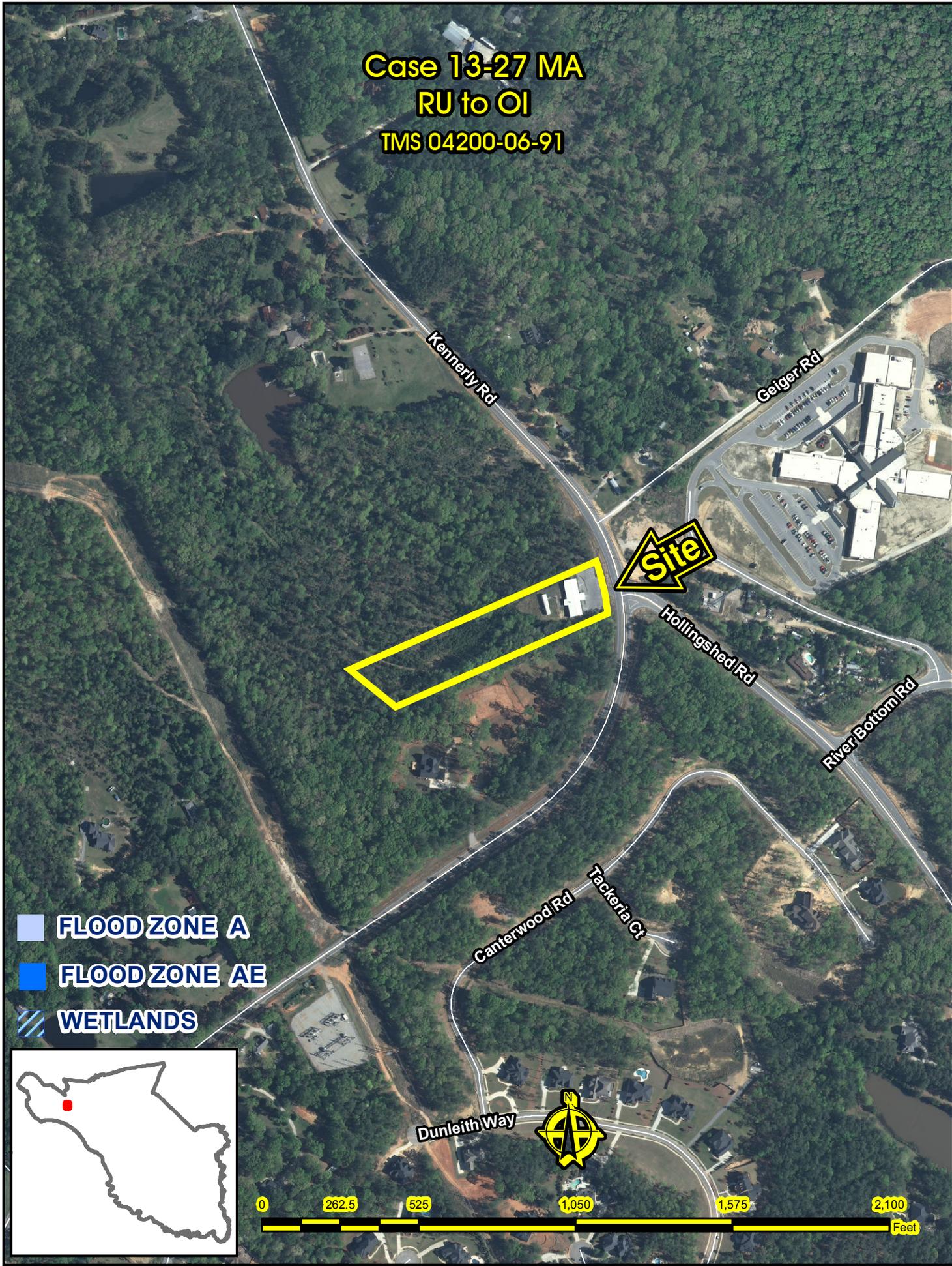
Case 13-27 MA RU to OI



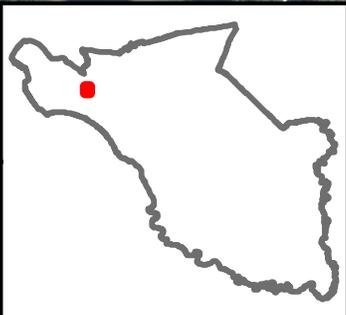
ZONING CLASSIFICATIONS

	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 13-27 MA
RU to OI
TMS 04200-06-91



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

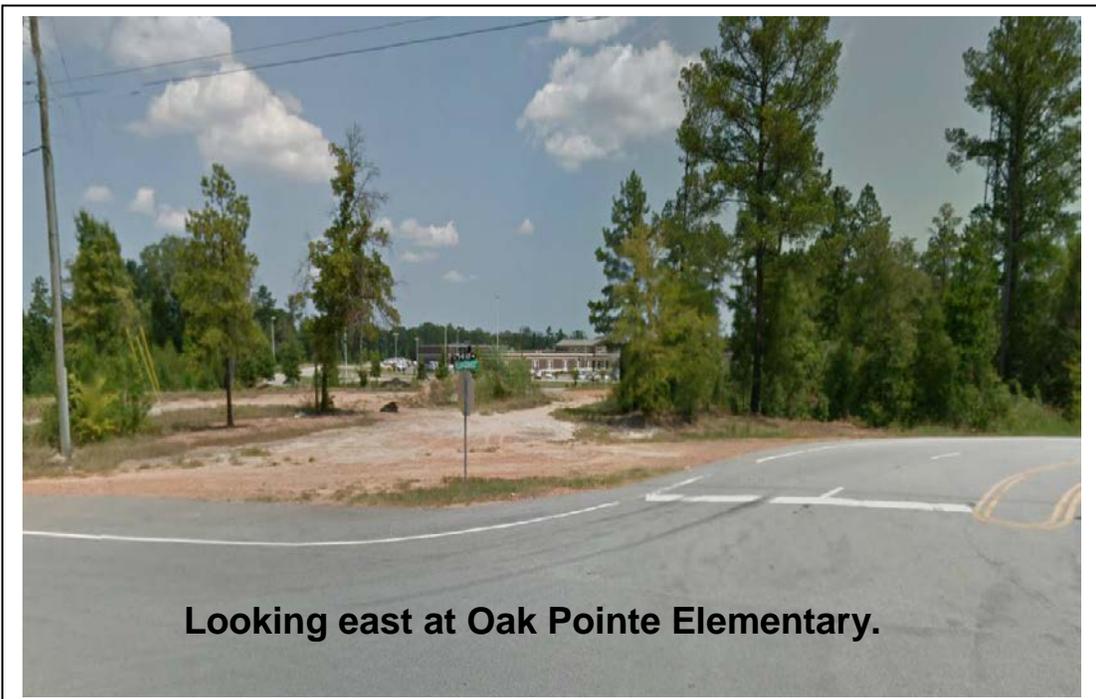


CASE 13-27 MA

From RU to OI

TMS# 04200-06-91

2101 Kennerly Rd



The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	OI		P
Dormitories	SE	Orphanages	P
Multi-Family, Not Otherwise Listed	P	Places of Worship	P
Single-Family, Zero Lot Line, Common	SR	Post Offices	P
Single-Family, Zero Lot Line, Parallel	SR	Schools, Administrative Facilities	P
Fraternity and Sorority Houses	P	Schools, Business, Computer and Management Training	P
Group Homes (10 or More)	SE	Schools, Fine Arts Instruction	P
Rooming and Boarding Houses	SE	Schools, Junior Colleges	P
Special Congregate Facilities	SE	Schools, Including Public and Private, Having a Curriculum Similar to those Given in Public Schools)	P
Athletic Fields	P	Schools, Technical and Trade (Except Truck Driving)	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Dance Studios and Schools	P	Advertising, Public Relations, and Related Agencies	P
Martial Arts Instructional Schools	P	Automatic Teller Machines	P
Physical Fitness Centers	P	Automobile Parking (Commercial)	P
Ambulance Services, Transport	P	Banks, Finance, and Insurance Offices	P
Auditoriums, Coliseums, Stadiums	P	Barber Shops, Beauty Salons, and Related Services	P
Colleges and Universities	P	Computer Systems Design and Related Services	P
Community Food Services	P	Clothing Alterations/Repairs; Footwear Repairs	P
Courts	P	Construction, Building, General Contracting, without Outside Storage	P
Government Offices	P	Construction, Special Trades, without	P
Hospitals	P		
Individual and Family Services, Not Otherwise Listed	P		
Libraries	P		
Museums and Galleries	P		
Nursing and Convalescent Homes	P		

The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

Outside Storage		
Employment Services		P
Funeral Homes and Services		P
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 Services, Not Otherwise Listed		P
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)		SR
Operated in Connection with Veterinary Services)		
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
Convenience Stores (with Gasoline Pumps)		P
Convenience Stores (without Gasoline Pumps)		P
Drugstores, Pharmacies, with Drive-Thru		P
Drugstores, Pharmacies, without Drive-Thru		P
Office Supplies and Stationery Stores		P
Optical Goods Stores		P
Record, Video Tape, and Disc Stores		
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

The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-28 MA
APPLICANT: John Kilmartin

LOCATION: Broad River Road

TAX MAP NUMBER: 02600-09-05 (Portion of)
ACREAGE: 14.01 of 41.43 acres total
EXISTING ZONING: M-1
PROPOSED ZONING: RU

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History General Area

The Westcott Ridge Subdivision west of the site was rezoned under Ordinance number 058-06HR (case number 06-06MA) to Single-Family Medium Density District (RS-MD).

