RICHLAND COUNTY PLANNING COMMISSION



OCTOBER 5, 2015 1:00 p.m.



2. 15-37 MA	Jonathan Yates	20300-03-04	4600 Hardscabble Rd.	Manning
3. 15-38 MA	Robert Frazier	21710-01-01	Lower Richland Blvd.	Washington
4. 15-39 MA	Nelson Lindsay	15100-03-02 & 03	Baker Rd.	Dickerson
5. 15-40 MA	Jay Dalal	04914-02-31	Piney Grove Rd.	Dickerson
6. 15-41 MA	David Brandes	04913-02-12	617 Piney Grove Rd.	Dickerson
7. 15-42 MA	David Brandes	04913-04-01/02/02/11/14	Piney Grove Rd.	Dickerson

RICHLAND COUNTY PLANNING COMMISSION Monday, October 5, 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, Eso	q Attorney

- I. PUBLIC MEETING CALL TO ORDER Patrick Palmer, Chairman
- II. PUBLIC NOTICE ANNOUNCEMENT Patrick Palmer, Chairman

III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL September 2015 Minutes

b. ROAD NAMES

c. MAP AMENDMENTS

- 1. Case # 15-36 MA David Stuck / Ben Brantley RU to GC (16.25 acres) 825 Hallbrook Dr. TMS# 19100-07-01 & 02 Page 1
- Case # 15-37 MA Jonathan Yates RU to GC (19.69 acres) 4600 Hardscabble Rd. TMS# 20300-03-04 Page 15
- Case # 15-38 MA Robert Frazier RS-LD to OI (.57 acres) Lower Richland Blvd. TMS# 21710-01-01 Page 29

- 4. Case # 15-39 MA Nelson Lindsay RU to LI (26.6 acres) Baker Rd. TMS# 15100-03-02 & 03 Page 39
- 5. Case # 15-40 MA Jay Dalal RU to NC (1.71 acres) Piney Grove Rd. TMS# 04914-02-31 Page 51
- Case # 15-41 MA David Brandes RU to OI (2.02 acres) 617 Piney Grove Rd. TMS# 04913-02-12 Page 63
- 7. Case # 15-42 MA David Brandes RU to GC (8.52 acres) Piney Grove Rd. TMS# 04913-04-01/02/03/11/14 Page 73

IV. TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ADD MARINAS AND BOAT RAMPS AS A PERMITTED USE IN THE TROS ZONING DISTRICTS. Page

V. OTHER BUSINESS [ACTION]

1. RC, NC, GC, LI DEFINITIONS AND MATRIX

VI. PRESENTATION

1. RC TRANSPORTATION PENNY PRESENTATION

VII. DIRECTOR'S REPORT OF ACTION

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

VIII. ADJOURNMENT

NOTES:

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ZONING PUBLIC HEARING

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 next 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. The County Council Zoning Public Hearing is usually scheduled for the 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: RC PROJECT: APPLICANT:

October 5, 2015 15-36 MA David Stuck

LOCATION:

825 Hallbrook Rd

TAX MAP NUMBER: ACREAGE: EXISTING ZONING: PROPOSED ZONING: R19100-07-01 & 02 16.25 acres RU GC

PC SIGN POSTING:

September 15, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 243 dwelling units.

Direction	Existing Zoning	Use
North:	RM-HD	Multi-family dwellings
South:	GC	Grocery/Food Store
East:	RS-LD/RS-LD	Residence/Residences
West:	RS-LD/RS-LD	Residence/Residences

Parcel/Area Characteristics

The subject parcels have frontage along Hallbrook Road. Both parcels are somewhat wooded and undeveloped with a portion of both parcels recently timbered. There are sidewalks along this section of Hallbrook Road. The surrounding area is characterized by residential uses west, north and east of the subject parcels with and commercial uses south of the subject parcels. The parcels east and west of the subject parcels are developed with single-family residences. South of the site is a grocery/food store. North of the subject parcels is a multi-family development.

Public Services

The subject parcel is within the boundaries of School District One. The Mill Creek Elementary School is located .13 miles east of the subject parcel on Universal Drive. The Capital View fire station (station number 30) is located on Burdell Drive, approximately .43 miles northeast of the subject parcel. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

Plans & Policies

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

Land Use and Design

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 374) located south of the subject parcel on Hallbrook Road identifies 5,600 Average Daily Trips (ADT's). This section of Hallbrook Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Hallbrook Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

The request is not located near a traffic junction. Staff believes approving commercial zoning outside of traffic junctions where a clear terminus has been established for where commercial zoning and uses would not maximize the existing commercial zoning in the immediate area and would further spread commercial zoning into areas where more transitional zoning may be more appropriate. Approval of the rezoning request would be out of character with the existing, surrounding development pattern and zoning districts in the area.

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

Zoning Public Hearing Date

October 27, 2015.







CASE 15-36 MA From RU to GC

TMS# R19100-07-01 & 02

825 Hallbrook 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

LISE TYPES	GC
Multi-Family, Not Otherwise Listed	Р
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	Р
Group Homes (10 or More)	SE
Rooming and Boarding Houses	Ч
Special Congregate Facilities	SE
Amusement or Water Parks,	SR
Amircament Arcader	۵
	<u>ہ</u>
Batting Cages	SR
Billiard Parlors	Р
Bowling Centers	Р
Clubs or Lodges (Ord No.054-08HR;	Ъ
9-16-08)	
Dance Studios and Schools	Р
Go-Cart, Motorcycle and Similar Small	SR
Vehicle Tracks	
Golf Courses	SR
Golf Courses, Miniature	Ρ
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	Ч
Martial Arts Instructional Schools	Р
Physical Fitness Centers	Р
Shooting Ranges, Indoor	Ρ
Skating Rinks	Р
Swim and Tennis Clubs	Ъ

Ambulance Services, Transport	Р
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	Р
Colleges and Universities	Р
Community Food Services	Р
Courts	Р
Government Offices	Ч
Hospitals	Ч
Individual and Family Services, Not Otherwise Listed	۹
Libraries	٩
Museums and Galleries	٩
Nursing and Convalescent Homes	Ч
Places of Worship	Р
Post Offices	Р
Postal Service Processing &	Ч
Distribution	
Schools, Administrative Facilities	Ъ
Schools, Business, Computer and	٩
Management Training	
Schools, Fine Arts Instruction	٩
Schools, Junior Colleges	Р
Schools, Technical and Trade (Except	ፈ
Schools, Truck Driving	٩
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation,	٩
Bookeeping, and Payroll Services	
Advertising, Public Relations, and	പ
Related Agencies	

Janitorial Saniros	۵
	- "
Laundromats, Coin Operated	Ъ
Laundry and Dry Cleaning Services,	Р
Non- Coin Operated	
Legal Services (Law Offices, Etc.)	Р
Linen and Uniform Supply	Р
Locksmith Shops	Ρ
Management, Scientific, and Technical Consulting Services	Р
Massage Therapists	Р
Medical/Health Care Offices	Ρ
Medical, Dental, or Related Laboratories	Р
Motion Picture Production/Sound	Р
Kecording	
Office Administrative and Support Services, Not Otherwise Listed	٩
Packaging and Labeling Services	Ρ
Pet Care Services (Excluding Veterinary Offices and Kennels)	Р
Photocopying and Duplicating Services	Ρ
Photofinishing Laboratories	Р
Photography Studios	Р
Picture Framing Shops	Ъ
Professional, Scientific, and Technical Services Not Otherwise Listed	Р
Publishing Industries	Р
Real Estate and Leasing Offices	Р
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside	Ч
2001490	

Automatic Teller Machines	٩
Automobile Parking (Commercial)	٩
Automobile Rental or Leasing	٩
Automobile Towing, Not Including Storage	ط
Banks, Finance, and Insurance Offices	Ъ
Barber Shops, Beauty Salons, and Related Services	Ч
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	Р
Car and Light Truck Washes (See also Truck Washes)	Ч
Carpet and Upholstery Cleaning Services	Р
Computer Systems Design and Related Services	Ъ
Clothing Alterations/Repairs; Footwear Repairs	Р
Construction, Building, General Contracting, without Outside Storage	Ч
Construction, Special Trades, without Outside Storage	Ч
Employment Services	Р
Engineering, Architectural, and Related Services	Р
Exterminating and Pest Control Services	Ч
Funeral Homes and Services	Р
Furniture Repair Shops and Upholstery	Р
Hotels and Motels	Р

Weight Reducing Centers	٩
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	٩
	٩
Art Dealers	Ч
Arts and Crafts Supply Stores	٩
Auction Houses	Р
Automotive Parts and Accessories	Ъ
Stores	
Bakeries, Retail	Р
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	Р
Boat and RV Dealers, New and Used	Ρ
Book, Periodical, and Music Stores	Р
Building Supply Sales with Outside	Ч
Building Sunnly Sales without Outside	۵
	-
Camera and Photographic Sales and	Ч
Service	
Candle Shops	Ρ
Candy Stores (Confectionery, Nuts, Etc.)	д.
Caterers, No On Site Consumption	Р
Clothing, Shoe, and Accessories	Ч
Coin, Stamp, or Similar Collectibles	Ч
Shops	
Computer and Software Stores	Ρ
Convenience Stores (with Gasoline Pumps)	٩
Convenience Stores (without Gasoline Pumps)	٩

Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	Ч
Repair and Maintenance Services, Home and Garden Equipment	ط
Repair and Maintenance Services, Personal and Household Goods	٩
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	ط
Research and Development Services	٩
Security and Related Services	ط
Tanning Salons	٩
Tattoo Facilities (Ord 010-07HR; 2-20- 07) and (Ord No. 054-08HR; 9-16-08)	ط
Taxidermists	Р
Theaters, Live Performances	Ь
Theaters, Motion Picture, Other Than Drive-Ins	ط
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	٩
Traveler Accommodations, Not Otherwise Listed	Ч
Truck (Medium and Heavy) Washes	٩
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels	ط
Operated in Connection with Veterinary Services)	
Watch and Jewelry Repair Shops	٩

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Cosmetics, Beauty Supplies, and	Ъ	Hea	Health and Person
Perfume Stores		Oth	Otherwise Listed
Department, Variety or General	Р	Hot	Hobby, Toy, and G
Merchandise Stores		Hor	Home Centers
Direct Selling Establishments, Not	Р	Hor	Home Furnishing S
Otherwise Listed		Oth	Otherwise
Drugstores, Pharmacies, with Drive-	Ч	Listed -	ted
Inru	1	Jew	Jewelry, Luggage,
Drugstores, Pharmacies, without	ፈ	(Ma	(May Include Repa
Drive-		Liqu	Liquor Stores
Ihru	1	Mar	Manufactured Hon
Electronic Shopping and Mail Order	<u>م</u>	Mea	Meat Markets
Houses			
Fabric and Piece Goods Stores	Ъ		Miscellaneous Keta
Flea Markets, Indoor	٩	NOU Licto	NOL Lictod Elcowboro
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Floor Covering Stores	Р	Enc	Enclosed Building
Florists	Р	Mot	Motor Vehicle Sale
Food Service Contractors	Р	Nev	New and Used
Food Stores, Specialty, Not Otherwise	٩	Mot	Motorcycle Dealer
Listed		Mus	Musical Instrumen
Formal Wear and Costume Rental	Ъ	Stol	Stores
Fruit and Vegetable Markets	Ъ	(M	(May Include Inst
Fuel Sales (Non- Automotive)		Nev	News Dealers and
Furniture and Home Furnishings	Ъ	Offi	Office Supplies an
Garden Centers, Farm Supplies, or	Ъ	Opt	Optical Goods Stor
Retail Nurseries		Out	Outdoor Power Eg
Gift, Novelty, Souvenir, or Card Shops	Ъ	Pair	Paint, Wallpaper, a
Grocery/Food Stores (Not Including	д	Tre	Treatment
	2	Sales	es .
naruware Stores	ጉ	Paw	Pawnshops

Otherwise Listed	
Hobby, Toy, and Game Stores	Ъ
Home Centers	٩
Home Furnishing Stores, Not	Ъ
Otherwise Listed	
Jewelry, Luggage, and Leather Goods (May Include Repair)	ط
Liquor Stores	Ъ
Manufactured Home Sales	SR
Meat Markets	Ъ
Miscellaneous Retail Sales – Where	٩
Listed Elsewhere, and Where All Sales	
and Services are Conducted within an	
	2
Now and Used	L
Motorcycle Dealers, New and Used	Ч
Musical Instrument and Supplies	Ъ
Stores	
(May Include Instrument Repair)	
News Dealers and Newsstands	Ь
Office Supplies and Stationery Stores	Ъ
Optical Goods Stores	٩
Outdoor Power Equipment Stores	Р
Paint, Wallpaper, and Window	٩
l reatment Sales	
Dawnshons	٩

Pet and Pet Supplies Stores	Р
Record, Video Tape, and Disc Stores	Р
	Р
Restaurants, Full Service (Dine-In Only)	Ч
Restaurants, Limited Service (Delivery,	Ъ
Carry Out) Restaurants, Limited Service (Drive- Thru)	ط
Restaurants, Snack and Nonalcoholic	٩
Service Stations, Gasoline	٩
Sporting Goods Stores	٩
Television, Radio or Electronic Sales	4
Tire Sales	٩
Tobacco Stores	٩
Truck Stops	Р
Used Merchandise Stores	Р
Video Tape and Disc Rental	Р
Warehouse Clubs and Superstores	Р
Apparel, Piece Goods, and Notions	Ч
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	٩
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	Ч
Furniture and Home Furnishings	SR
Groceries and Related Products	٩

Hardware	٩
Jewelry, Watches, Precious Stones	Ч
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture,	SR
Apparel, Etc.)	
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Motor Vehicles, Used Parts and	
Supplies	
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	Р
Petroleum and Petroleum Products	
Plumbing & Heating Equipment and	SR
Suppries Decements and Commercial	c
Proressional and Commercial Equipment and Supplies	r
Sporting and Recreational Goods and	Р
Supplies (Except Sporting Firearms	
and	
Shorting Firearms and Ammunition	as
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	Ъ
Bus Facilities, Interurban	Р
Bus Facilities, Urban	Ρ
Charter Bus Industry	Ч

Limousine ServicesPRadio and Television BroadcastingPRadio and Television BroadcastingPFacilities (Except Towers)PScenic and Sightseeing TransportationPScenic and Sightseeing TransportationPSewage Treatment Facilities, PrivatePTaxi Service TerminalsPTruck Transportation Facilities (No OutsidePUtility Company OfficesPUtility Company OfficesPUtility Service Facilities (No OutsidePStorage)SrWarehouses (General Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)SRWarehouses, Self-StorageSRWarehouses, Self-StoragePOptouter, Appliance, and ElectronicPMedical Equipment and SuppliesPPrinting and PublishingPPrinting and PublishingPStorages, High Rise, 4 or 5 StoriesSRBuildings, High Rise, 6 or More StoriesSRStorageStoriesStorageStoriesStorage<	Courier Services, Substations	Ρ
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illy Oriented Businesses ngs, High Rise, 4 or 5 Stories ngs, High Rise, 6 or More Stories	Printing and Publishing	Р
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	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: RC PROJECT: APPLICANT:

October 5, 2015 15-37 MA Jonathan Yates

LOCATION:

4600 Hardscrabble Rd

TAX MAP NUMBER: ACREAGE: EXISTING ZONING: PROPOSED ZONING: R20300-03-03 & 04 19.692 acres RU GC

PC SIGN POSTING:

September 15, 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 Planned Development District (PDD) parcel, northwest of the subject parcels was rezoned from D-1 under case number 85-060MA and further amended under case number 97-048MA.

The Planned Development District (PDD) parcel, northwest of the subject parcels was rezoned from RU under case number 00-032MA.

The Planned Development District (PDD) parcels (The Summit), north, east and south of the subject parcels were rezoned under case number 88-040MA (Ordinance number 1792-88HR) on November 15th, 1988.

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: 313 dwelling units.

Direction	Existing Zoning	Use
North:	PDD	Single-family dwellings
South:	PDD/PDD	Restaurant & Video Store/ School
East:	PDD	Single-family dwellings
West:	PDD/PDD	Gas Station/ Strip Retail Development

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Hardscrabble Road. One parcel contains a telecommunications tower and the other is undeveloped. There are no sidewalks or streetlights along this section of Hardscrabble Road. The surrounding area is characterized by residential uses north and east, with commercial uses south and west of the subject parcels. The parcels east and north of the subject parcels are developed with single-family residences. South of the site is a Restaurant & Video Store/ School. West of the subject parcels is a convenience store with pumps and a strip retail development.

Public Services

The subject parcel is within the boundaries of School District Two. The Lake Murray (northeast campus) Montessori School is adjacent (south) to the subject parcels Elders Pond Drive. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 337 feet south of the subject parcel. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

Plans & Policies

The 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 2014 SCDOT traffic count (Station # 430) located south of the subject parcel on Hardscrabble Road identifies 23,900 Average Daily Trips (ADT's). This section of Hardscrabble Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. This segment of Hardscrabble Road is currently operating at Level of Service (LOS) "F".

This section of Hardscrabble Road is scheduled for widening from three to five lanes through SCDOT and the County Penny Sales Tax program.

Conclusion

The request is located at a traffic junction along an arterial road. As the intent of the GC District is to orient commercial/office activities primarily to major traffic arteries or within areas of commercial/office usage, staff is of the opinion that the request is in compliance with the purpose statement of the proposed district.

Further, it is in compliance with the Comprehensive Plan's recommendations for non-residential uses within the future land use category.

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

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

Zoning Public Hearing Date

October 27, 2015.







CASE 15-37 MA From RU to GC

TMS# R20300-03-03 & 04

4600 Hardscrabble 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

USE TYPES	GC
Multi-Family, Not Otherwise Listed	Р
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	Ρ
Group Homes (10 or More)	SE
Rooming and Boarding Houses	Р
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	Р
Athletic Fields	٩
Batting Cages	SR
Billiard Parlors	Р
Bowling Centers	Р
Clubs or Lodges (Ord No.054-08HR;	Ч
9-16-08)	
Dance Studios and Schools	Ъ
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	٩
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	Ρ
Martial Arts Instructional Schools	Р
Physical Fitness Centers	Р
Shooting Ranges, Indoor	Ρ
Skating Rinks	Ъ
Swim and Tennis Clubs	٩

Ambulance Services, Transport	Р
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	Р
Colleges and Universities	Р
Community Food Services	Р
Courts	Р
Government Offices	Ч
Hospitals	٩
Individual and Family Services, Not Otherwise Listed	പ
Libraries	٩
Museums and Galleries	٩
Nursing and Convalescent Homes	Ч
Places of Worship	Р
Post Offices	Р
Postal Service Processing &	Р
Distribution	
Schools, Administrative Facilities	ط
Schools, Business, Computer and	٩
Management Training	
Schools, Fine Arts Instruction	٩
Schools, Junior Colleges	Р
Schools, Technical and Trade (Except	Ч
Schools, Truck Driving	Р
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation,	٩
Bookeeping, and Payroll Services	
Advertising, Public Relations, and	ፈ
Kelated Agencies	

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

Automatic Teller Machines	٩
Automobile Parking (Commercial)	Ρ
Automobile Rental or Leasing	Ь
Automobile Towing, Not Including Storage	Ч
Banks, Finance, and Insurance Offices	Ρ
Barber Shops, Beauty Salons, and Related Services	Р
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	Р
Car and Light Truck Washes (See also Truck Washes)	Р
Carpet and Upholstery Cleaning Services	Ч
Computer Systems Design and Related Services	Ч
Clothing Alterations/Repairs; Footwear Repairs	Ч
Construction, Building, General Contracting, without Outside Storage	Р
Construction, Special Trades, without Outside Storage	Ч
Employment Services	Ρ
Engineering, Architectural, and Related Services	Р
Exterminating and Pest Control Services	Ч
Funeral Homes and Services	Ρ
Furniture Repair Shops and Upholstery	Р
Hotels and Motels	Р

Weight Reducing Centers	٩
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	д.
Appliance Stores	٩
Art Dealers	Ъ
Arts and Crafts Supply Stores	Р
Auction Houses	Р
Automotive Parts and Accessories	Р
Stores	
Bakeries, Retail	Ρ
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	Р
Boat and RV Dealers, New and Used	Ρ
Book, Periodical, and Music Stores	Ρ
Building Supply Sales with Outside	ፈ
	2
building suppry sales without Outside Storage	L
Camera and Photographic Sales and	٩
Candle Shons	٩
Candie Strops	
candy stores (confectionery, nuts, Etc.)	ጉ
Caterers, No On Site Consumption	Ρ
Clothing, Shoe, and Accessories Stores	٩
Coin, Stamp, or Similar Collectibles	٩
Snops	
Computer and Software Stores	Ъ
Convenience Stores (with Gasoline Pumps)	٩
Convenience Stores (without Gasoline Pumps)	٩

Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	Ч
Repair and Maintenance Services, Home and Garden Equipment	ط
Repair and Maintenance Services, Personal and Household Goods	ط
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	ط
Research and Development Services	٩
Security and Related Services	ط
Tanning Salons	٩
Tattoo Facilities (Ord 010-07HR; 2-20- 07) and (Ord No. 054-08HR; 9-16-08)	ط
Taxidermists	Р
Theaters, Live Performances	Ь
Theaters, Motion Picture, Other Than Drive-Ins	ط
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	ط
Traveler Accommodations, Not Otherwise Listed	Ч
Truck (Medium and Heavy) