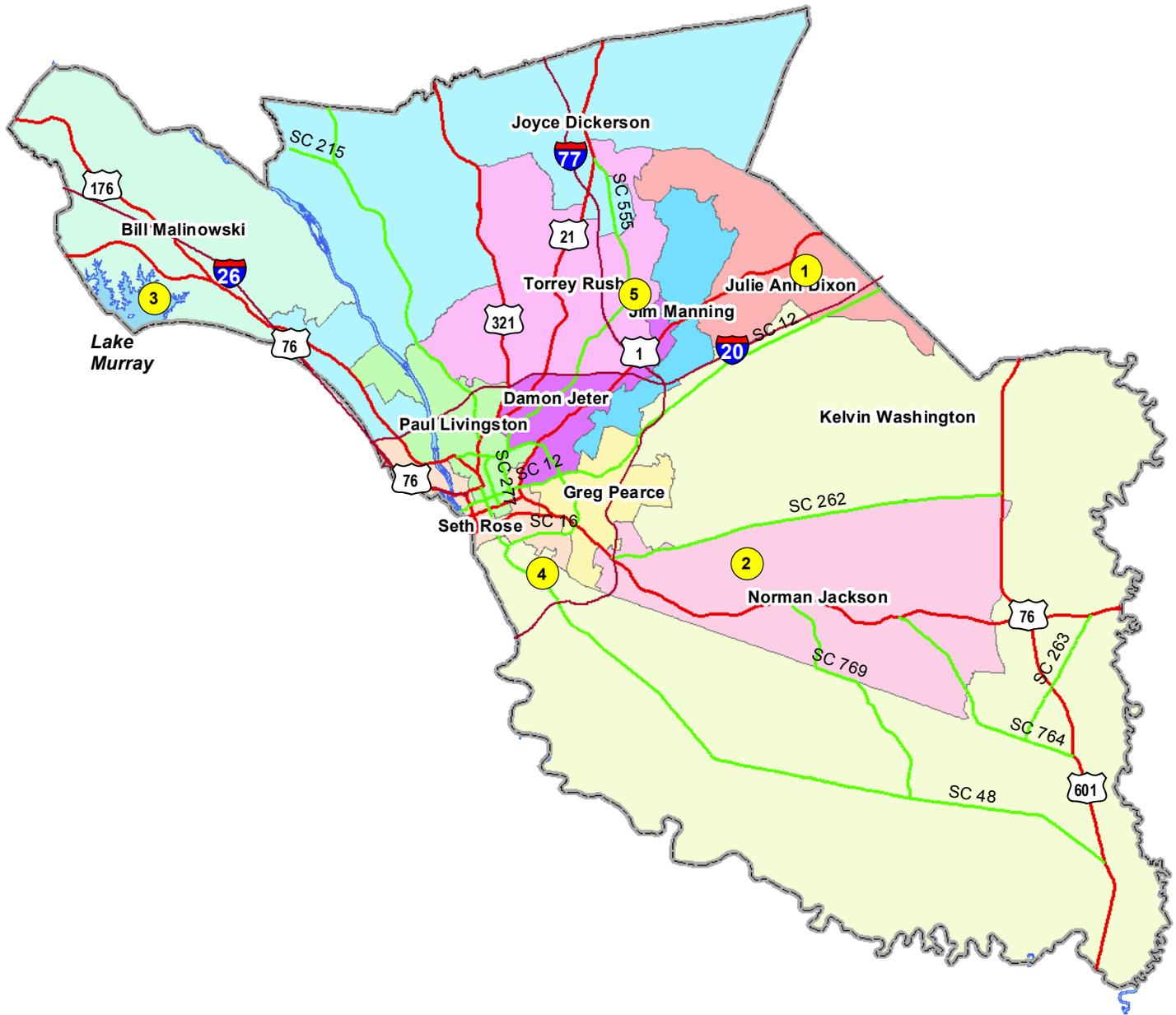


RICHLAND COUNTY
PLANNING COMMISSION



MARCH 2, 2015

RICHLAND COUNTY PLANNING COMMISSION MARCH 2, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-03 MA	John Cooper	28900-01-30	Riding Grove Rd	Dixon
2. 15-04 MA	Arthur Thomas	22013-01-41	448 Starling Goodson Rd	Jackson
3. 15-05 MA	Ben Arnold	02308-02-01	103 Cardinal Cove	Malinowski
4. 15-06 MA	John Scott	11116-04-09/10/11/12A	1721 Shop Rd	Washington
5. 15-08 MA	Elias Dib	17216-10-24	Summer Valley Dr	Rush

RICHLAND COUNTY PLANNING COMMISSION

Monday, March 2, 2015

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

February 2014 Minutes

ADOPTION OF THE AGENDA

ROAD NAMES [ACTION]

MAP AMENDMENTS [ACTION]

1. Case # 15-03 MA
John Cooper
RU to RS-MD (7 acres)
Riding Grove Rd.
TMS# 28900-01-30
Page F
2. Case # 15-04 MA
Arthur Thomas
RS-MD to RU (4.3 acres)
448 Starling Goodson Rd.
TMS# 22013-01-41
Page J
3. Case # 15-05 MA
Ben Arnold
RS-LD to OI (.48 acres)
103 Cardinal Cove
TMS# 02308-02-01
Page Fi

4. Case # 15-06 MA
John Scott
RM-MD to GC (1.21 acres)
1721 Shop Rd.
TMS# 11116-04-09/10/11/12A
Page G

5. Case # 15-08 MA
Elias Dib
OI to RM-HD (3.25 acres)
Summer Valley Dr.
TMS# 17216-10-24
Page H

OTHER BUSINESS

DIRECTOR'S REPORT OF ACTION

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

ADJOURNMENT

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. Check the County's website for dates and times.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 2, 2015
RC PROJECT: 15-03 MA
APPLICANT: John Cooper

LOCATION: Riding Grove Road

TAX MAP NUMBER: R28900-01-30
ACREAGE: 7 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: February 10, 2015

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

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

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

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

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: 35 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	PDD	Maintenance Shed(Woodcreek Farms)
<u>East:</u>	PDD	Residential PDD (Woodcreek Farms)
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The parcel has access to Riding Grove Road. The subject parcel is undeveloped with moderate slopes and there are no sidewalks or streetlights. The immediate area is primarily characterized by a mix of residential and undeveloped/agricultural/forested land uses. Contiguous west of the subject parcel is a residence. East of the subject parcel is an undeveloped, wooded parcel that is part of the Woodcreek Farms PDD. The Woodcreek Farms PDD is a mix of residential and commercial land uses. The parcel adjacent east of the subject property is designated for single-family residential uses. South of the subject parcel is the Woodcreek farms maintenance shed.

Public Services

The subject parcel is within the boundaries of School District Two. The Catawba trail Elementary School is located 1500 feet west of the subject parcels on Old National Highway. The Northeast fire station (number 4) is located 1.3 miles southwest of the subject parcel on Spears Creek Church Road. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia. The subject property is located within the Boundaries of the Palmetto Utilities Sewer service district.

Plans & Policies

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates this area as **Suburban** in the **North East 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 zoning district meets the recommended density recommendations for the Suburban Area of 4-8 dwelling units per acre.

2014 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

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

Spears Creek Church Road is ranked as number 34 on the list of Prioritized Road Widening Projects in the COATS 2035 Long Range Transportation Plan. Spears Creek Church Road is identified for widening from 2 to 5 lanes from Interstate 20 to Two Notch Road. The section of Spears Creek Church Road from Two Notch Road to Percival Road is also identified for widening on the list of Richland County Penny Tax projects.