The Preserve at Rolling Creek Subdivision northeast of the site was rezoned under Ordinance number 083-94HR (case number 94-041MA) to Residential Single-Family Low Density District (RS-LD).

The Courtyards at Rolling Creek Subdivision northeast of the site was rezoned under Ordinance number 053-97HR (case number 97-026 MA) to Residential Single-Family Low Density District (RS-LD).

The Waterfall Subdivision northwest of the site was rezoned under Ordinance number 065-01HR (case number 02-013 MA) to Planned Development District (PDD) for Single-Family residences.

The PDD northwest of the site was rezoned under Ordinance number 022-04HR (case number 04-041 MA MA) for Single-Family residences.

Zoning District Summary

The Rural District (RU) is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 18 dwelling units
- The net density for this site is approximately: 12 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Residence/Campground
<u>South:</u>	N/A	Interstate I-26
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	RM-MD	Westcott Ridge Subdivision

Discussion

Parcel/Area Characteristics

The parcel contains ninety nine (99) feet of frontage along Broad River Road is currently undeveloped, heavily wooded, contains moderate slopes and floodplain areas. The surrounding parcels are zoned Rural (RU), Light Industrial (M-1), and Residential Multi-Family Medium Density District (RM-MD). Westcott Ridge Subdivision (west of the site) is zoned RM-MD with several RU parcels to the north. The parcels east of the site are zoned M-1 and are undeveloped and wooded. While many of the parcels east along Broad River Road are zoned industrial they are currently mostly undeveloped.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District 5. Spring Hill High School is located 1.1 miles west of the subject parcel on Broad River Road. The Dutch Fork/Ballentine fire station (number 20) is located 2.9 miles southeast of the subject parcel on Broad River Road. There is a fire hydrant located at the entrance to the Courtyards at Rolling Creek Subdivision. The proposed map amendment would not negatively impact public services or traffic. The City of Columbia is the water service provider and sewer would be provided by Richland County

Plans & Policies

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

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

Non-Compliance: The proposed zoning does not meet the Comprehensive Plan’s recommendation of 4-8 dwelling units an acre. However, given the proximity to other residential developments, particularly Westcott Ridge, and the development constraints resulting from the extensive floodplain area on the site, staff is of the opinion that residential use in this area would be more in character with the surrounding area rather than industrial uses.

Traffic Impact

The 2012 SCDOT traffic count (Station # 178) located northwest of the subject parcels on Broad River Road (US 176) identifies 7,900 Average Daily Trips (ADT’s). Broad River (US 176) is classified as two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. Broad River Road (US 171) is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Broad River Rd.

Conclusion

The surrounding parcels are zoned Light Industrial District (M-1), Rural District (RU) and Residential Multifamily Medium Density (RM-MD). Although the proposed request is not in compliance with the density recommendation of the Comprehensive Plan, staff believes that as a result of site and development constraints on the property, the proposed zoning district would be more appropriate at this time.

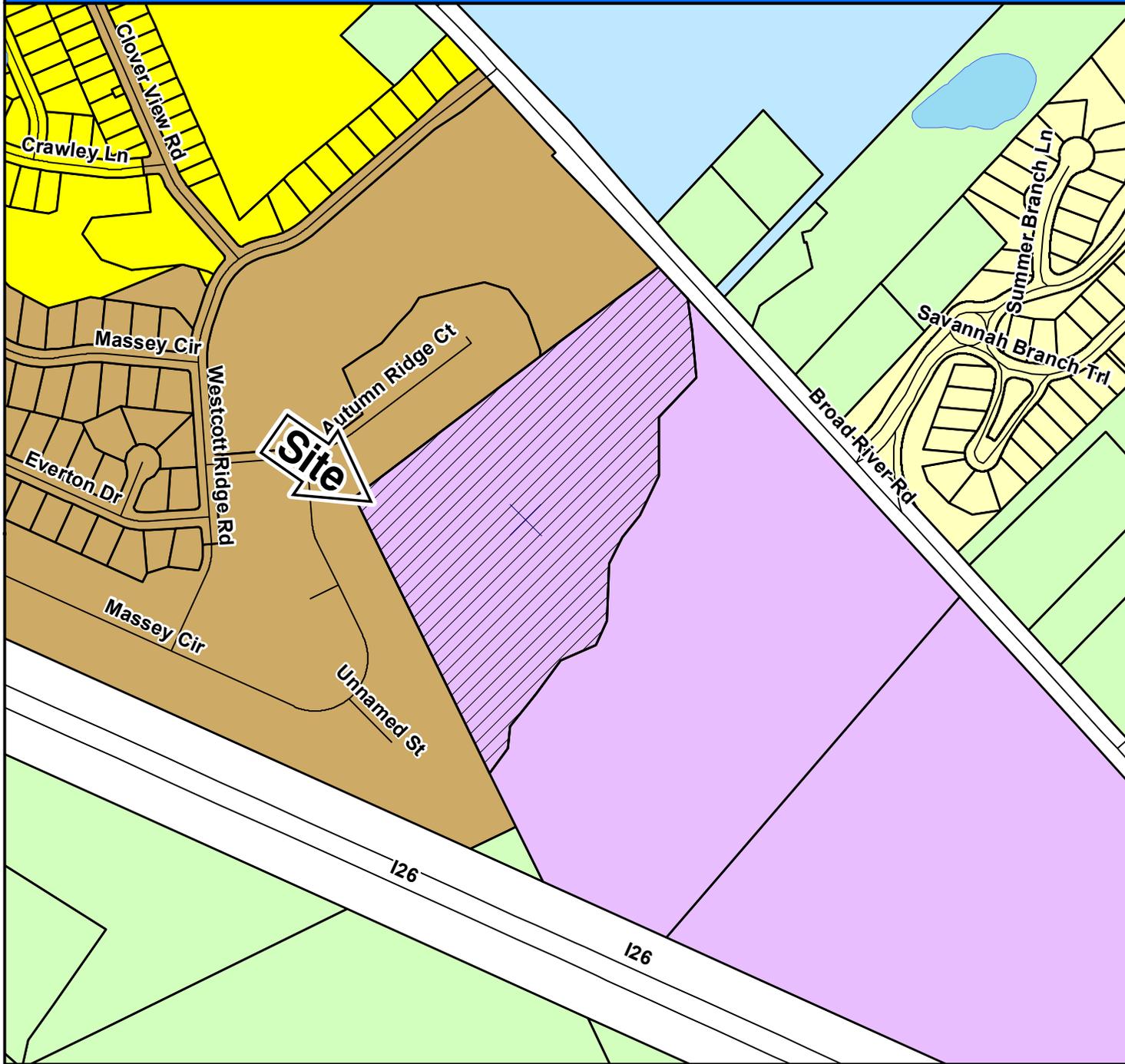
Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

October 22, 2013

Case 13-28 MA

M-1 to RU



ZONING CLASSIFICATIONS

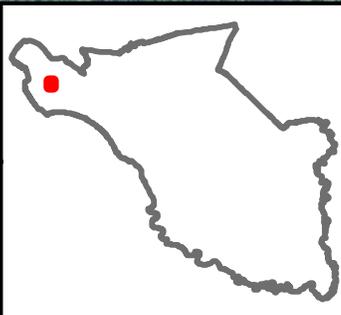
 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	



Case 13-28 MA
M-1 to RU
TMS 02600-09-05

Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



2127

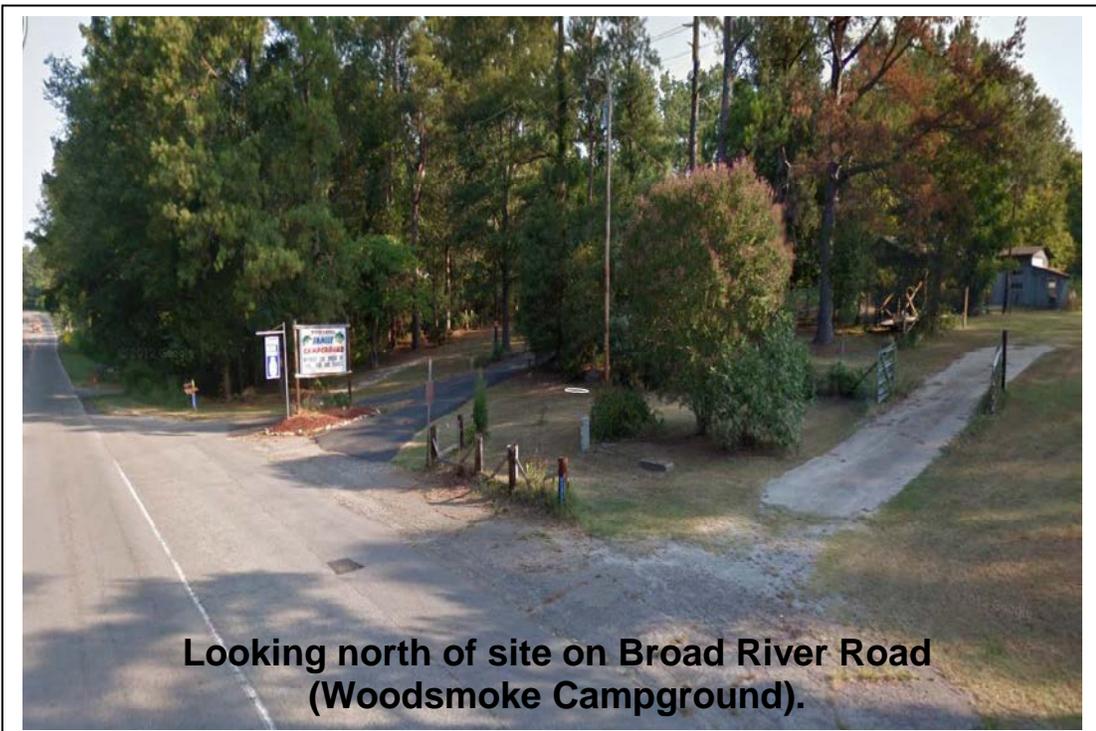


CASE 13-28 MA

From M-1 to RU

TMS# 02600-09-05 (Portion of)

Broad River Rd



The zoning change from M-1 (Light Industrial) to RU (Rural) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RU
<u>Residential Uses</u>	
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	SE
Single-Family, Detached	P
Group Homes (9 or Less)	SR
<u>Accessory Uses and Structures</u>	
Home Occupations	SR
Swimming Pools	SR
Yard Sales	SR
<u>Recreational Uses</u>	
Hunt Clubs	P
Shooting Ranges, Outdoor	SE
Swimming Pools	SR
<u>Institutional, Educational and Civic Uses</u>	
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR
Nursing and Convalescent Homes	SE
Orphanages	SE
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	SR
<u>Business, Professional and Personal Services</u>	
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Recreational Vehicle Parks and Recreation Camps	SR
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Landfills, Sanitary and Inert Dump Sites	SE



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-29 MA
APPLICANT: Bill Dixon

LOCATION: Two Notch Road & Greenhill Parish Parkway

TAX MAP NUMBER: 25800-03-40
ACREAGE: 80 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Approval

Background

Zoning History

The original zoning of the parcel as adopted September 7, 1977 was Rural District (RU). The subject parcel was rezoned to Planned Development District (PDD) under Ordinance Number 065-99HR (case number 99-050MA).

Zoning History for the General Area

The Woodcreek Farms PDD 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 10-27MA.

Zoning District Summary

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	RU/GC	Undeveloped/Residence/Conservation Easement/Railroad Right-of-Way
<u>South:</u>	PDD	Single-Family Residences (Greenhill Parish Subdivision)
<u>East:</u>	PDD	Apartments (Legacy Sandhill Apartments)/Undeveloped
<u>West:</u>	RU/RU/GC	Residences/Undeveloped

Discussion

Parcel/Area Characteristics

The PDD parcel has frontage along Greenhill Parish Parkway, Two Notch Road and Spears Creek Church Road. The site appears to have once contained “The Golf Center;” however all that remains of the facility is the sign. Otherwise, the site is undeveloped, with moderate slopes, no sidewalks or streetlights along Two Notch Road or Spears Creek Church Road and scattered, low-level vegetation. There are some sidewalks and streetlights within the Greenhill Parish Subdivision south of the subject site. The overall Greenhill Parish PDD identifies 330 total acres with 246.83 acres of residential and 1,262 total allowable dwelling units. The proposed PDD will affect approximately 80 acres of the existing PDD development.

The proposed PDD will differ slightly from the previous PDD. The C-3 designation identified in the existing PDD will be changed to GC in the proposed PDD. There is a proposed reduction of Commercial (C-3) from 53.35 (16%) acres to 3.52 acres (1%). The proposed PDD will reduce the multifamily uses (RG-2) from 23.40 acres (7%) to 21.29 acres (6.5%). This amendment will reduce the multi-family units from 374 units to 340 units. The proposed PDD will add 45.68 acres (14%) of RS-HD in place of the commercial (C-3) and multifamily uses (RG-2). A portion of the previously identified C-3 acreage will remain Commercial (GC) along Two Notch Road with internal access identified by a proposed road. The proposed PDD will also increase open space from 6.04 acres (2%) to 16.47 acres (5%) while reducing proposed roads and right-of-way from 15.59 acres (5%) to 12.57 acres (4%).

The RS-HD District proposes the following lot requirements:

- Minimum Width 60 feet*
- Minimum Area 7,200 square feet*
- Minimum setback 5 feet*
- Maximum Height 45 feet*

Public Services

The Spears Creek fire station (number 4) is located 1.1 miles to the south on Spears Creek Church Road. There are fire hydrants located along Greenhill Parish Parkway. Catawba Trail Elementary School is .27 miles east of the site on Greenhill Parish Parkway. Water will be provided by the City of Columbia and sewer will be provided by Palmetto Utilities.

Plans & Policies

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates the area as **Suburban** in the **Northeast Planning Area**.

Suburban Area

Objective: "Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre."

Compliance: The proposed PDD would allow for 6 dwelling units per acre under the proposed RS-HD District. The PDD would add additional open space and contain a mix of uses. As such, staff believes the change to the PDD is in compliance with the recommendations of the Comprehensive Plan.

Traffic Impact

The 2012 SCDOT traffic count (Station # 120) located west of the subject parcels on Two Notch Road identifies 17,100 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "B".

The 2012 SCDOT traffic count (Station # 451) located south of the subject parcels on Spears Creek Church Road identifies 10,500 Average Daily Trips (ADT's). Spears Creek Church Road is classified as a two lane undivided collector, 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 identified as number 38 on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Spears Creek Church Road is identified for widening from 2 to 5 lanes from Interstate 20 to Two Notch Road.

Conclusion

The parcels south and east of the site contain residential uses and are part of the Greenhill Parish PDD. The parcels located north and west of the site are zoned Rural (RU) and are mostly developed residentially. The proposed road widening project would help to mitigate future travel demands. The proposed request is in compliance with the Comprehensive Plan, as it provides a mix of uses, additional open space and a density between the range of 4–8 units per acre.

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

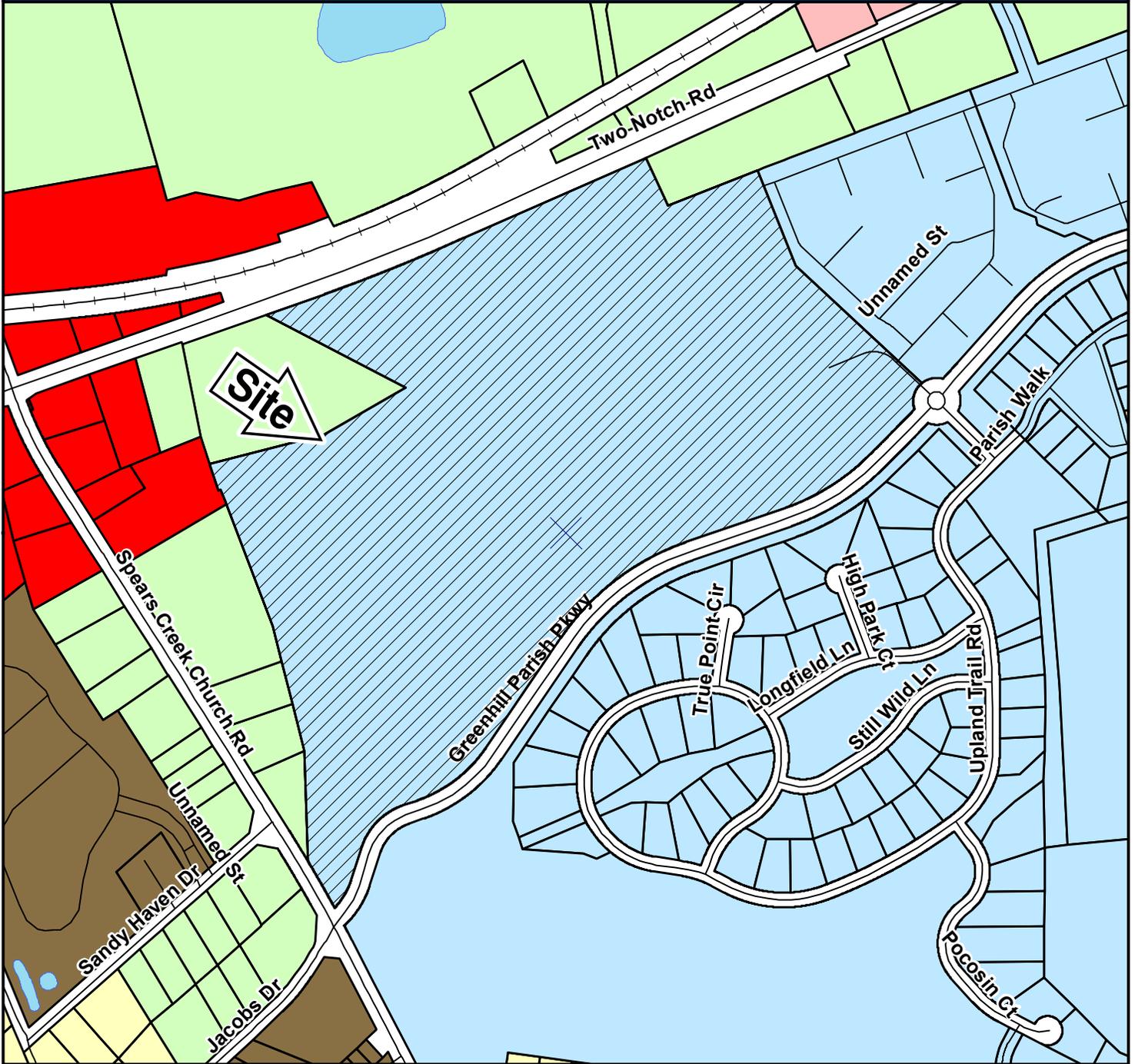
Zoning Public Hearing Date

October 22, 2013

Proposed PDD Conditions

- a) The Applicant shall transmit a phasing plan to the Department prior to reviewing any construction plans.
- b) A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission.
- c) All development shall conform to all current relevant land development regulations.
- d) Planned development regulations require development to adhere to landscape, parking and pedestrian regulations namely, Sections 26-173, 26-176, and 26-179 for minimum standards. Richland County encourages this development to exceed these minimum standards.
- e) Proposed changes to the approved Master Plan described below are termed major changes and shall be subject to the requirements of Section 26-59 (j) (1) of the Richland County Land Development Code.
- f) All internal streets shall be privately owned.
- g) Access to the subject site shall conform to proposed design unless public safety issues are present at the site specific development review.
- h) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.
- i) All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.
- j) The RG-1 and RG-2 zoning designations shall permit multifamily development only.

Case 13-29 MA PDD to PDD



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 13-29 MA
PDD to PDD
TMS 25800-03-40**



CASE 13-29 MA

From PDD to PDD

TMS# 25800-03-40

Two Notch Rd & GreenHill Parish Pkwy





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-30 MA
APPLICANT: Denise F. Bryant

LOCATION: Wessinger Road

TAX MAP NUMBER: 12000-03-02
ACREAGE: 17.24
EXISTING ZONING: M-1
PROPOSED ZONING: RM-HD

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

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

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

The subject parcel was part of two previous map amendments. Case 09-05MA proposed a change to RM-HD and was withdrawn. Case 09-18MA proposed RS-HD and was also withdrawn.

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

- The gross density for this site is approximately: 275 dwelling units
- The net density for this site is approximately: 193 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	M-1/RU	Undeveloped
<u>South:</u>	HI	Whitaker Containers (Fenced storage)
<u>East:</u>	M-1/RU	Undeveloped/Vacant Structures/Manufactured Homes
<u>West:</u>	M-1	Clyde Nettles Roofing and Painting

Discussion

Parcel/Area Characteristics

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

Public Services

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

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

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

Plans & Policies

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

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

Non-Compliance: The proposed zoning would exceed the Comprehensive Plan’s recommendation of 4-8 dwelling units an acre. The RM-HD District permits 16 dwelling units per acre.

Traffic Impact

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

There are no planned or programmed improvements for this section of Fairfield Rd (US 321).

Conclusion

The surrounding parcels are zoned Light Industrial District (M-1), Heavy Industrial District (HI) and Rural District (RU). Staff is of the opinion that the proposed request is not in compliance with the Comprehensive Plan; nor is compatible with the zoning of the adjacent parcels.

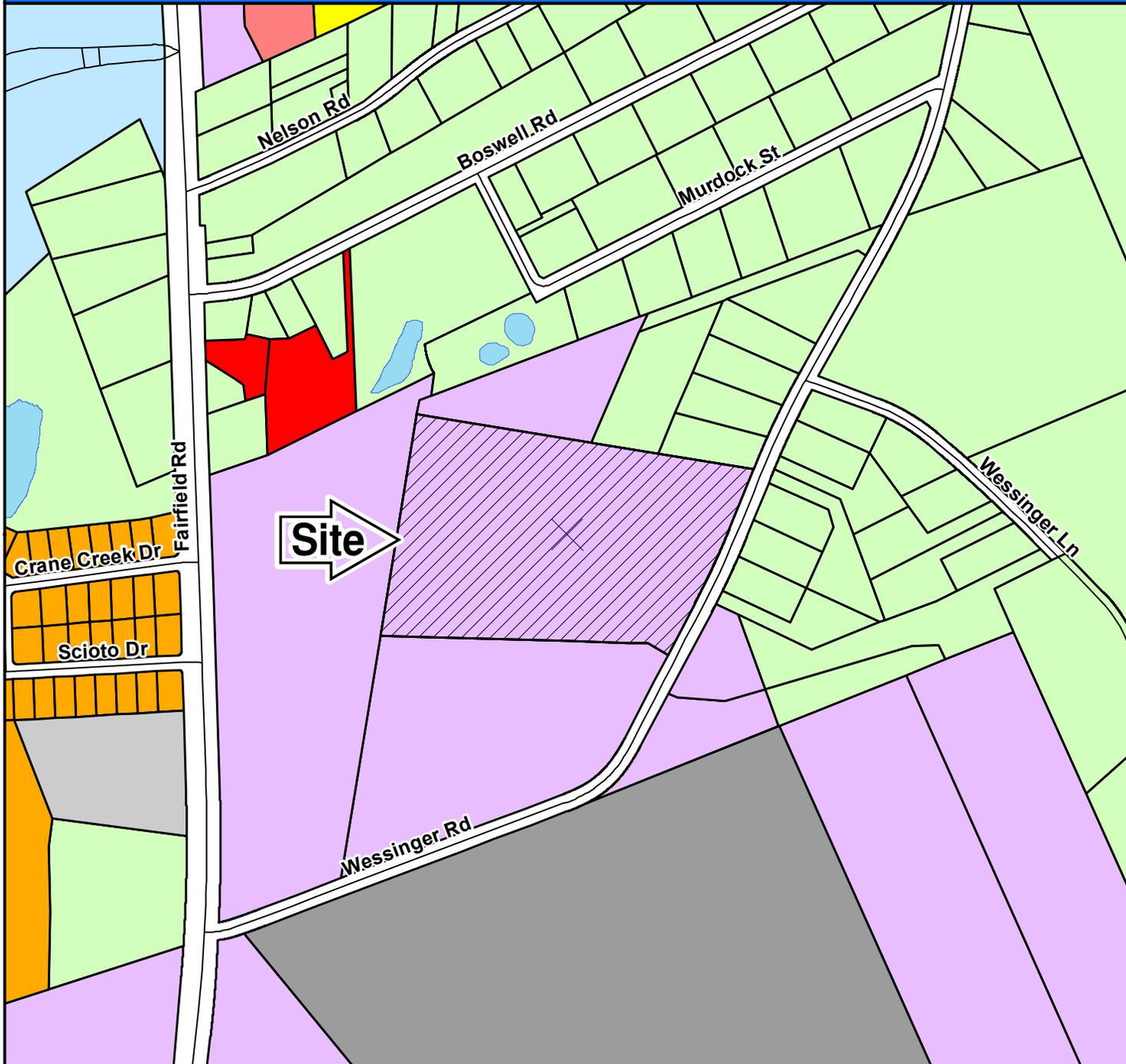
Staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

October 22, 2013

Case 13-30 MA

M-1 to RM-HD



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 13-30 MA
M-1 to RM-HD
TMS12000-03-02



CASE 13-30 MA

From M-1 to RM-HD

TMS# 12000-03-02

Wessinger Rd



Looking at subject parcel



Looking east at residence.

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

USE TYPES	RM-HD
<u>Residential Uses</u>	
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	SR
Dormitories	P
Multi-Family, Not Otherwise Listed	P
Single-Family, Detached	P
Single-Family, Zero Lot Line, Common	SR
Single-Family, Zero Lot Line, Parallel	SR
Two-Family	P
Fraternity and Sorority Houses	P
Group Homes (9 or Less)	SR
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
<u>Accessory Uses and Structures</u>	
Home Occupations	SR
Swimming Pools	SR
Yard Sales	SR
<u>Recreational Uses</u>	
Swimming Pools	SR
<u>Institutional, Educational and Civic Uses</u>	
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR

Nursing and Convalescent Homes	P
Orphanages	SE
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	SR
<u>Business, Professional and Personal Services</u>	
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-31 MA
APPLICANT: Ron Johnson

LOCATION: Longtown Road West and Plantation Parkway

TAX MAP NUMBER: 17613-02-08 (Portion of)
ACREAGE: 25.54 of 33.29 total
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Approval

Background

Zoning History

Prior to the code change in 2005 the Rural District (RU) parcel was zoned D-1. With the adoption of the new Land Development Code in 2005 the D-1 District was converted into the RU District. The parcel was part of two previous rezoning requests (Case numbers 04-58MA and 05-19MA). Both cases were withdrawn.

Zoning History General Area

The Residential Single Family Medium Density District (RS-MD) zoned parcel east of the site on Longtown Road East was rezoned under Ordinance Number 077-12HR (case 12-33MA). The Residential Single-Family Low Density District (RS-LD) subdivision (Club Colony) east of the subject parcel was approved under Ordinance Number 037-94HR (case 94-008MA). The RS-LD parcel east of the site on Longtown Road East was rezoned under Ordinance Number 017-13HR (case number 13-05MA). The Planned Development District south of the subject parcel was approved under Ordinance Number 064-02HR (case 02-060MA)

Zoning District 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."

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 92 dwelling units
- The net density for this site is approximately: 64 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residential subdivision (Plantation Park)
<u>South:</u>	PDD	Residential subdivision (Brookhaven)
<u>East:</u>	RU	Single-Family residences
<u>West:</u>	PDD	Residential subdivision (Brookhaven)

Discussion

Parcel/Area Characteristics

The subject property is part of a larger tract (33.29 acres total) which originally contained a tennis club, pool and amenity area. The parcel has fifty nine (59) feet of frontage along Longtown Road West, which is a two-lane residential collector street without sidewalks or streetlights. The parcel also has thirty seven (37) feet of frontage along Plantation Parkway. Otherwise, the site contains no slope, is mostly wooded and contains some recreation (playground) equipment.

The immediate area is primarily characterized by low to moderate density residential uses. South and west of the subject parcel is a mixed use PDD. The portion adjacent to the subject parcel is currently wooded but will continue to be developed as additional phases are completed.

Public Services

The subject parcel is within the boundaries of School District Two. Sandlapper Elementary School is located 490 feet southeast of the subject parcel on Longtown Road. The Elders Pond fire station (number 34) is located 1.4 miles southeast of the subject parcels on Elders Pond Drive. There are no fire hydrants located along Longtown Road West however, there is a fire hydrant located on Plantation Parkway. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by Palmetto Utilities.

Plans & Policies

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

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

Compliance: The RS-LD zoning district permits a minimum 12,000 square foot lots or 3.6 dwelling units per acre, which is closer to the recommended density of the Comprehensive Plan than allowed under the current RU District. Consequently, staff is of the opinion that the rezoning complies with the Comprehensive Plan’s recommended density.

Traffic Impact

The 2012 SCDOT traffic count (Station # 713) located north of the subject parcel on Longtown Road identifies 2,600 Average Daily Trips (ADT's). Longtown Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Longtown Road is currently operating at Level of Service (LOS) "A".

The 2012 SCDOT traffic count (Station # 711) located south of the subject parcel on Longtown Road identifies 8,100 Average Daily Trips (ADT's). Longtown Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Longtown Road is currently operating at Level of Service (LOS) "C".

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

Conclusion

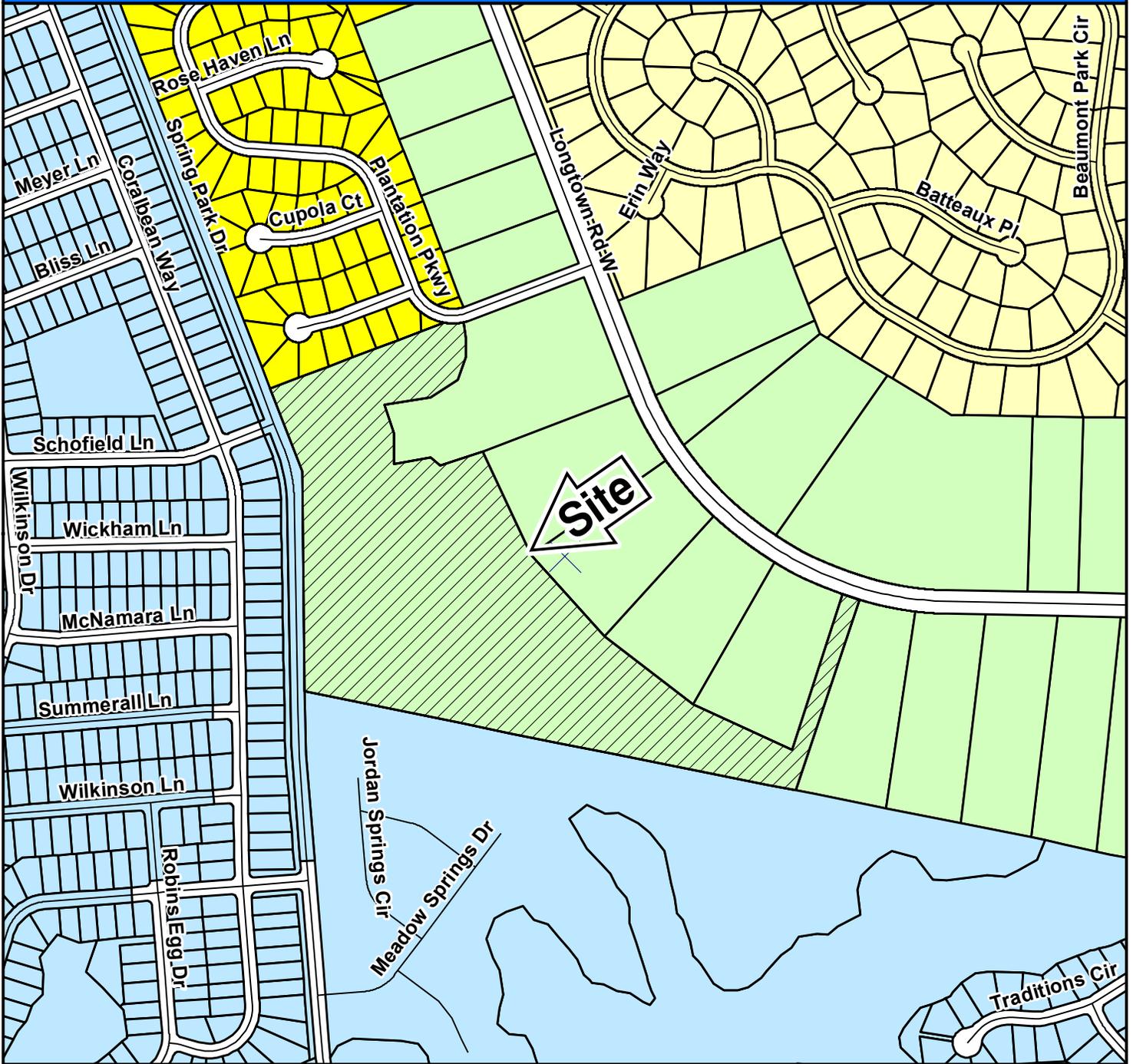
The adjacent subdivision north of the site is zoned RS-MD and contains single-family residences. The PDD located to the west is designated for low to medium densities. Due to the well-established residential developments nearby and the characteristic medium densities of most of the subdivisions in the vicinity, staff believes that the proposed request is in compliance with the Comprehensive Plan recommendations for Suburban residential use.

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

Zoning Public Hearing Date

October 22, 2013

Case 13-31 MA RU to RS-LD



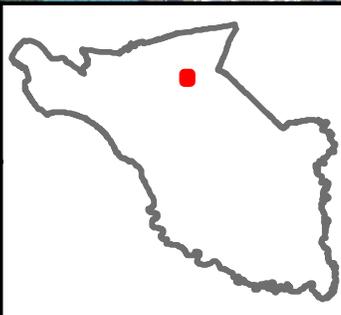
ZONING CLASSIFICATIONS

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

Case 13-31 MA
RU to RS-LD
TMS 17613-02-08

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 13-31 MA

From RU to RS-LD

TMS# 17613-02-08

Longtown Rd West



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-LD
Single-Family, Zero Lot Line, Parallel	SR



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-32 MA
APPLICANT: Mark Mack

LOCATION: Kennerly Rd

TAX MAP NUMBER: 02700-08-04 (Portion of)
ACREAGE: 2.0
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

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

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

Discussion

Parcel/Area Characteristics

The parcel has three hundred and sixty one (361) feet of frontage along Kennerly Road, which is a two-lane undivided collector without sidewalks or streetlights. The parcel also has three hundred and sixty one (361) feet of frontage along Sid Sites Road, which is a two-lane undivided collector without sidewalks or streetlights. The subject parcel is currently utilized for agricultural uses (cornfield), has a gentle slope and is partially vegetated. The immediate area is primarily characterized by residential uses, agricultural uses and undeveloped, wooded parcels.

Public Services

The subject parcel is within the boundaries of Lexington/Richland 5 School District. Spring Hill High School is located .76 miles west of the subject parcel on Broad River Road. The Dutch Fork/Spring Hill fire station (number 21) is located 1.6 miles west of the subject parcel on Broad River Road. There are no fire hydrants located along this section of Kennerly Road. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by well and sewer would be provided by septic.

Plans & Policies

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

Objective: Industrial activities should be compatible with the surrounding land uses and should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure and access to major arterials and/or highways. Sites will be considered during the rezoning process and periodically updated.

Non-Compliance: The area is comprised of scattered agriculturally-based, residentially developed parcels and large undeveloped parcels. Currently, there is a lack of infrastructure in place to serve industrial development. The site does not have easy access to major arterials and/or highways and there are no other properties in the vicinity either zoned for or used as light industrial.

Traffic Impact

The 2012 SCDOT traffic count (Station # 178) located south of the subject parcel on Broad River Road identifies 7,900 Average Daily Trips (ADT's). Broad River Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) “C”.

The 2012 SCDOT traffic count (Station # 561) located east of the subject parcel on Kennerly Road identifies 800 Average Daily Trips (ADT's). Kennerly Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly Road is currently operating at Level of Service (LOS) “A”.

The 2012 SCDOT traffic count (Station # 456) located north of the subject property on Freshly Mill Road identifies 900 Average Daily Trips (ADT's). Freshly Mill Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Freshly Mill Road is currently operating at Level of Service (LOS) “A”.

Conclusion

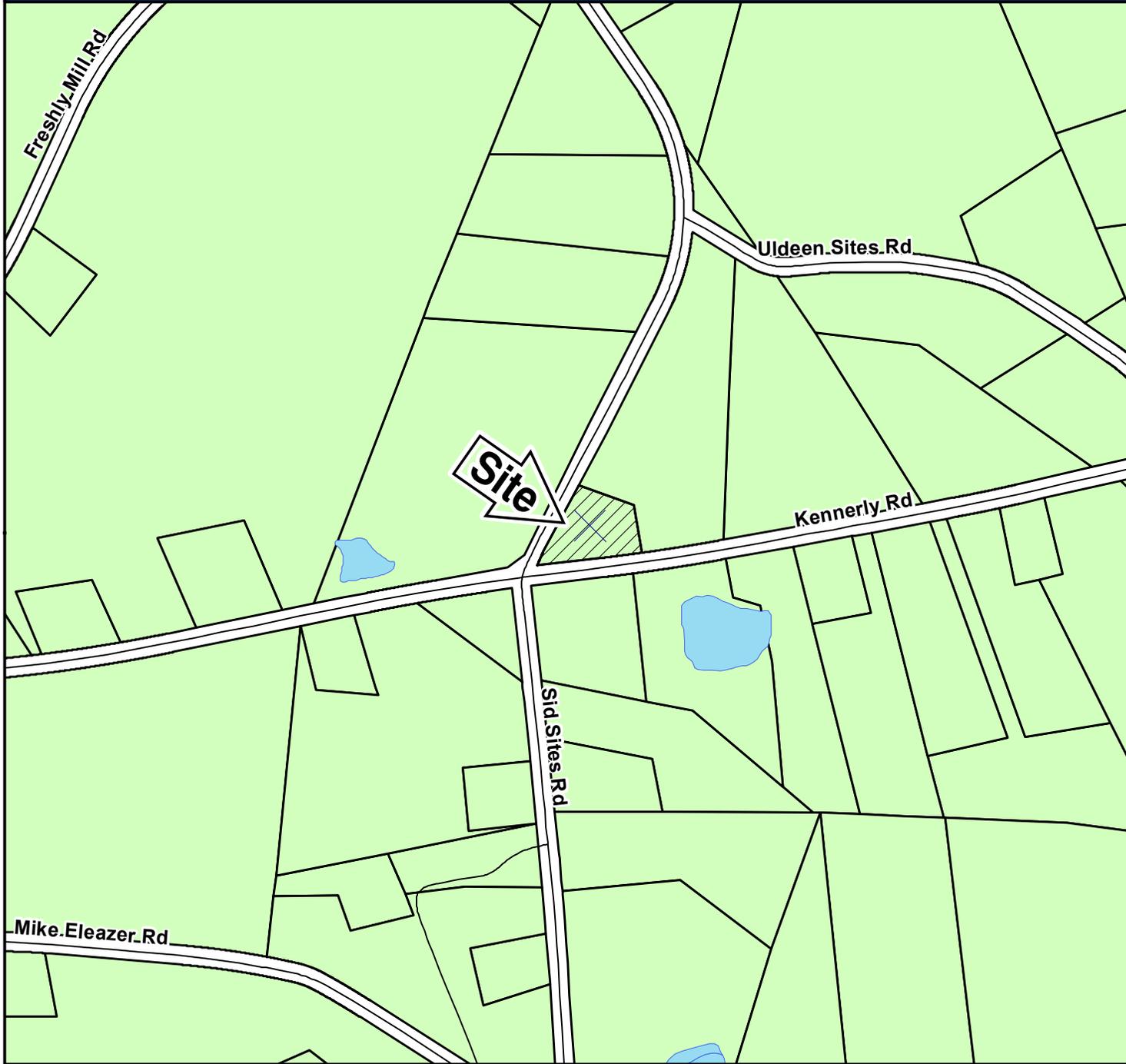
The parcels in the general area surrounding the site are zoned RU. Staff believes that the proposed request is not in compliance with the Comprehensive Plan, as the site does not have access to infrastructure, there are no Industrial uses in the vicinity of the site and the site is not located on a major arterial. Additionally, rezoning the parcel to an LI zoning district would set a precedent for other potential similar requests and alter the established character of the Spring Hill area.

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

Zoning Public Hearing Date

October 22, 2013

Case 13-32 MA RU 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 13-32 MA
RU to LI
TMS 02700-08-04 (p)

Freshly Mill Rd

Sr. St. Rd

Uddeen Sites Rd

Site

Kennerly Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Mike Eleazer Rd



CASE 13-32 MA

From RU to LI

TMS# 02700-08-04 Portion of

Sid Sites Rd & Kennerly Rd



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

USE TYPES	LI
Recreational Uses	
Amusement or Water Parks, Fairgrounds	SR
Batting Cages	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Institutional, Educational and Civic Uses	
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Community Food Services	P
Government Offices	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
Business, Professional and Personal Services	
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
Automobile Towing, Including Storage Services	P
Banks, Finance, and Insurance Offices	P
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
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Building, General Contracting, without Outside Storage	P
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
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
Linen and Uniform Supply	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
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	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
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	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
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
Truck Stops	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Transportation, Information, Warehousing, Waste Management, and Utilities	
Airports or Air Transportation Facilities and Support Facilities	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P

Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	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)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
Manufacturing, Mining, and Industrial Uses	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P

Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-33 MA
APPLICANT: Carolyn Peake

LOCATION: Two Notch Rd & Old Two Notch Rd

TAX MAP NUMBER: 29004-01-02, 29000-01-01 & 05
ACREAGE: 4.09
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History General Area

Southwest of the subject parcel along Lockman Road is a parcel zoned Office and Institutional District (OI) under Ordinance Number 078-04HR (case number 05-012MA). Southwest of the subject parcel along Two Notch Road is seven parcels zoned General Commercial District (GC) under Ordinance Number 003-94HR (case number 93-043MA).

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: 65 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Railroad Right-of-Way/Residences
<u>South:</u>	GC/GC	Undeveloped/Gas station
<u>East:</u>	RU/RU	Undeveloped/Modular Homes
<u>West:</u>	RU/RU	Undeveloped/Residence

Discussion

Parcel/Area Characteristics

The parcels have one thousand one hundred and sixty five (1165) feet of frontage along Two Notch Road, which is a two-lane undivided minor arterial without sidewalks or streetlights. Additionally, one subject parcel has one hundred and five (105) feet of frontage along Old Two Notch Road. The two eastern parcels contain commercially designed structures with access onto Two Notch Road, a moderate slope toward the railroad right-of-way and are partially wooded to the rear. The immediate area is primarily characterized by residential uses, manufactured housing and undeveloped, wooded parcels. There is a commercial use (Discount Tobacco gas station) located to the south. The parcel is zoned RU. There are numerous GC parcels located to the southwest. Most of these parcels are undeveloped and wooded.

Public Services

The subject parcels are within the boundaries of School District Two. Bookman Road Elementary School is located 1.02 miles northwest of the subject parcels on Bookman Road. Catawba Trail Elementary School is located .09 miles south of the subject parcels on Old National Highway. The Northeast fire station (number 4) is located 2.2 miles south of the subject parcels on Spears Creek Church Road. There are no fire hydrants located along this section of Two Notch Road. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by well and sewer would be provided by Palmetto Utilities.

Plans & Policies

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

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

Non-Compliance: The area is mainly comprised of residentially developed parcels. Rezoning to a commercial usage would serve to encroach upon the established residential uses nearby. The site does not have frontage along a major traffic arterial as described in the purpose and intent of the GC district.

Traffic Impact

The 2012 SCDOT traffic count (Station # 119) located east of the subject parcel on Two Notch Road identifies 10,900 Average Daily Trips (ADT's). Two Notch Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "C".

Two Notch Road is identified as number one on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Two Notch Road is identified for widening from 2 to 5 lanes from Steven Campbell Road to Spears Creek Church Road.

Conclusion

Although the parcels located south of the site are zoned GC, the majority of the area is not developed commercially. The remaining parcels in the general area are zoned RU and contain residential uses. Staff believes that the proposed request is not in compliance with the purpose and intent of the GC District or the Comprehensive Plan, as the site is located on a minor arterial and is within close proximity to residential uses.

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

Zoning Public Hearing Date

October 22, 2013

Case 13-33 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 13-33 MA
RU to GC
TMS 29000-01-01/05 & 29004-01-02**



CASE 13-33 MA

From RU to GC

TMS# 29004-01-01, 29000-01-01 & 05

Two Notch Rd



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

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
Nursing and Convalescent Homes	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	P

USE TYPES	GC
Continued Care Retirement Communities	SR
Dormitories	SE
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
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
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR

Storage	
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
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 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

[Type text]

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
Vending Machine Operators	
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
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

[Type text]

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
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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-34 MA
APPLICANT: Robert Wilder

LOCATION: Wilson Boulevard

TAX MAP NUMBER: 14800-05-22
ACREAGE: 25.79
EXISTING ZONING: PDD
PROPOSED ZONING: RS-MD

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Planned Development District (PDD) reflects the zoning as adopted under ordinance number 05-13HR (Case number 05-36MA). The previous zoning, Rural District (RU) reflects the zoning as adopted September 7, 1977.

Zoning History General Area

The Planned Development District (PDD) zoned parcels (Stonington Subdivision) located to the west of the site along Wilson Boulevard was rezoned under Ordinance Number 044-00HR (case 00-38MA). The Planned Development District (PDD) zoned parcel located to the northwest of the subject parcel was approved under Ordinance Number 010-05HR (case 05-028MA). The Neighborhood Commercial District (NC) zoned parcels located to the south of the site along Wilson Boulevard were rezoned under Ordinance Number 058-04HR (case 05-01MA).

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: 132 dwelling units

- Based upon a net density calculation, the maximum number of units for this site is approximately: 87 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	PDD	Residential subdivision (Stonington)
<u>East:</u>	RU\RU	Residence/Assisted Living Facility/Undeveloped
<u>West:</u>	PDD	Residential subdivision (Stonington)

Discussion

Parcel/Area Characteristics

The subject property has approximately 560 feet of frontage along Wilson Boulevard, zoned PDD and is approximately 25.79 acres in size. Within the existing PDD, 17.74 acres is designated for residential use with 12,500 square foot minimum lot sizes, while 8.05 acres is identified as reserved natural area. Otherwise the site is undeveloped and mostly wooded.

The immediate area is primarily characterized by low to moderate density residential uses. South and west of the subject parcel are residential PDDs. The approved Beasley Creek PDD adjacent to the northwest subject parcel is mostly wooded and undeveloped. A phase of the PDD has been completed at this time. The Beasley Creek PDD designates 175 low density units on 49.9 acres, 115 medium density units on 10.4 acres and 22.7 acres of open space. The medium density lots as identified in the Beasley Creek PDD, would allow for 3,500 square foot minimum lot sizes. This lot size is more in line with the lot sizes for a higher density residential district than the current RS-MD District minimum lot size standards of 8,500 square feet.

The approved Stonington PDD is comprised of 165 acres with 109 acres designated for residential, 12 acres for commercial and 44 acres for open space. There are 3 separate residential designations within the Stonington PDD. The Stonecrest phase permits 51 lots on 59 acres at a density of .86 dwelling units per acre. The Stonecroft phase permits 56 lots on 55 acres at a density of .98 dwelling units per acre. The Stonebury phase permits 45 lots on 40 acres at a density of 2.375 dwelling units per acre. The commercial segment identifies 75,000 square feet of retail uses and 30,000 square feet of office uses.

Public Services

The subject parcel is within the boundaries of School District Two. Westwood High School is located .89 miles north of the subject parcel on Turkey Farm Road. The Killian fire station (number 274) is located 2.1 miles southeast of the subject parcel on Farrow Road. There is a fire hydrant located south of the site on Wilson Boulevard. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

Plans & Policies

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

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

Compliance: The RS-MD zoning district permits a minimum 8,500 square foot lots or 5.1 dwelling units per acre, which complies with the recommended density of the Comprehensive Plan than allowed under the nearby RU District. Although the current PDD zoning would allow development to occur that is in keeping with the Comprehensive Plan recommendations for medium density, staff believes that the proposed zoning would be better suited for the site as the PDD design is contrary to State legislation and the Code requirements for mixed use.

Traffic Impact

The 2012 SCDOT traffic count (Station # 135) located south of the subject parcel on Wilson Boulevard identifies 8,100 Average Daily Trips (ADT's). Wilson Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Wilson Boulevard is currently operating at Level of Service (LOS) “C”.

A 2.86 mile section of Wilson Boulevard from the I-77 interchange to Blythewood Road has been identified for widening from two lanes to five lanes. The project is 37th on the Columbia Area Long Range Transportation Plan (COATS) 2035 Prioritized Project List and funding has not been identified at this time.

A 3.82 mile section of Wilson Boulevard from the Fulmer Road to Pisgah Church Road has been identified for widening from two lanes to five lanes. The project is 59th on the Columbia Area Long Range Transportation Plan (COATS) 2035 Prioritized Project List and funding has not been identified at this time.

Conclusion

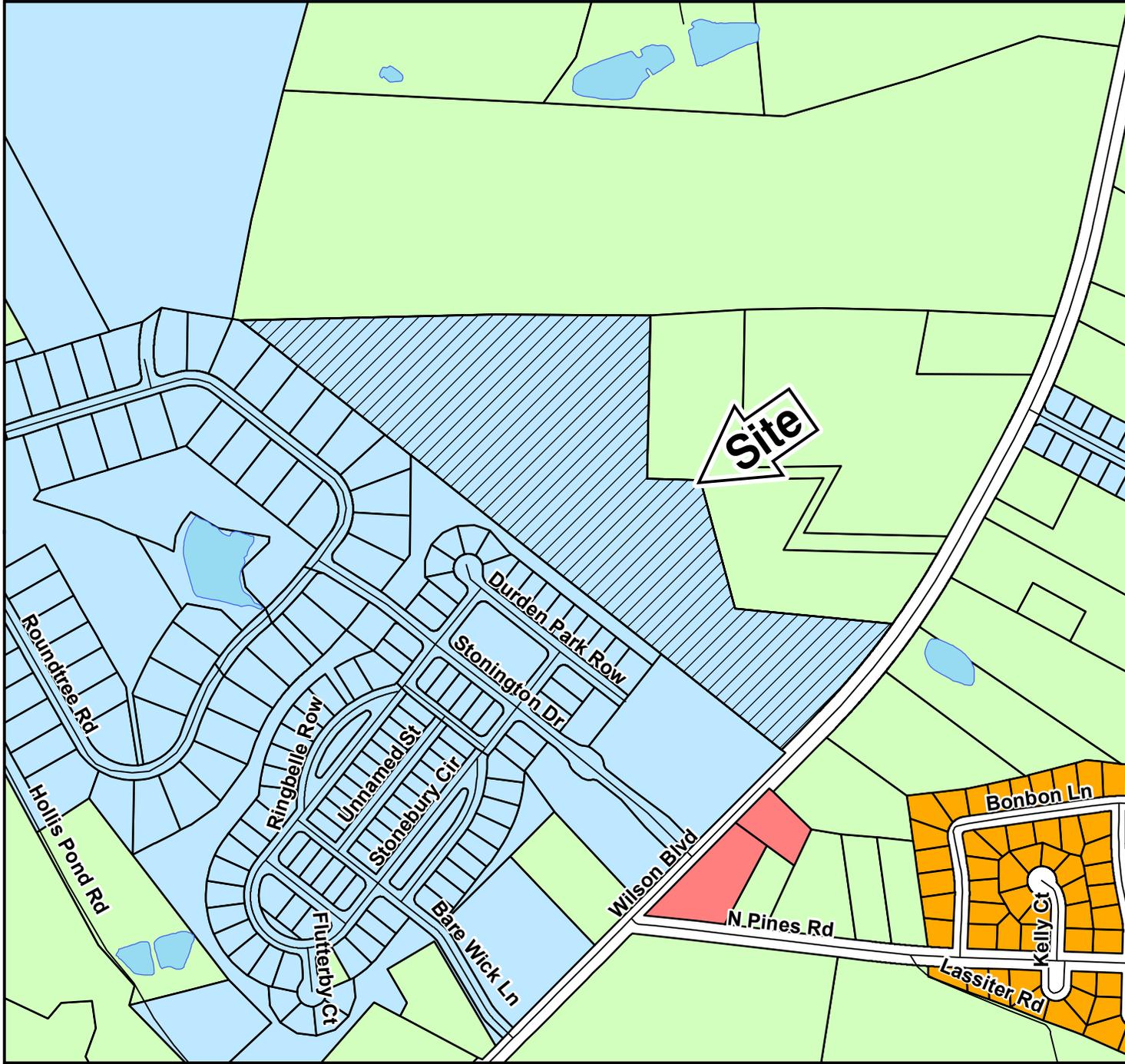
The adjacent subdivision west of the site is zoned PDD and contains single-family residences. The PDD located to the northwest is designated for single-family residences, as well. Given the lot sizes and residential development designs nearby as well as the characteristic medium densities of most of the subdivisions in the vicinity, staff believes that the proposed request is in compliance with the Comprehensive Plan recommendations for Suburban residential use.

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

Zoning Public Hearing Date

October 22, 2013

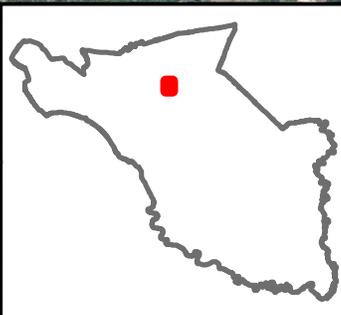
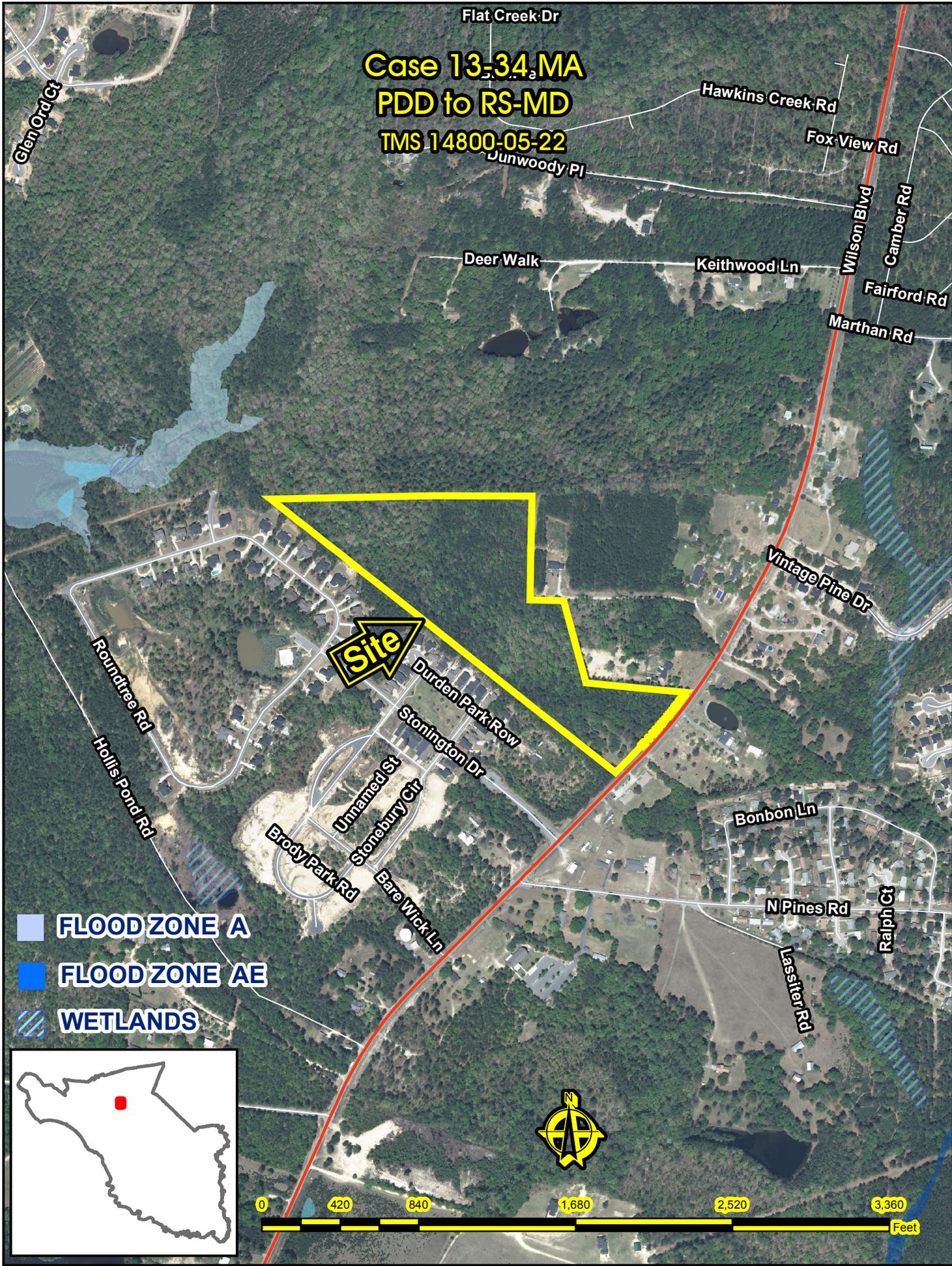
Case 13-34 MA PDD to RS-MD



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

Case 13-34 MA
PDD to RS-MD
TMS 14800-05-22



CASE 13-34 MA

From PDD to RS-MD

TMS# 14800-05-22

Wilson Blvd



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION/DEFINITIONS; SECTION 26-21, RULES OF CONSTRUCTION INFORMATION; SUBSECTION (B), GENERAL RULES OF CONSTRUCTION; PARAGRAPH (9), CONTIGUOUS.

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 26-21, Rules of Construction; Subsection (b), General Rules of Construction; Paragraph (9); is hereby amended to read as follows:

(9) *Contiguous.* The word “contiguous”, as applied to lots or districts, shall be interpreted as meaning ~~“having a common boundary of ten (10) or more feet in length”;~~

a. Touching along a common boundary for at least 15 feet.

b. The contiguity of land areas shall not be affected by existence between them of a road (other than a principal or minor arterial road) or alley; a public or private right-of-way; a public or private transportation or utility right-of-way; a river, creek, stream, or other natural or artificial waterway; provided, however, the contiguity of land areas shall be assumed to be disrupted by the existence of a freeway, expressway, thoroughfare road, collector road, principal arterial road, and/or minor arterial road, as they are defined under Section 26-22.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2013.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE ____ DAY

OF _____, 2012

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: September 24, 2013 (tentative)
First Reading: September 24, 2013 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO DELETE MANUFACTURED HOME PARKS FROM THE M-1 ZONING DISTRICT.

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 VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b) Permitted uses with special requirements listed by zoning district; Paragraph (45) Manufactured Home Parks.; is hereby amended to read as follows:

(45) Manufactured Home Parks - (MH, ~~M-1~~)

SECTION II. 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; Subparagraph (45) Manufactured Home Parks; Clause a; is hereby amended to read as follows:

a. Use districts: Manufactured Home; ~~M-1 Light Industrial~~.

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 _____, 2013.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE _____ DAY

OF _____, 2012.

Michelle M. Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing:	September 24, 2013 (tentative)
First Reading:	September 24, 2013 (tentative)
Second Reading:	
Third Reading:	

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SUBSECTION (D), STANDARDS; PARAGRAPH (26) SPECIAL CONGREGATE FACILITIES; SO AS TO PROVIDE ADDITIONAL REQUIREMENTS FOR SAME.

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 VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; Paragraph (26), Special Congregate Facilities; is hereby amended to read as follows:

(26) *Special Congregate Facilities.*

- a. Use districts: Office and Institutional; General Commercial.
- b. The facility shall be operated and contained within the building of and operated by a governmental agency or a nonprofit organization.
- c. The facility operator(s) shall provide continuous on-site supervision by an employee(s) and/or a volunteer(s) during the hours of operation.
- d. No such facility shall be located within one quarter (1/4) mile of an existing congregare facility. The Board of Zoning Appeals may, however, in reviewing a special exception application, permit the clustering of special congregare facilities if it is determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- e. For the purpose of noise abatement, organized outdoor activities may only be conducted between the hours of 8:00 a.m. and 9:00 p.m.
- f. The provider shall have written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.
- g. The facility shall be located within one-half (1/2) mile of an existing bus route or a public transit transfer station.

- h. Facilities shall establish and maintain set hours for client intake/discharge. These hours shall be posted at the site. There shall be no loitering at the facility or in the surrounding area when the facility is closed. It is the responsibility of the facility to enforce this requirement.
- i. Unless provided at the facility, the facility shall be located within one-half (1/2) mile of the following:
 - 1. Professional services, such as doctor's offices and legal services;
 - 2. Grocery stores;
 - 3. Job development centers; and
 - 4. Providers of services often utilized by the cliental, (i.e., medical clinics, food banks, public transportation).
- j. No facility shall be located within:
 - 1. Three hundred (300) feet of any residential district;
 - 2. One thousand (1,000) feet of a public or private daycare, elementary or secondary school; and/or
 - 3. One thousand (1,000) feet of a public park or public library.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2013.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE _____ DAY
OF _____, 2013

Michelle Onley
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:

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING**

July 23, 2013

7:00 PM

Call to Order: Honorable Kelvin E. Washington, Sr., Chair

Additions/Deletions to the Agenda: None.

Map Amendments:

Case # 13-17 MA, Steven Mungo/Gerald Steele, RU to RS-LD (58.7 acres), TMS # 04200-04-07 & 08, 1842 Kennerly Rd.: The public hearing was opened; two people spoke in favor of the map amendment and two people spoke against the map amendment. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Case # 13-18 MA, Larry Brazell, RU to LI (147.83 acres), TMS # 18900-02-06, Bluff Rd.: The public hearing was opened, and six people spoke against the map amendment. The public hearing was closed. Council unanimously deferred first reading of the ordinance to the September Zoning Public Hearing and directed that another public hearing be held. **ACTION: PLANNING**

Case # 13-19 MA, Will Holmes, RS-MD to OI (15.26 acres), TMS # 20200-01-30, 2312 Clemson Rd.: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Case # 13-25 MA, Mukesh Thakkar, RU to RC (1.76 acres), TMS # 15000-02-09, 10447 & 10453 Wilson Boulevard.: The public hearing was opened, and the applicant spoke in favor of the map amendment. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Text Amendments:

An Ordinance amending Sec. 26-186, Green Code Standards; so as to replace them with Open Space Standards. The public hearing was opened – two people spoke in favor of the

text amendment. The public hearing was closed. Council gave second reading approval to the text amendment ordinance. *SPECIAL NOTE: At the Special Called Council meeting, held immediately following, County Council imposed the pending ordinance doctrine to allow the provisions of this ordinance to be used immediately.* ACTION: PLANNING, CLERK OF COUNCIL

Other Business: None.

Adjournment: Council adjourned at 7:41 p.m.

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING**

September 24, 2013

7:00 PM

Call to Order: Honorable Kelvin E. Washington, Sr., Chair

Additions/Deletions to the Agenda: Ms. Tracy Hegler stated that Case # 13-18MA was a first reading item, not a second reading item as shown on the agenda.

Map Amendments:

Case # 12-19 MA, Myung Chan Kim, NC to GC (1.93 acres), TMS # 20281-01-45, 2201 Clemson Rd.: A motion was made and unanimously approved to defer the public hearing and any action on this item until the October Zoning Public Hearing. **ACTION: PLANNING**

Case # 13-18 MA, Larry Brazell, RU to LI (147.83 acres), TMS # 18900-02-06, Bluff Rd.: The public hearing was opened, and five people spoke against the map amendment. The public hearing was closed. Council unanimously deferred first reading of the ordinance to the October Zoning Public Hearing and directed that another public hearing be held. **ACTION: PLANNING**

Case # 13-24 MA, Charles Marshall, Jr., RS-LD to OI (4.23 acres), TMS # 19907-06-01/08, 9875 Windsor Lake Boulevard: The public hearing was opened; the applicant and one other person spoke in favor of the map amendment, and four people spoke against the map amendment. The public hearing was closed. Council unanimously voted to deny the rezoning request. **ACTION: PLANNING**

Other Business: None.

Adjournment: Council adjourned at 7:24 p.m.

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF DEVELOPMENT REVIEW TEAM (DRT) ACTIONS
MAJOR SUBDIVISION AND MAJOR LAND DEVELOPMENT REVIEW**

October 7, 2013

1:00 PM

Work of DRT:

Case # SP-13-62, Enclave at Blythewood Phase 2 (Apartments) TMS# 14800-02-30, Preliminary Plans required revisions. Revised preliminary plans were approved on August 13, 2013.

Work of DRT:

New Major Land Development:

Case # SP-13-69, Village Club at Sandhills Apartments TMS# 22900-02-37, 22900-02-46, Preliminary Plans required revisions. Revised preliminary plans were submitted on September 10, 2013.

New Major Subdivision:

Case # SD-05-264, Willow Lakes Phase 7 TMS# 07700-01-13, Sketch Plans were denied. Revised sketch plans were approved on September 18, 2013.

Case # SD-13-06, Longcove Estates TMS# 20500-04-16, Sketch Plans were denied. Revised sketch plans were approved on September 18, 2013.

Case # SD-13-08, Gateway Village TMS # 20300-02-48, 20401-03-01, Sketch Plans were denied. Revised sketch plans were approved on September 18, 2013.



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