

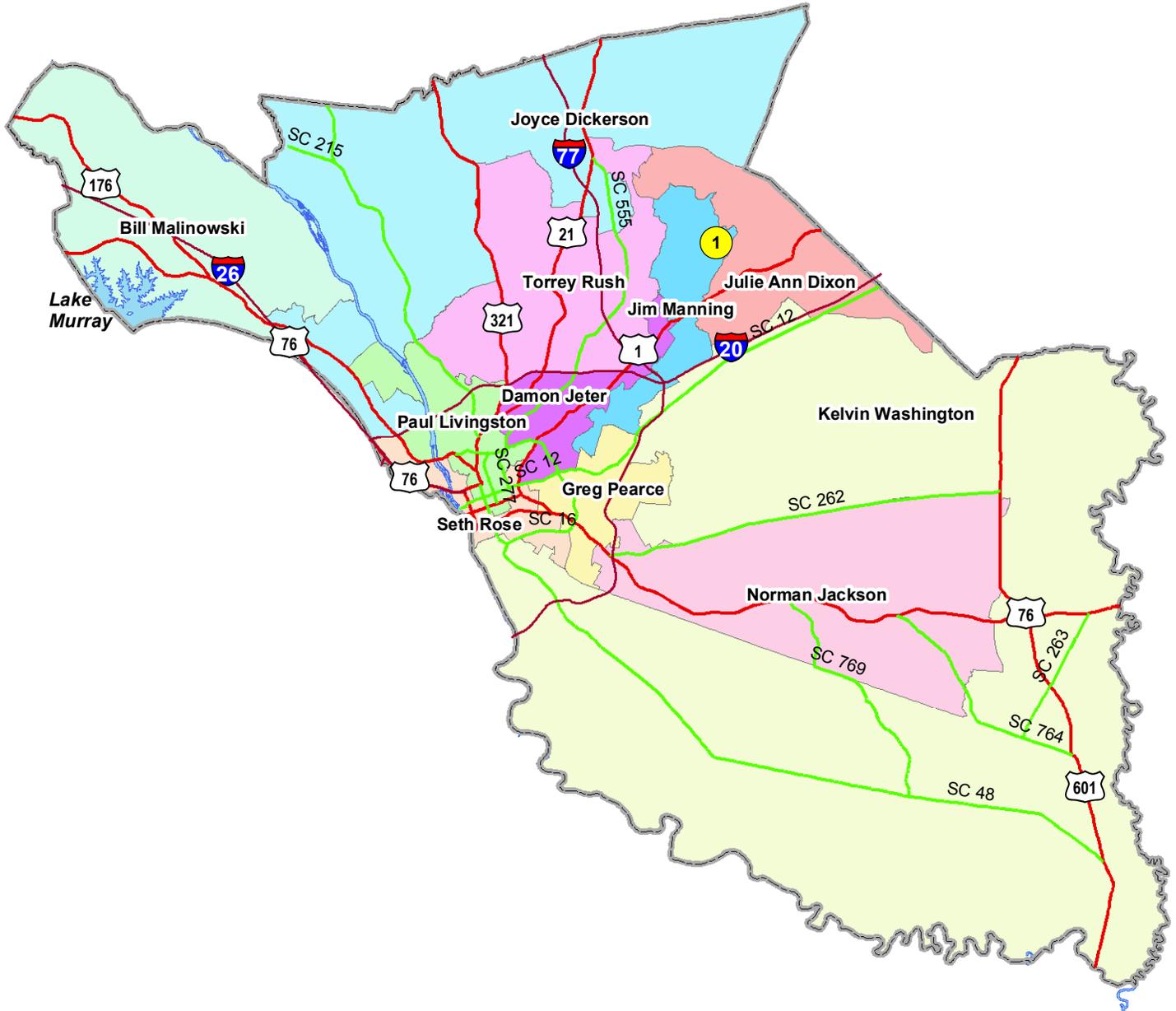
RICHLAND COUNTY  
PLANNING COMMISSION



FEBRUARY 3, 2014



**RICHLAND COUNTY  
PLANNING COMMISSION  
FEBRUARY 3, 2014**



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-01 MA	E.B. Purcell	23000-03-19	425 Summit Terrace Ct	Manning



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, February 3, 2014**

**Agenda**

**1:00 PM**

***2020 Hampton Street  
2<sup>nd</sup> 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 ORDER** .....Patrick Palmer, Chairman

**PUBLIC NOTICE ANNOUNCEMENT**

**PRESENTATION OF MINUTES FOR APPROVAL**

December 2013 Minutes

**ADOPTION OF THE AGENDA**

**ROAD NAMES [ACTION]**

**SUBDIVISION REVIEW [ACTION]**

SD-05-231  
Ashland @ Lake Carolina  
Page 1

**MAP AMENDMENTS [ACTION]**

1. Case # 14-01 MA  
E.B. Purcell  
PDD Amendment (2.99 acres)  
425 Summit Terrace Court  
TMS# 23000-03-19  
Page 7

**MASTER PLANS [ACTION]**

1. A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE "2009 RICHLAND COUNTY COMPREHENSIVE PLAN", BY INCORPORATING THE "LOWER RICHLAND STRATEGIC COMMUNITY MASTER PLAN" INTO THE PLAN.  
Page 15
2. A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE "2009 RICHLAND COUNTY COMPREHENSIVE PLAN", BY INCORPORATING THE "SPRING HILL STRATEGIC COMMUNITY MASTER PLAN" INTO THE PLAN.  
Page 17

**TEXT AMENDMENTS [ACTION]**

1. ORDINANCE AMENDING SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO REMOVE THE DISTANCE REQUIREMENT BETWEEN BARS AND PLACES OF WORSHIP IN THE GC, M-1, AND LI ZONING DISTRICTS UNDER CERTAIN CONDITIONS.  
Page 19

**COMPREHENSIVE PLAN UPDATE [ACTION]**

1. KICK OFF TO UPDATE WITH THE CONSULTANT

**DIRECTOR'S REPORT OF ACTION**

1. ZONING PUBLIC HEARING REPORT
2. DEVELOPMENT REVIEW TEAM REPORT

**ADJOURNMENT**



# **Planning & Development Services Department**

2020 Hampton Street, 1<sup>st</sup> 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, Addressing Coordinator

**DATE:** December 9, 2013

**SUBJECT:** January 2014- 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. Down River 2. Waters Reach 3. Gap Station 4. Meadowmont 5. Stream Bank	John & Ernest Moore Heritage Realty	Proposed River Glade Subdivision, off Geiger Road	R05400-01-09	Bill Malinowski (1)
6. Silicon Edge Drive	John D. Champoux Sustainable Design Consultants	Off Longtown Road East & Rimer Pond Road	R20500-04-27	Julie Ann Dixon (9) Torrey Rush (7)

\*\*\*\*\*



# **Planning & Development Services Department**

2020 Hampton Street, 1<sup>st</sup> 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:** January 21, 2014

**SUBJECT:** February 2014, 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. Amanda Drive	Paul Flowers, Civil Engineering of Columbia	Proposed Phoenix Partners Development Between Hallie Bug and Hannah Drives	R14600-03-64 (p)	Torrey Rush (7)
2. Saluda Woods Drive 3. Walking Trail Lane 4. Fallon Lane	Brian South, South Company	Between Betsy Dr and Saluda River Rd	R07306-04-02, 5, 16, 18-21&24;R07306-05-15 &17-19;R07305-05-02 thru 04	Seth Rose (5)
5. Forest Creek Way	David Parr, Power Engineering of Company, INC	Off Old Two Notch Road	R25900-03-14 & 15	Julie Ann Dixon (9)

To follow is an advertisement to run in (1) edition of **The State Newspaper** on Wednesday, January 15, 2014.

Thank you for your kind assistance.

Sincerely,  
Suzie Haynes  
Planning Staff

### **Public Hearing Announcements**

The Richland County Addressing Office has received a request to rename a portion of Brevard Street (between Betsy Drive and Saluda River Road); and Jefferson Allen Road, located off Saluda River Road in northwestern Richland County. The street names submitted are Saluda Hills Drive (Renaming Brevard Street) and Fallon Lane (Renaming Jefferson Allen Road). If you have any questions, please feel free to contact RC Addressing office at (803) 576-2147 or [gisaddressing@rcgov.us](mailto:gisaddressing@rcgov.us)



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

December 4, 2013

<b>Applicant:</b> Lake Carolina Development, Inc.	<b>Preliminary Subdivision Plans For:</b> Ashland Phase 4A at Lake Carolina
<b>RC Project #:</b> SD-05-231	
<b>General Location:</b> Northern Portion of Lake Carolina	
<b>Tax Map Number:</b> 23300-03-21	<b>Current Zoning:</b> PDD
<b>Subject Area:</b> 7.54 acres	<b>Number of Units:</b> 21
<b>Sewer Service Provider:</b> Palmetto Utilities	<b>Water Service Provider:</b> 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 in the northern portion of Lake Carolina, south of Kelly Mill Road and west of Hard Scrabble Road. The site connects with the already platted portions of the Ashland subdivision.

**Compatibility with the Surrounding Area**

The proposed use, lot sizes and lot layout of Ashland Phase 4 is compatible with the surrounding single-family lots in previous phases of Ashland.

**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

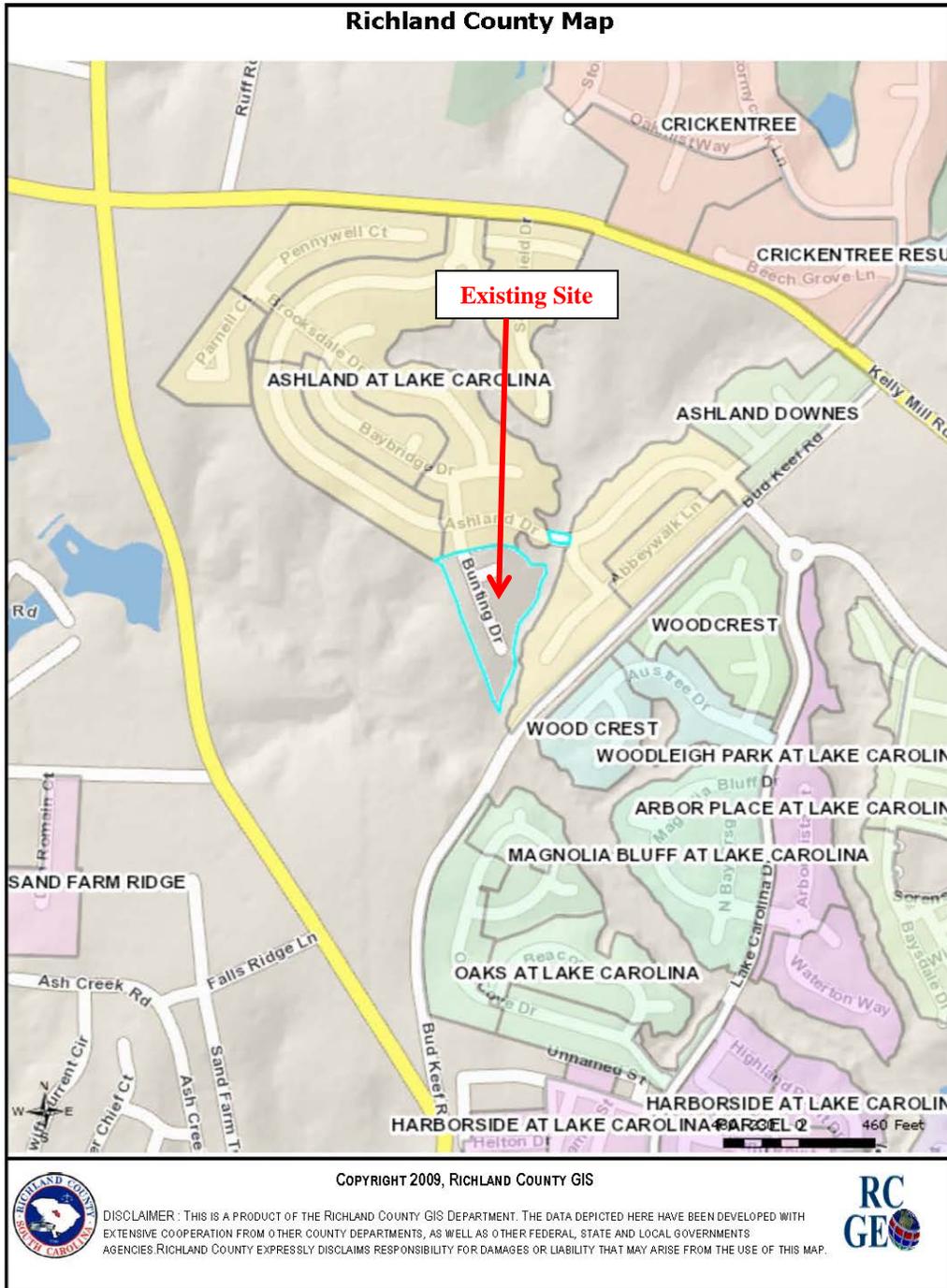
Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends **conditional approval** of the preliminary subdivision plans for Ashland Phase 4A:

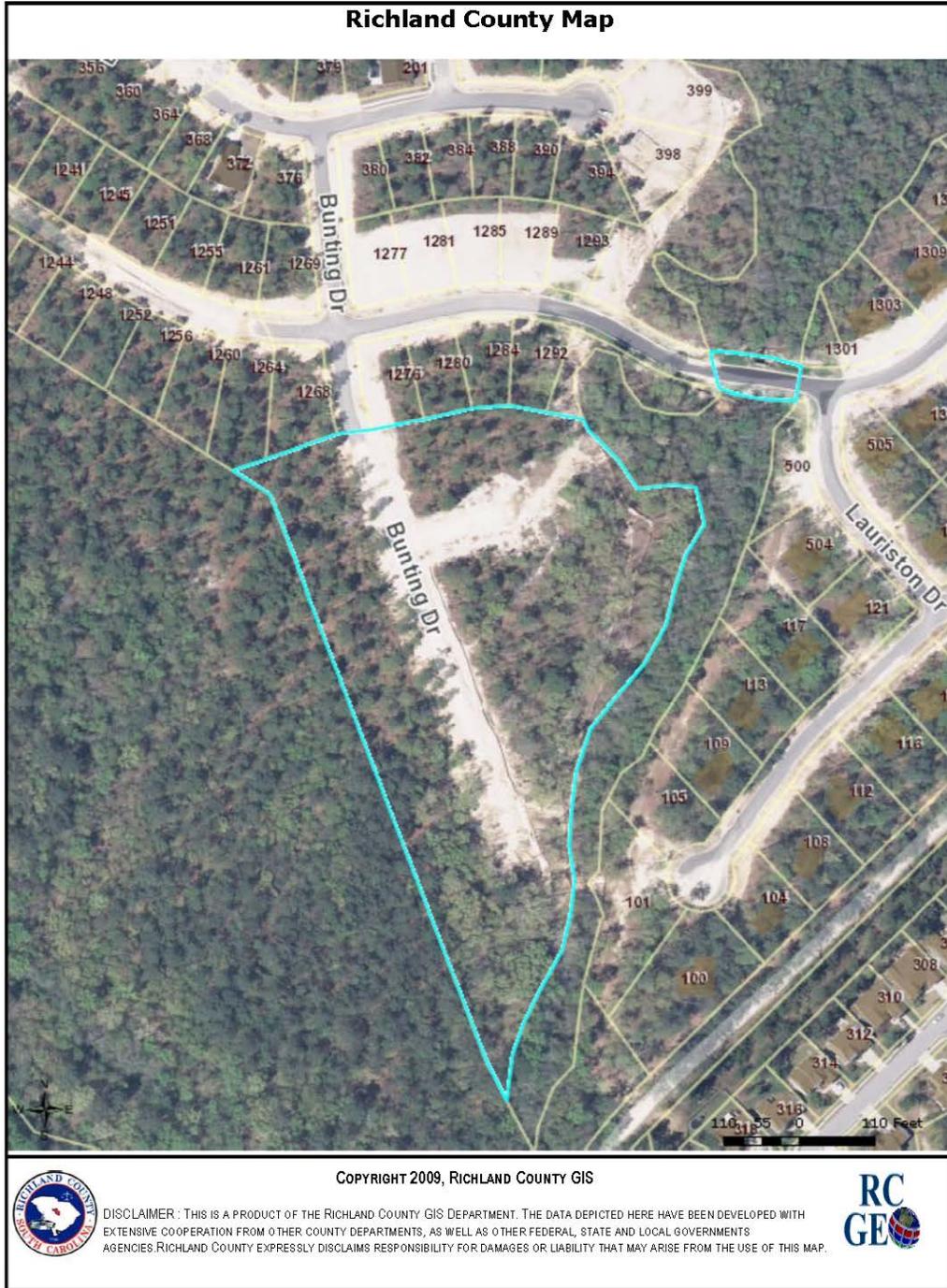
### Findings of Fact

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 permanent stormwater maintenance agreement. SCDHEC CGP 2012: Section 4.3 (C) I.
  - Provide dewatering calculations. SCDHEC Standards for Stormwater Management and Sediment Reduction Regulation 72-300 thru 72-316, Section 72-307 D (3). SCDHEC CGP 2012; Checklist for Design Professionals, Section 23.
  - Provide trapping efficiency calculations. SCDHEC CGP 2012; Checklist for Design Professionals, Section 14.
  - Provide a summary table of pre-development and post-development flows.
  - Provide information on the velocity of the discharge to the proposed rip-rap velocity breaker to show that the flow will be non-erosive.
- 2) Addressing:
  - Approved
- 3) Flood:
  - Please provide documentation that the Army Corp of Engineers is in agreement with the wetland delineation shown on the plans. This information for this site could not be located in the County files.
- 4) Land Development:
  - Approved
- 5) GIS
  - Approved











**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2014  
**RC PROJECT:** 14-01 MA  
**APPLICANT:** E.B. Purcell

**LOCATION:** 425 Summit Terrace Court

**TAX MAP NUMBER:** 23000-03-19  
**ACREAGE:** 2.99 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** January 13, 2014

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The current zoning, Planned Development District (PDD) reflects the zoning as approved under 88-040MA (Ordinance number 1792-88HR) on November 15th, 1988.

**Zoning History for the General Area**

The PDD was modified for an additional .83 acres of office uses located at Summit Center Drive and Summit Square under 12-21MA (case number 037-12HR). A previously proposed amendment under case 13-021MA for the change from the Office Land Use designation southeast of the subject parcel was withdrawn by the applicant.

**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>	PDD	Single-Family Residences
<u>South:</u>	PDD	North Springs Elementary School
<u>East:</u>	PDD	Assisted Living (The Haven in the Summit)
<u>West:</u>	PDD	Single-Family Residences

**Discussion**

**Parcel/Area Characteristics**

The subject parcel is part of the Summit PDD which consists of 1693.5 acres. Currently the parcel is designated for office uses as defined in the PDD. The subject parcel is well-landscaped, contains internal sidewalks, accesses Summit Centre Court, and contains seven, existing single story, office structures. The buildings are currently vacant or being used for various office uses.

The applicant is requesting to permit the following land uses under the “O” or Office land use designation for the subject parcel:

1. Animal Hospitals and kennels.
2. Banks or financial institutions (without drive thru or ATMs).
3. Barber and beauty shops.
4. Courts.
5. Day Care Centers (adult & child).
6. Government Offices.
7. Individual Family Services.
8. Libraries
9. Museums and Galleries.
10. Places of Worship
11. Police Substations
12. Dry Cleaning and laundries; pick-up and delivery stations only.
13. Schools-Administrative Facilities.
14. Schools-Business, Computer Management Training.
15. Schools-Fine Arts Instruction.
16. Schools-Junior Colleges.
17. Schools-Technical and Trade(except Truck Driving).
18. Computer Systems and Design and Related Services.
19. Electronic Shopping and Mail Order Houses.
20. Management-Scientific & Technical Consulting Services.
21. Professional-Scientific & Technical Services
22. Laboratories; Testing and research.
23. Post offices.
24. Print shops.

The following land uses are currently allowed in the “O” Land Use category;

1. General Offices.
2. Medical, dental, and related medical services.
3. Nursing homes, assisted care facilities, long-term facilities.
4. Day nurseries/kindergartens, subject to Section 26-84 of the Richland County Code of Ordinances, or its relevant successor regulations.

5. Parallel zero lot line dwelling units and developments, subject to the provisions of Section 26-90 of the Richland County Code of Ordinances, or its relevant successor regulations, with density not to exceed 9 units per acre.
6. Common Zero lot line dwelling units and developments, subject to the provisions of Section 26-90 of the Richland County Code of Ordinances, or its relevant successor regulations, with density not to exceed 9 units per acre.
7. Cluster housing development containing only single-family detached dwellings, subject to the provisions of Section 26-87 of the Richland County Code of Ordinances, or its relevant successor regulations, provided, however, that modular building units shall not be permitted.
8. Rehabilitation centers with lot area of at least 10,000 square feet
9. Accessory uses to the permitted uses and structures.

The subject parcel is located within the boundaries of School District Two. North Springs Elementary School is contiguous south of the subject parcel and Summit Parkway Middle School is located 638 feet east of the subject parcel on Summit Parkway.

### **Public Services**

Water service would be provided by the City of Columbia and sewer service would be provided by Palmetto Utilities. There is an existing fire hydrant located along Summit Terrace Court. The Elders Pond fire station (station number 34) is located on Elders Pond Road, approximately 1.3 miles northeast of the subject parcel.

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

Compliance: The proposed amendments to the PDD would allow for expanded office uses on the subject parcel in an area where existing office uses are located. The subject property would not incur any additional non-residential encroachment on the established residential areas.

### **Traffic Impact**

The 2012 SCDOT traffic count (Station # 441) located southeast of the subject parcel on Clemson Road identifies 29,100 Average Daily Trips (ADT's). Clemson Road is classified as a 5 lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) “E”.

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

### **Conclusion**

Based upon the existing design and usage of the structures, the surrounding institutional uses in the vicinity, the availability of water and sewer services, and the compatibility to the Comprehensive Plan recommendation for office uses, staff is of the opinion that the proposed map amendment would provide an appropriate on-going use for the site, as well as, provide an

appropriate transition between the school and the assisted living facility. The proposed map amendment would not significantly alter the existing utilization of land within the PDD and would not negatively impact public services.

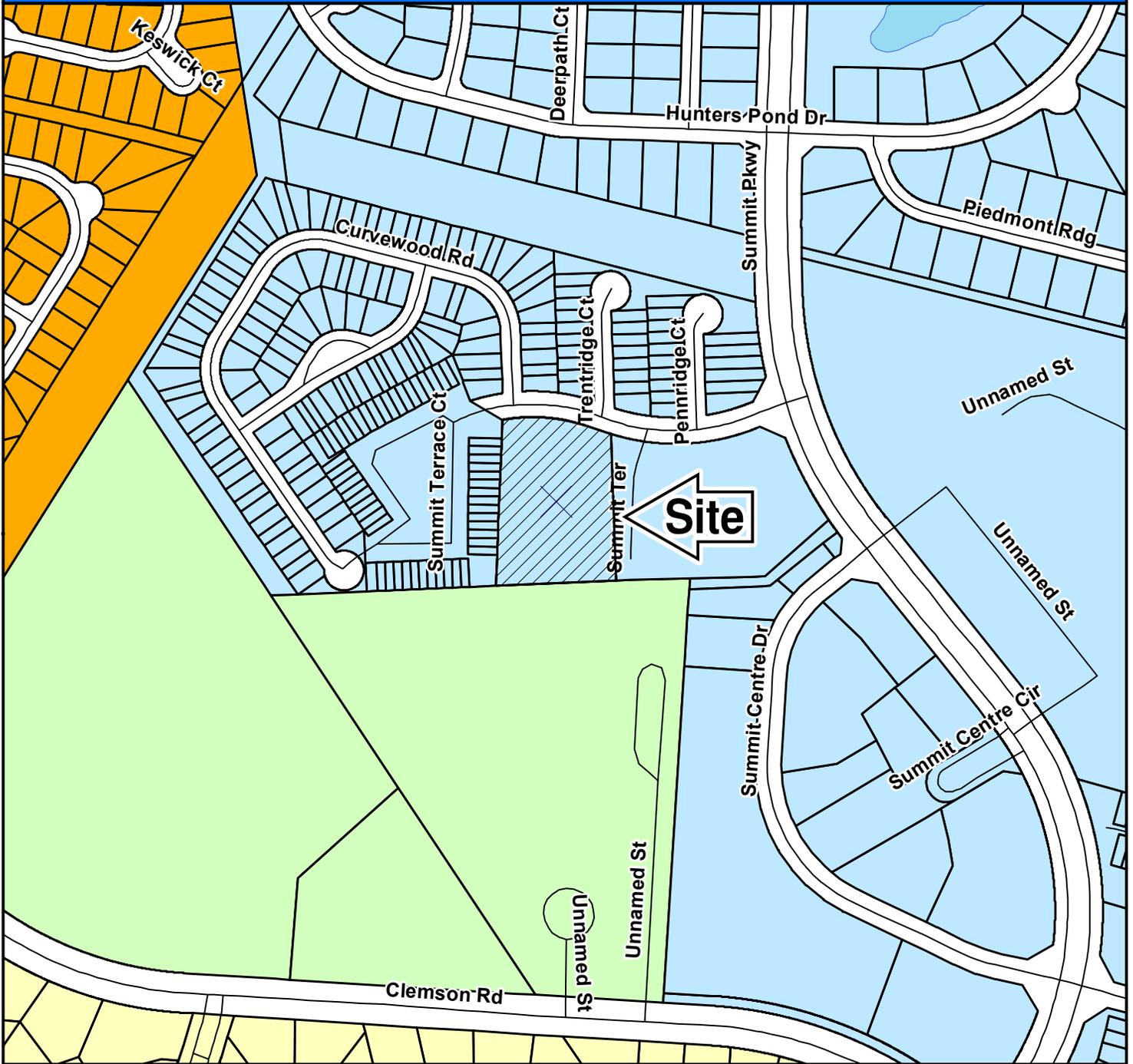
For these reasons, staff recommends **Approval** of this map amendment.

<b>Zoning Public Hearing Date</b>
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**February 25, 2014**

# Case 14-01 MA

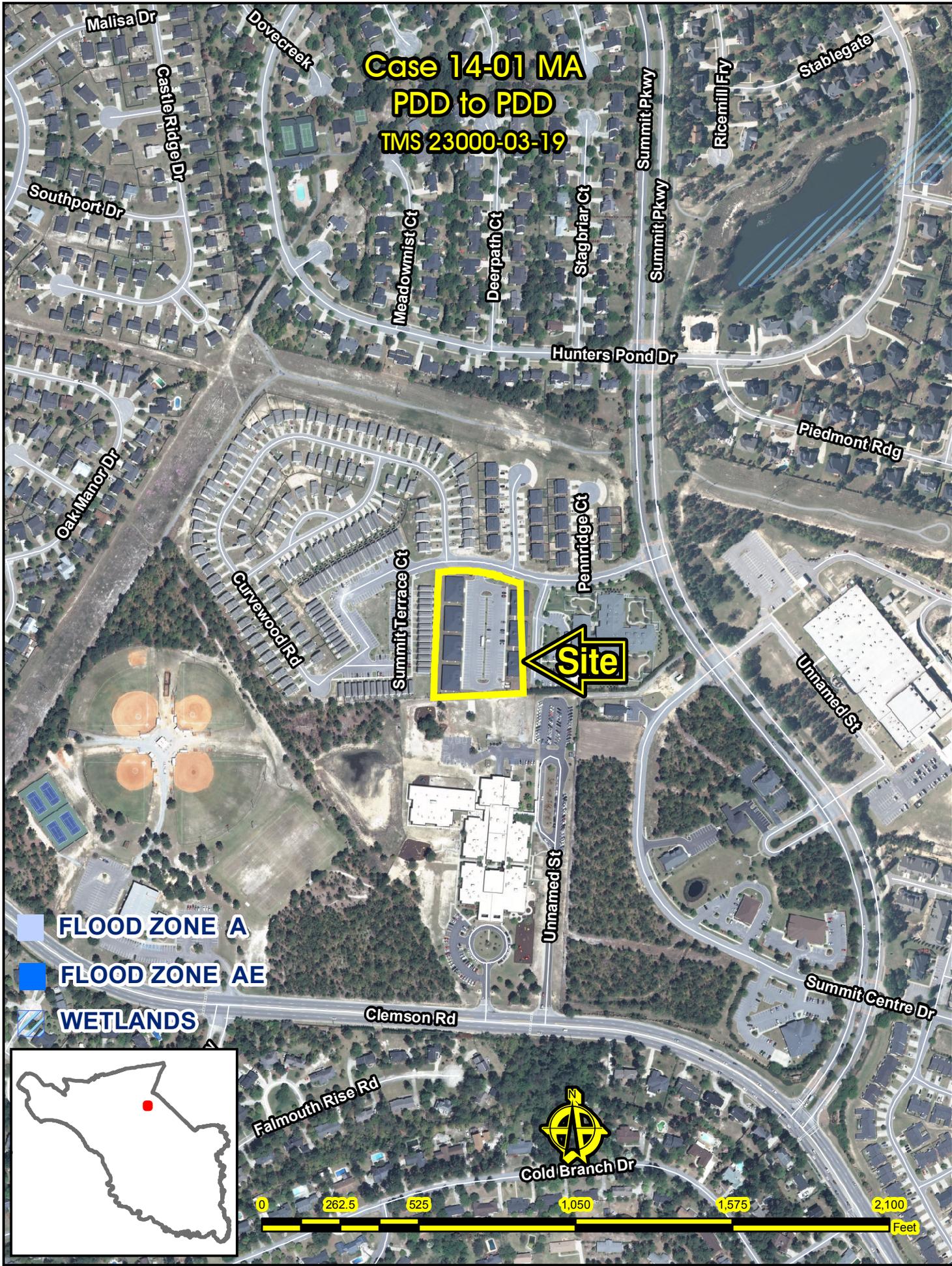
## PDD to PDD



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

**Case 14-01 MA  
PDD to PDD  
TMS 23000-03-19**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

**Site**

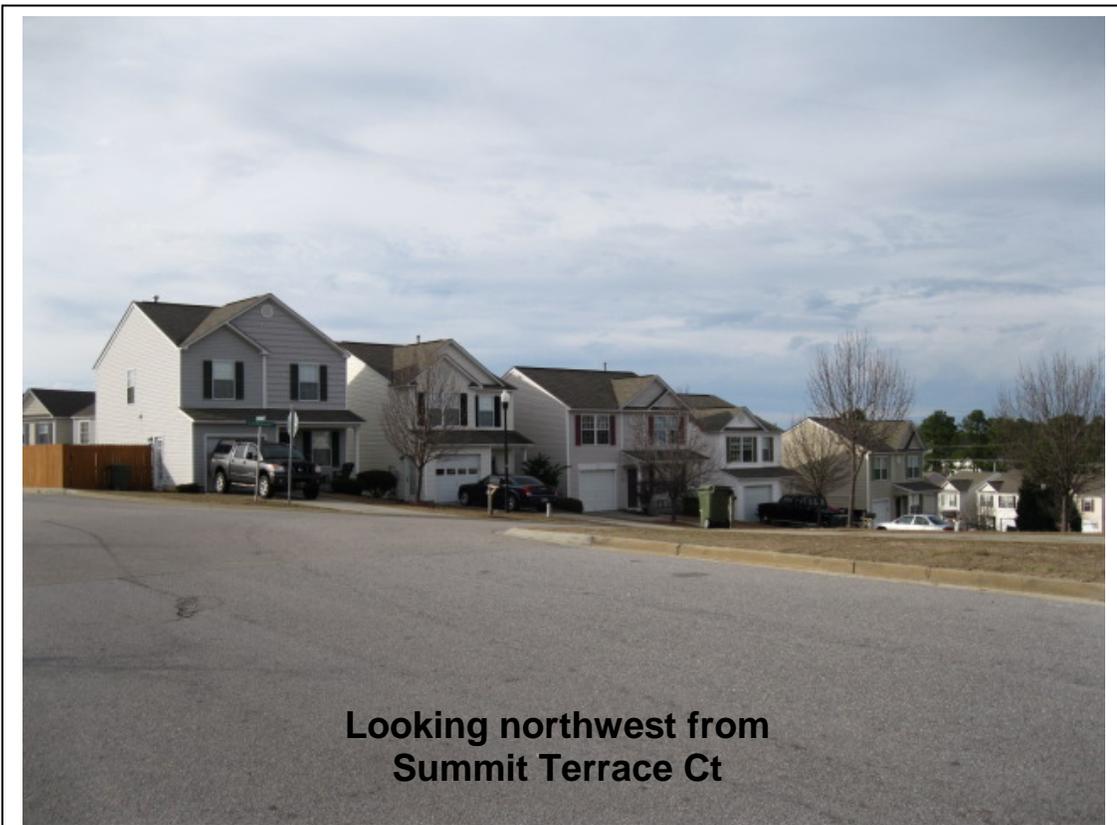


# CASE 14-01 MA

## From PDD to PDD

TMS# 23000-03-19

425 Summit Terrace Court





STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

A RESOLUTION OF THE  
RICHLAND COUNTY PLANNING COMMISSION

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE “2009 RICHLAND COUNTY COMPREHENSIVE PLAN”, BY INCORPORATING THE “LOWER RICHLAND STRATEGIC COMMUNITY MASTER PLAN” INTO THE PLAN.

WHEREAS, Section 6-29-520 (b) of the South Carolina Code of Ordinances 1976, as amended (South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended), requires that recommendations for amendments to the Comprehensive Plan must be by resolution of the Planning Commission; and

WHEREAS, the Richland County Planning Commission was appointed by County Council and is the duly authorized body to prepare a Comprehensive Plan that conforms to the 1994 Act, and to carry out a continuing planning program for the physical, social, and economic growth, development and redevelopment of Richland County; and

WHEREAS, the Richland County Planning Commission endorses the incorporation of the “Lower Richland Strategic Community Master Plan” into the 2009 Richland County Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby recommend the “Lower Richland Strategic Community Master Plan,” dated December 2013, to the Richland County Council for adoption and use as a guide for the orderly development of the Lower Richland area of the County and for the application of zoning and development regulations.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Patrick Palmer, Chair  
Richland County Planning Commission

Attested by:

\_\_\_\_\_  
Tracy Hegler, Director  
Planning & Development Services Department



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

A RESOLUTION OF THE  
RICHLAND COUNTY PLANNING COMMISSION

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE “2009 RICHLAND COUNTY COMPREHENSIVE PLAN”, BY INCORPORATING THE “SPRING HILL STRATEGIC COMMUNITY MASTER PLAN” INTO THE PLAN.

WHEREAS, Section 6-29-520 (b) of the South Carolina Code of Ordinances 1976, as amended (South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended), requires that recommendations for amendments to the Comprehensive Plan must be by resolution of the Planning Commission; and

WHEREAS, the Richland County Planning Commission was appointed by County Council and is the duly authorized body to prepare a Comprehensive Plan that conforms to the 1994 Act, and to carry out a continuing planning program for the physical, social, and economic growth, development and redevelopment of Richland County; and

WHEREAS, the Richland County Planning Commission endorses the incorporation of the “Spring Hill Strategic Community Master Plan” into the 2009 Richland County Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby recommend the “Spring Hill Strategic Community Master Plan,” dated December 2013, to the Richland County Council for adoption and use as a guide for the orderly development of the Spring Hill area of the County and for the application of zoning and development regulations.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Patrick Palmer, Chair  
Richland County Planning Commission

Attested by:

\_\_\_\_\_  
Tracy Hegler, Director  
Planning & Development Services Department



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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (C), STANDARDS; PARAGRAPH (8), BARS AND OTHER DRINKING PLACES; SO AS TO REMOVE THE DISTANCE REQUIREMENT BETWEEN BARS AND PLACES OF WORSHIP IN THE GC, M-1, AND LI ZONING DISTRICTS UNDER CERTAIN CONDITIONS.

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 V, Zoning Districts and District Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (8), Bars and Other Drinking Places; is hereby amended to read as follows:

- (8) *Bars and other drinking places.*
- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
  - b. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private), and shall be no closer than six hundred (600) feet to any lot which contains ~~or~~ a place of worship, unless the place of worship is located in a GC, M-1, or LI zoning district and is located in a mixed-use shopping center, a mall, or an industrial park.
  - c. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.
  - d. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.
  - e. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

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

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

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

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Kelvin E. Washington, Jr., Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Michelle Onley  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: February 25, 2014 (tentative)  
First Reading: February 25, 2014 (tentative)  
Second Reading:  
Third Reading:

**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

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

**December 17, 2013**

**7:00 PM**

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

**Additions/Deletions to the Agenda:** Tracy Hegler announced that item number 2 under text amendments was a second reading item rather than a first reading item (as the agenda indicated). Council unanimously approved the amended agenda.

**Map Amendments:**

**Case # 13-32 MA, Mark Mack, RU to LI (2 acres), TMS # 02700-08-04(p), Kennerly Road:** The public hearing was opened, and the applicant and one other person spoke in favor of the map amendment. Two people spoke against the map amendment. The public hearing was closed. Council unanimously denied the rezoning request. **ACTION: PLANNING**

**Case # 13-34 MA, Robert Wilder, PDD to RS-MD (25.79 acres), TMS # 14800-05-22, Wilson Boulevard & Killian Road:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously deferred the rezoning request to the next Zoning Public Hearing meeting and directed that a second public hearing be given. **ACTION: PLANNING**

**Case # 13-36 MA, Larry Cooke, RU to RS-LD (13 acres), TMS # 02700-05-15, 1204 Hopewell Church Road:** Council unanimously deferred the public hearing (and any action on the rezoning request) to the next Zoning Public Hearing meeting. **ACTION: PLANNING**

**Case # 13-37 MA, Jimmy Derrick, RS-MD to GC (3.83 acres), TMS # 09401-06-09, 6405 Monticello Road:** Council unanimously deferred the public hearing (and any action on the rezoning request) to the next Zoning Public Hearing meeting. **ACTION: PLANNING**

**Case # 13-39 MA, Donna Reed, RU to GC (3.7 acres), TMS # 02411-04-03, 1561 Dutch Fork Road:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously denied the rezoning request. **ACTION: PLANNING**

**Text Amendments:**

**An Ordinance Amending Chapter 26, Land Development; Article V, Zoning Districts and District Standards; so as to allow utility service areas and utility service facilities in the RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, and RC zoning districts.** The public hearing was opened, but no one spoke. The public hearing was closed. Council unanimously denied the text amendment ordinance. [ACTION: PLANNING](#)

**An Ordinance Amending Section 26-141 and Section 26-151; so as to permit furniture and related products in the GC General Commercial District, with special requirements.** The public hearing was opened, but no one spoke. The public hearing was closed. Council unanimously deferred second reading of the text amendment to the February Zoning Public Hearing meeting and directed that a second public hearing be given. [ACTION: PLANNING](#)

**Adjournment:** Council adjourned at 7:42 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**

**November DRT**

**New Major Subdivisions:**

**Case # SD-13-10, Wise Road, TMS# 02416-01-01, 02509-04-03, 02412-02-16.** Sketch plan was denied.

**Case # SD-13-11, The Ridge, TMS# 02600-09-05.** Sketch plan was denied.

**December DRT**

**New Major Subdivisions:**

**Case # SD-13-12, Plantation Park and Spring Park, TMS# 17615-02-08 and 17500-03-60.** Sketch plan was denied. Revisions have been submitted and are under review.

**Case #SD-13-13, East Lake at Longcreek, TMS# 20500-04-27.** Sketch plan was approved.

**Case #SD-13-14, Chicora Hills, TMS# 07306-04-01, -05, -16, -18 through -24 and 07306-05-15, -17, -18, -19.** Sketch plan was denied. Revisions have been submitted and are currently under review.

**Case #SD-13-15, Brookcrest, TMS# 20100-03-16, -17, -18, -19, -20, -21, -23, -29, 30.** Sketch plan was denied.



**Richland County Government**  
2020 Hampton Street  
Columbia, SC 29204

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

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