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

Conclusion

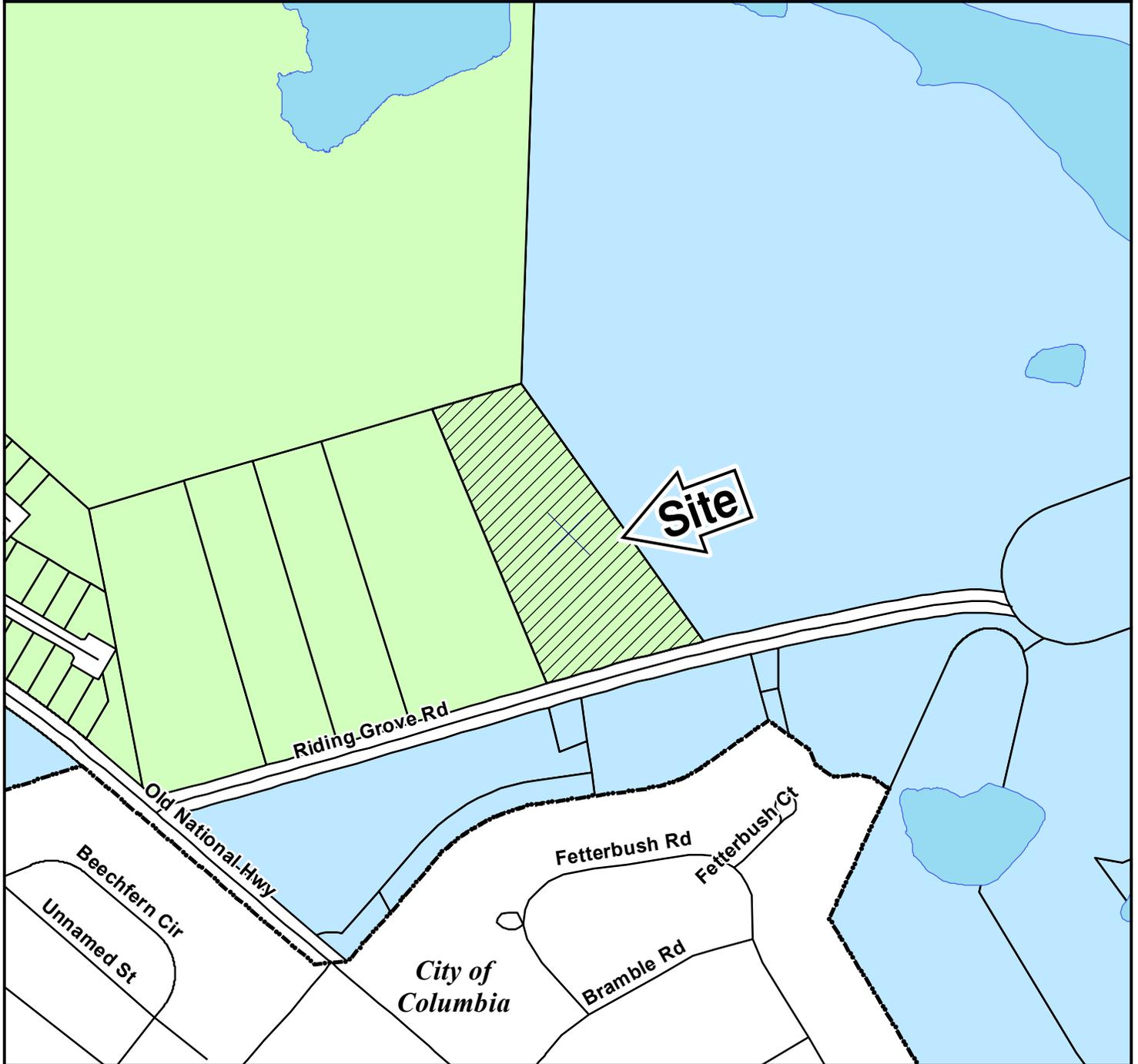
The proposed rezoning would be consistent with the objective for the Suburban Area outlined in the 2009 Comprehensive Plan and the Neighborhood Medium Density designation outlined in the 2014 Comprehensive Plan. Approval of the rezoning request would be in character with the existing, contiguous, residential PDD development and zoning districts of the area.

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

Zoning Public Hearing Date

March 24, 2015,

Case 15-03 MA RU to RS-MD



ZONING CLASSIFICATIONS

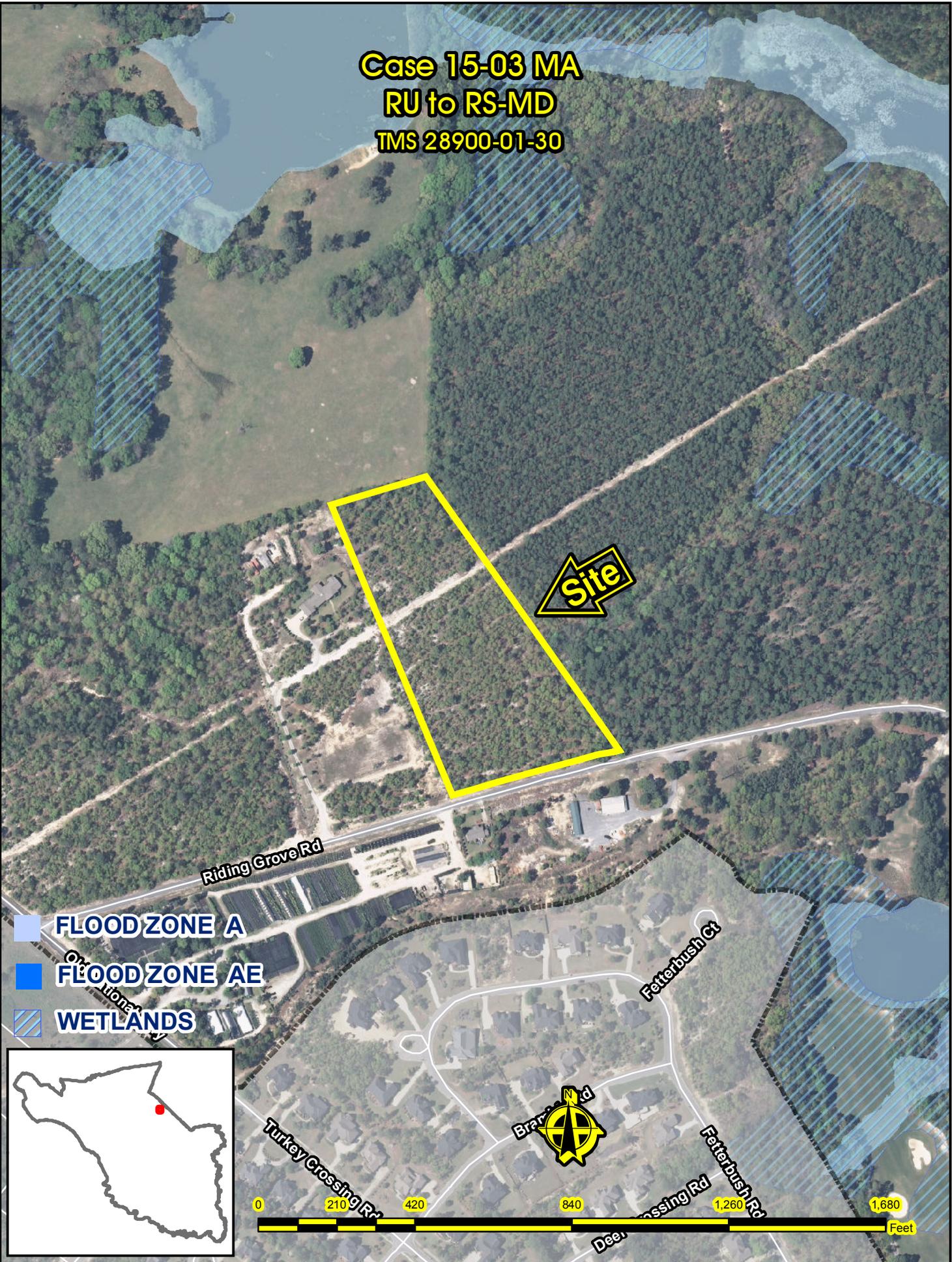
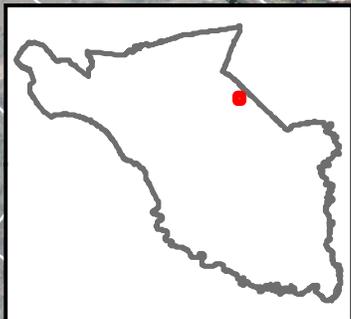
CC-1	C-1	RS-E	MH	NC	LI	TROS
CC-2	C-3	RS-LD	RM-MD	GC	HI	Subject Property
CC-3	RG-2	RS-MD	RM-HD	RC	PDD	
CC-4	RR	RS-HD	OI	M-1	RU	



Case 15-03 MA
RU to RS-MD
TMS 28900-01-30

Site

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



CASE 15-03 MA

From RU to RS-MD

TMS# R28900-01-30

Riding Grove Rd



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

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 2, 2015
RC PROJECT: 15-04 MA
APPLICANT: Arthur Thomas

LOCATION: 448 Starling Goodson Road

TAX MAP NUMBER: R22013-01-41
ACREAGE: 4.3 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: RU

PC SIGN POSTING: February 10, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The RU parcel, northeast of the subject parcel was rezoned from RS-2 (case number 95-051MA) and was approved under Ordinance Number 103-95HR.

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.

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

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

Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with the maximum allowable bonus density of twenty (20) percent for this site is approximately: 6 dwelling units.

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

Discussion

Parcel/Area Characteristics

The parcel has access to Starling Goodson Road. The subject parcel is undeveloped with moderate slopes and there are no sidewalks or streetlights. The surrounding area is primarily characterized by a mix of residential and undeveloped/agricultural/forested land uses. Contiguous east of the subject parcel is a residence. West of the subject parcel is an undeveloped wooded parcel.

Public Services

The subject parcel is within the boundaries of School District One. Lower Richland High School is located .89 miles south of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located .89 miles south of the subject parcel on Lower Richland Boulevard. The proposed map amendment would not negatively impact public services or traffic. Records indicate that water is provided by well and sewer would be provided by septic tank. It should be noted that records also indicate that the residential subdivisions west of the site (Chandler Hall & Quail Pointe) are served by City water and Sewer.

Plans & Policies

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

Non-Compliance: The proposed zoning district would not meet the recommended density recommendations for the Suburban Area of 4-8 dwelling units per acre. The parcel is west of the Rural Future Land Use designation boundary.

2014 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Lower Richland Neighborhood Master Plan

Suburban Transition Area

The northwest portion of the Planning Area is a place in transition. Driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices, the suburban footprint of Columbia is slowly extending eastward into Lower Richland. The Suburban Transition Area is defined as the northwest portion of the Planning Area bounded by Trotter Road and Bitternut Road to the west. The eastern boundary is formed by the series of wetlands and streams connecting Jordan’s Pond, Harmon’s Pond and Morrell’s Pond. The northern border is Leesburg Road; the southern border is formed by the rail line along Air Base Road.

Suburban Transition Area Recommendations

Promote a variety of housing types including townhomes and apartments.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 847) located adjacent to the site on Starling Goodson Road identifies 850 Average Daily Trips (ADT’s). This segment of Starling Goodson Road is classified as a two lane collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. Starling Goodson Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for Starling Goodson Road, either through SCDOT or the County Penny Tax program.

Conclusion

The proposed RU District does not meet the recommended intent of the Comprehensive Plan of 4-8 dwelling units per acre as outlined in the Suburban Future Land Use designation. As such, staff is of the opinion that approval of the proposed district would be out of character with the existing residential development pattern in an area that is a mix of RS-MD subdivisions.

The proposed rezoning would not be consistent with the objective for the Neighborhood Medium Density designation outlined in the 2014 Comprehensive Plan.

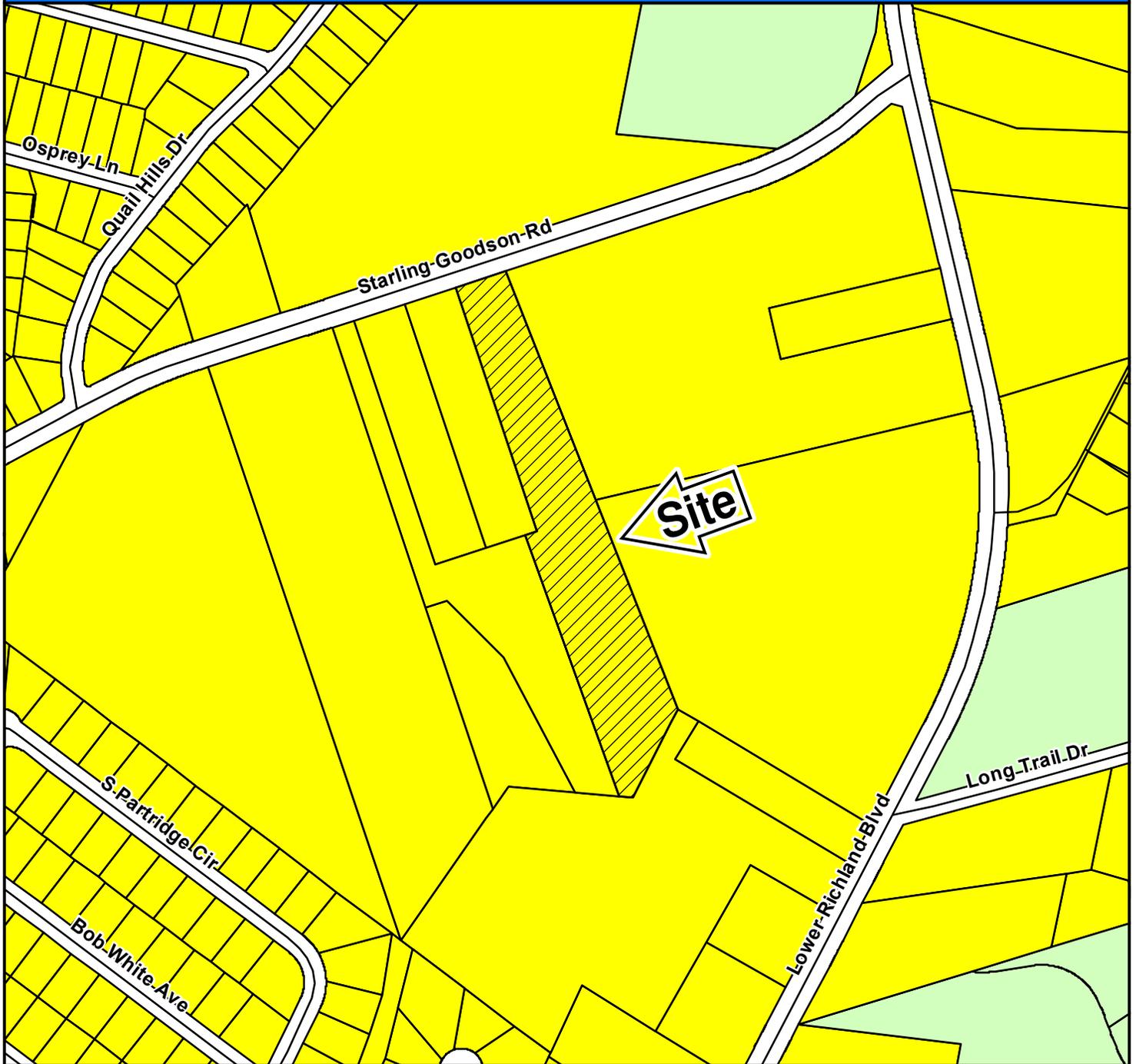
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

March 24, 2015,

Case 15-04 MA

RS-MD 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 15-04 MA
RS-MD to RU
TMS 22013-01-41**



CASE 15-04 MA

From RS-MD to RU

TMS# R22013-01-41

Starling Goodson Rd



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

USE TYPES	RU
<u>Agricultural Uses</u>	
Animal Production	P
Animal Production Support Services	P
Crop Production	P
Crop Production Support Services	P
Fish Hatcheries	P
Forestry	P
Forestry Support Services	P
Poultry Farms	SR
Produce Stands	SR
Veterinary Services (Livestock)	P
<u>Residential Uses</u>	
Continued Care Retirement Communities	SE
Dwellings, Manufactured Homes on Individual Lots	SR
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	SE
Country Clubs with Golf Courses	SR
Hunt Clubs	P
Riding Stables	P
Shooting Ranges, Outdoor	SE
<u>Institutional, Educational and Civic Uses</u>	
Cemeteries, Mausoleums (Ord. 069-10HR)	SR

Correctional Institutions	SE
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Nursing and Convalescent Homes	SE
Orphanages	SE
Places of Worship	SR
Zoos and Botanical Gardens	SE
<u>Business, Professional and Personal Services</u>	
Kennels	SR
Landscape and Horticultural Services	P
Recreational Vehicle Parks and Recreation Camps	SR
Landfills, Sanitary and Inert Dump Sites	SE
Radio, Television, and Other Similar Transmitting Towers	SE
Borrow Pits	SE



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 2, 2015
RC PROJECT: 15-05 MA
APPLICANT: Ben Arnold and Robert F. Fuller

LOCATION: 103 Cardinal Cove Road/Marina Road

TAX MAP NUMBER: R02308-02-01
ACREAGE: .48 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: OI

PC SIGN POSTING: February 10, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

A parcel southwest of the site on Lietner Point Road was rezoned from RS-LD to Rural Residential District (RR) in 2004 under ordinance number 115-06HR (case number 06-050MA).

Zoning District Summary

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

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Residences
<u>South:</u>	RS-LD/RS-LD	Residence/ Residence
<u>East:</u>	RS-LD / RS-LD	Residence/ Residence
<u>West:</u>	RS-LD /RS-LD	Residences

Discussion

Parcel/Area Characteristics

The parcel has frontage along Marina Road and Cardinal Cove Road, has little slope and is undeveloped. Marina Road is a two lane collector road, without sidewalks or streetlamps along this section. The immediate area is primarily characterized by residential uses with single-family residential subdivisions west and east. South of the subject parcel are single-family residences. Northeast of the subject parcel is Marina Bay, a commercial development with a marina, restaurant, additional commercial uses and multi-family dwellings.

Public Services

The subject parcel is within the boundaries of School Lexington/Richland School District Five. Ballentine Elementary School is located 1.31 miles to the northeast of the subject parcel on Bickley Road.

The Ballentine fire station (number 20) is located 2.1 miles west of the subject parcel on Dutch Fork Road. There are fire hydrants located west of the site along Marina Road and Beacon Point Road. Water would be provided by the City of Columbia 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: “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 site is not located at a traffic junction and would encroach upon established residential uses.

Proposed 2014 Comprehensive Plan

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

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential should be located, preferably, within nearby Neighborhood or Commercial Activity Centers, or at primary arterial development

and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

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

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 485) located northeast of the subject parcel on Marina Road identifies 1,700 Average Daily Trips (ADT's). Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Marina Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements to Marina Road, either through SCDOT or the County Penny Tax Program.

Conclusion

The subject property is surrounded on all four sides by residential development and residential zoning districts. Marina Road is a residential collector road intended to serve the needs of residential development.

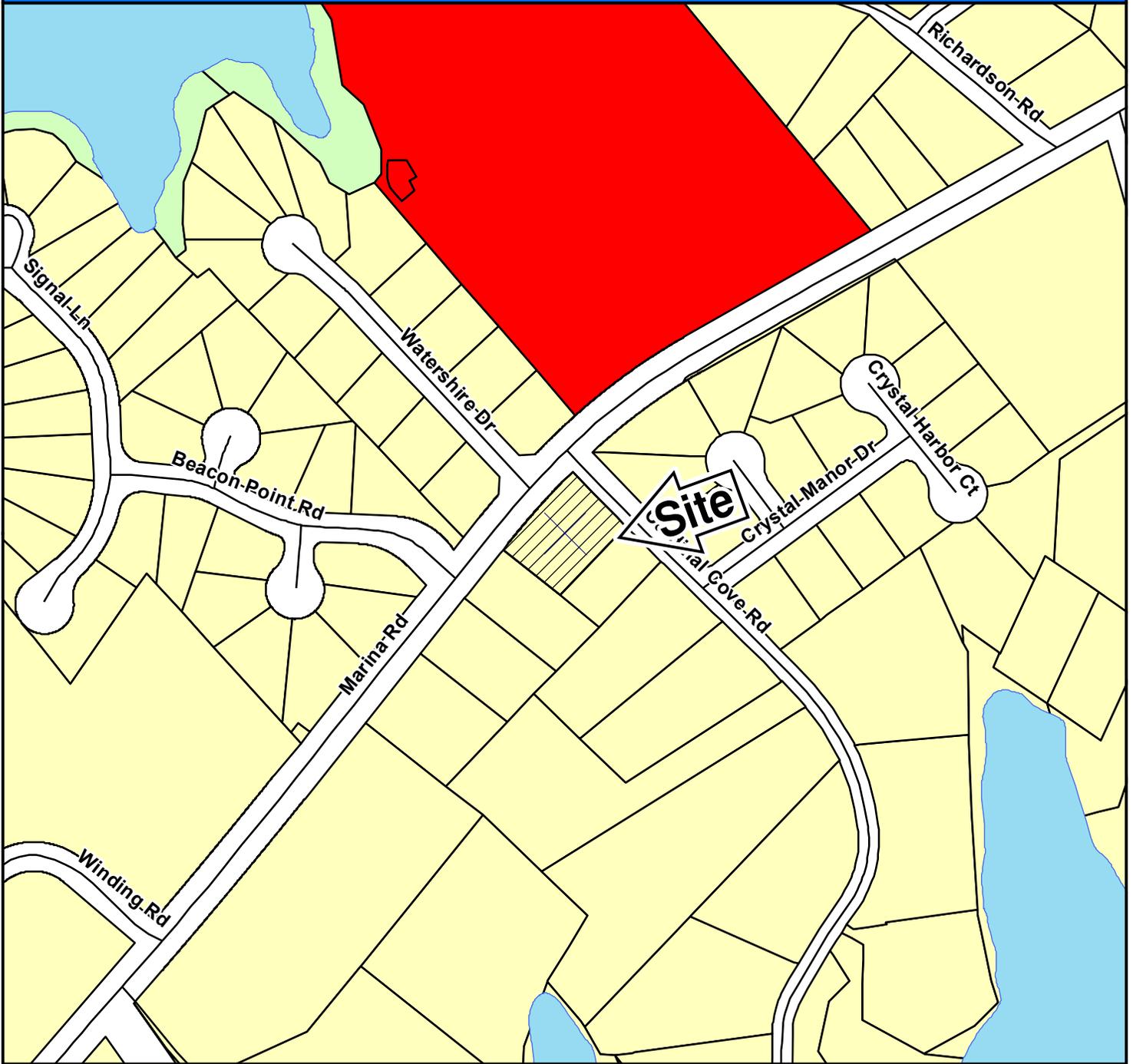
The proposed request is not in compliance with the recommendations of the Comprehensive Plan, as it is not located near commercial and office uses or a traffic junction and will encroach upon well-established residential developments. The request also does not comply with the Neighborhood Medium Density designation of the 2014 Comprehensive Plan in that it is not within a Neighborhood or Commercial Activity Center. Furthermore, staff is of the opinion, that were the site to be rezoned, doing so would set a precedent for additional rezoning applications nearby, thus altering the residential character of the area.

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

Zoning Public Hearing Date

March 24, 2015.

Case 15-05 MA RS-LD to OI

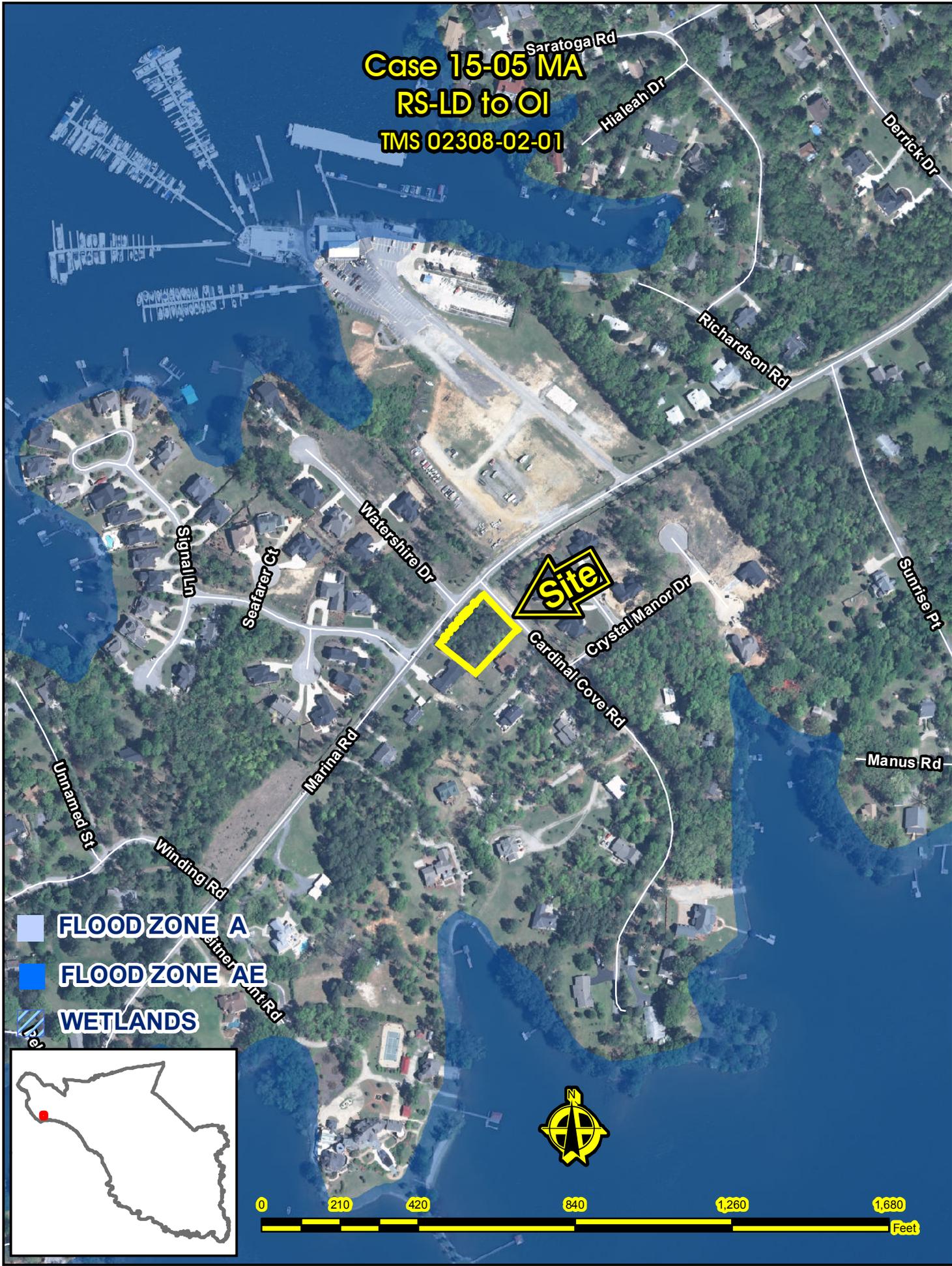


ZONING CLASSIFICATIONS

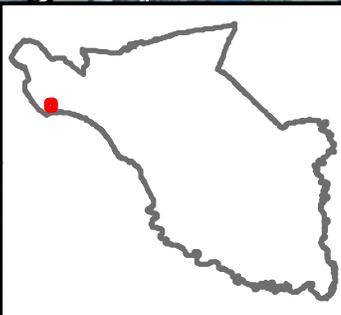
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 15-05 MA
RS-LD to OI
TMS 02308-02-01**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 15-05 MA

From RS-LD to OI

TMS# R02308-02-01

103 Cardinal Cove Rd /Marina Rd



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

USE TYPES	OI
Continued Care Retirement Communities	SR
Dormitories	SE
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Special Congregate Facilities	SE
Bowling Centers	
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P

Nursing and Convalescent Homes	P
Orphanages	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SE
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Kennels	SR
Laundry and Dry Cleaning Services, Non- Coin Operated	P

Legal Services (Law Offices, Etc.)	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical 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
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	P
Caterers, No On Site Consumption	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P

Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P
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: March 2, 2015
RC PROJECT: 15-06 MA
APPLICANT: John Scott

LOCATION: Shop Road

TAX MAP NUMBER: R11116-04-09, 10, 11 & 12A
ACREAGE: 1.21 acres
EXISTING ZONING: RM-MD
PROPOSED ZONING: GC

PC SIGN POSTING: February 10, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Residential District (RG-1). With the adoption of the 2005 Land Development Code the RG-1 District was designated Residential Multi-family Medium Density District (RM-MD).

Zoning History for the General Area

Records indicate that there are no previously approved map amendments for the immediate area.

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: 19 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	GC/GC	Convenience Store/Residences
<u>South:</u>	RM-MD	Residence
<u>East:</u>	RM-MD	Undeveloped
<u>West:</u>	RM-MD	Park/Residences

Discussion

Parcel/Area Characteristics

The parcel has frontage along Shop Road, is undeveloped, mostly wooded, with very little slope. There are no sidewalks or streetlights along this section of Shop Road. The surrounding area is primarily characterized by residential uses and zoning districts. The surrounding parcels are zoned Residential Multi-family Medium Density (RM-MD) District and GC Commercial District. The GC parcels to the north contain residences. There is a non-conforming parcel with a residence and a 900 square foot commercial structure that is being utilized as a convenience store. The adjacent parcel west is the Little Camden Community Park.

Public Services

The subject parcels are within the boundaries of School District One. South Kilbourne Elementary School is .68 miles north east of the subject parcel on South Kilbourne Road. Water and sewer would be provided by the City of Columbia. There is a fire hydrant west of the subject parcels on the corner of Walcott Street and Shop Road. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.16 miles south of the subject parcels.

Plans & Policies

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

Suburban

Objective: “Commercial/Office activities should be located along arterial roads, traffic junctions, or areas where existing commercial and office uses are located.”

Compliance: The proposed zoning is located near existing commercial uses.

2014 Comprehensive Plan

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

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 361) located northwest of the subject parcel on Shop Road identifies 12,700 Average Daily Trips (ADT's). This segment of Shop Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Shop Road is currently operating at Level of Service (LOS) "E".

The section of Shop Road from I-77 to George Rogers Boulevard is identified for widening on the County Penny Tax project list.

Conclusion

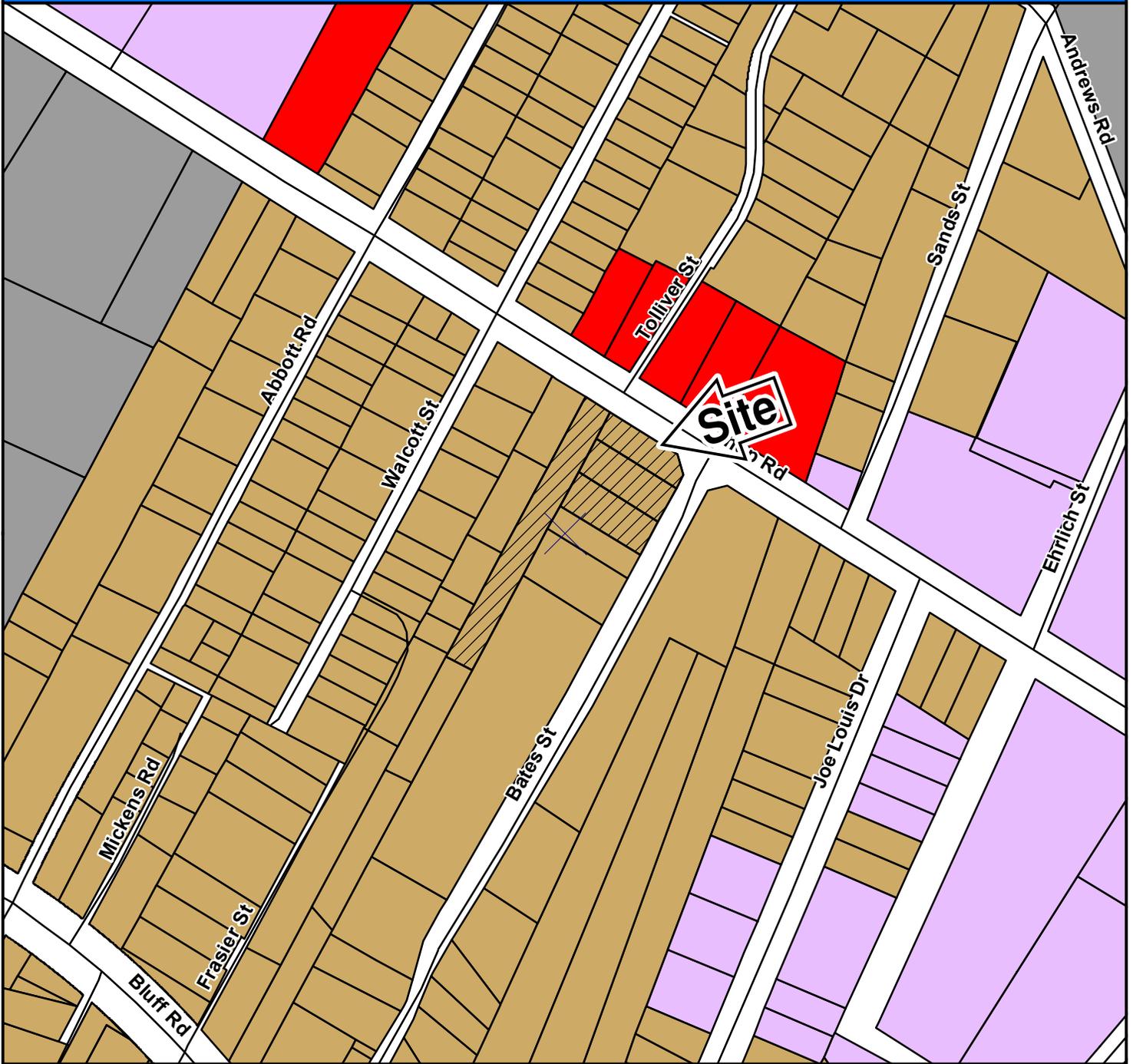
The proposed rezoning would be consistent with the recommended intent of the Comprehensive Plan for commercial as outlined in the Suburban Area Land Use designation however; because of the depth of the request (multiple parcels deep from Shop Road), it is the opinion of staff that the proposed rezoning request would encroach into the residential districts south and west of the site. The immediate area is used residentially with the exception of a 900 s quare foot commercial structure on the north side of Shop Road. Further the site(s) are not located within an Activity Center or along a Mixed Use Corridor, which does not comply with the 2014 Comprehensive Plan.

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

Zoning Public Hearing Date

March 24, 2015,

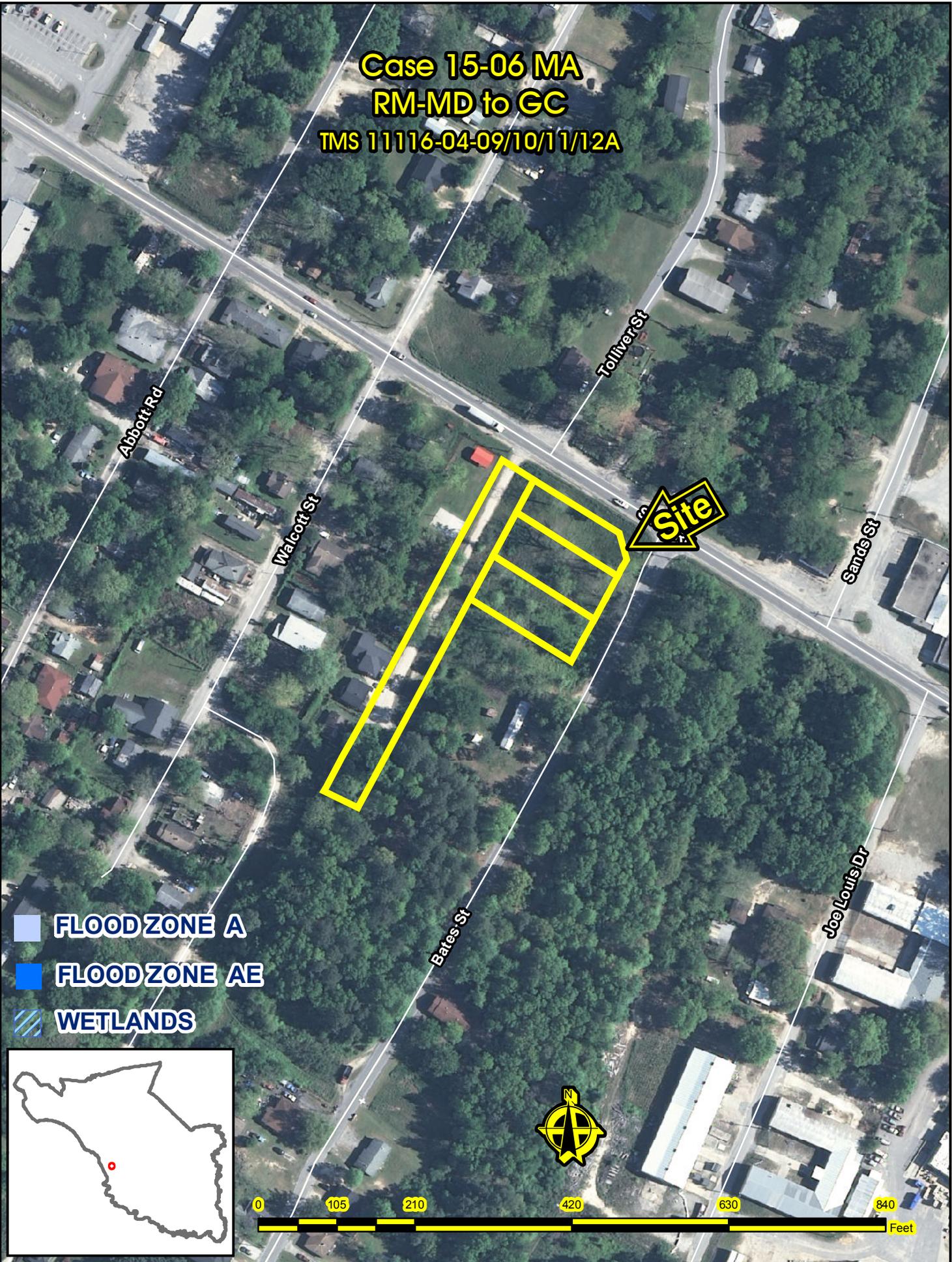
Case 15-06 MA RM-MD to GC



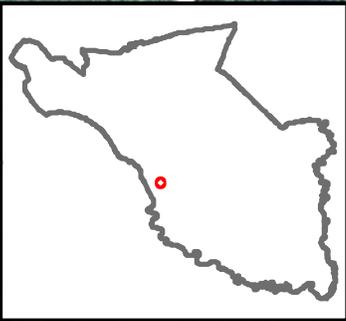
ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS	 N  Subject Property
 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 15-06 MA
RM-MD to GC
TMS 11116-04-09/10/11/12A**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 15-06 MA

From RM-MD to GC

TMS# R11116-04-09, 10, 11 & 12A

Shop Rd



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

USE TYPES	GC
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
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
Colleges and Universities	P
Community Food Services	P
Courts	P

Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P

Banks, Finance, and Insurance Offices	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P

Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside	P

Storage	
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home	P
and Garden Equipment	
Repair and Maintenance Services, Personal and Household Goods	P
Research and Development Services	P
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with eiterinary Services)	P
Watch and Jewelry Repair Shops	P

Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P

Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P

Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P

Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P

Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 2, 2015
RC PROJECT: 15-08 MA
APPLICANT: Elias Dib

LOCATION: Summer Valley Drive

TAX MAP NUMBER: R17216-10-24
ACREAGE: 3.25 acres
EXISTING ZONING: OI
PROPOSED ZONING: RM-HD

PC SIGN POSTING: February 10, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single Family (RS-2). In 2000, a map amendment request (99-59MA) was submitted to the Planning Commission. On March 21, 2000 County Council approved the rezoning request from Residential Single-family District (RS-2) and Light Industrial District (M-1) to Office and Institutional District (C-1) under Ordinance Number 010-00HR. With the adoption of the 2005 Land Development Code the Office and Institutional District (C-1) was designated Office and Institutional District (OI).

Zoning History for the General Area

The adjacent parcel with frontage along Hardscrabble Road and Summer Valley Drive was rezoned from OI to Neighborhood Commercial District (NC) in 2011 under Ordinance Number 026-11HR (case number 11-04MA).

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.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 52 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	GC/GC	Commercial Uses/ Undeveloped
<u>South:</u>	RS-MD	Undeveloped/ Residential Subdivision
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	NC	Convenience Store with Pumps

Discussion

Parcel/Area Characteristics

The parcel has access to Summer Valley Drive. The subject parcel is undeveloped and slopes south towards an onsite detention pond. There are no sidewalks or streetlights along this section of Summer Valley Drive. The immediate area is primarily characterized by a mix of commercial zoning districts along Hardscrabble Road and residential zoning districts along Summer Valley Drive. Otherwise, residential and undeveloped lots to the south. Contiguous west of the subject parcel is a convenience store with pumps. East of the subject parcel is an undeveloped and wooded parcel that is part of the Summer Valley subdivision.

Public Services

The subject parcel is within the boundaries of School District Two. The Killian Elementary School is located 1.5 miles northwest of the subject parcels on Clemson Road. The Killian fire station (number 27) is located 1.4 miles north of the subject parcel on Farrow Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

Plans & Policies

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

Suburban Area

Objective: "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."

Non-Compliance: The proposed zoning district exceeds the recommended density recommendations for the Suburban Area of 4-8 dwelling units per acre.

2014 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 438) located west of the subject parcel on Hardscrabble Road identifies 19,900 Average Daily Trips (ADT's). Hardscrabble Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Hardscrabble Road is currently operating at Level of Service (LOS) "F".

The section of Hardscrabble Road beginning at the intersection of Farrow Road and ending at the intersection of Clemson Road has been identified for road widening from two lanes to five lanes as part of the County Penny Tax program.

Conclusion

Staff believes that the proposed rezoning is not consistent with the objective for the Suburban Area outlined in the 2009 Comprehensive Plan or the Neighborhood Medium Density designation outlined in the 2014 Comprehensive Plan.

The proposed RM-HD District exceeds the recommended intent of 4-8 dwelling units per acre as outlined in the Suburban Future Land Use designation. Staff is of the opinion that approval of the proposed district could set a precedent for potential future requests.

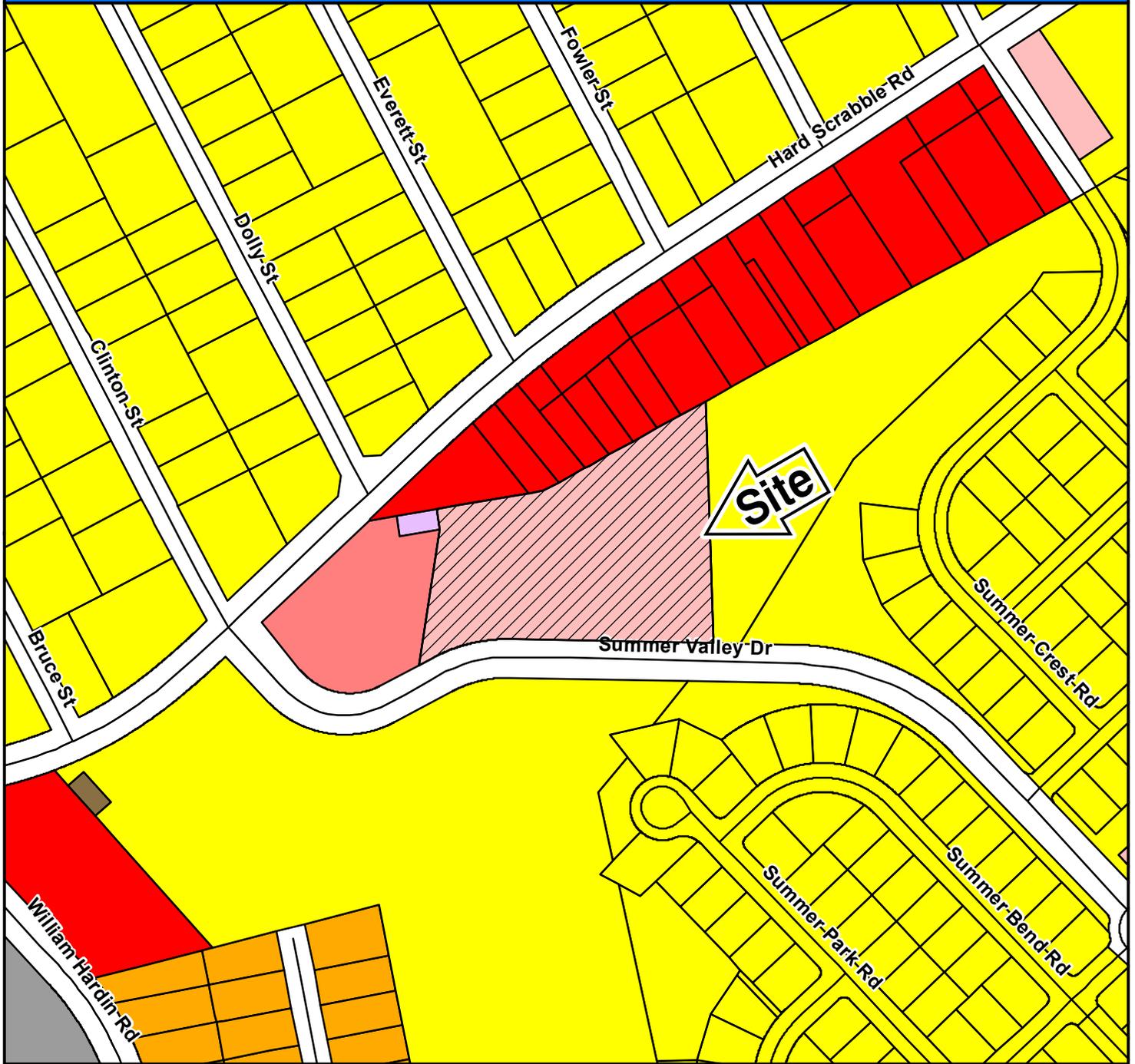
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

March 24, 2015,

Case 15-08 MA

OI to RM-HD

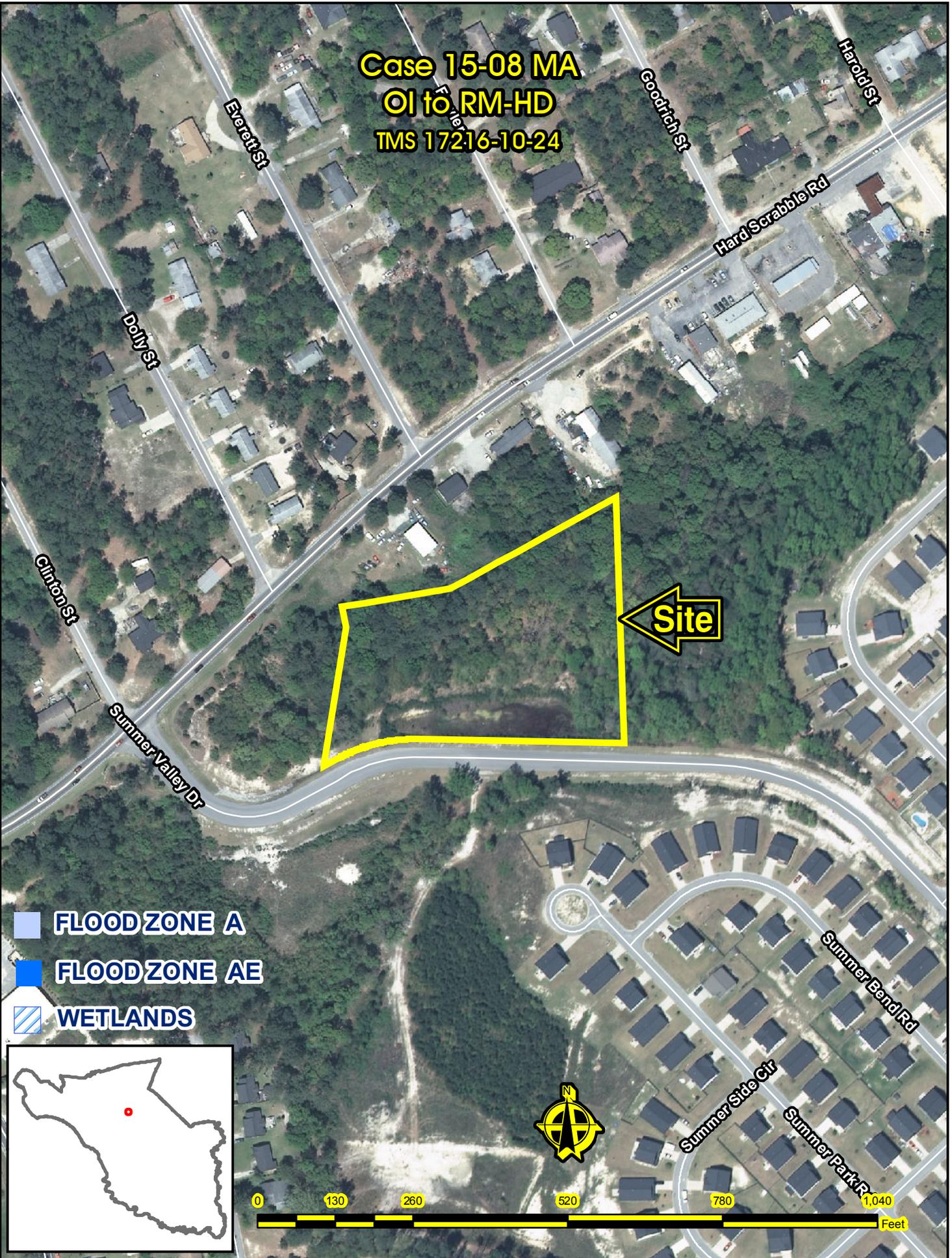


ZONING CLASSIFICATIONS

	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 15-08 MA
OI to RM-HD
TMS 17216-10-24



CASE 15-08 MA

From OI to RM-HD

TMS# R17216-10-24

Summer Valley Drive



The zoning change from OI (Office/Institution) 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>	
Accessory Dwellings	P
Dormitories	P
Multi-Family, Not Otherwise Listed	P
Single-Family, Detached	P
Two-Family	P
Group Homes (9 or Less)	SR
Country Clubs with Golf Courses	SE



Development Review Team
Project for January 29, 2015
at 1:00 pm

Project #	Development	Location	Coun- cil Dis- trict	Lots/ Units/ Square Feet	Acres
SP14-132	Elementary School #20 TMS # R16912-01-18 Site Plan	S/S of Trenholm Road	8	126,338 sf	26..24
SD15-001	Woodcreek Northside Phase 1 S/D TMS # R28900-01-11, 28900-01-30 Sketch Plan	10750 Two Notch Road	9	63 lots	23.05

Disapproved

Approved

Development Review Team Members

Tracy Hegler, Planning Director
Geonard Price, Deputy Planning Director/Zoning Administrator
William Simon, Engineer II—Development Division Manager
Andrea Bolling, Floodplain Administrator
Carroll Williamson, Land Development Administrator
Miranda Spivey, Fire Marshal



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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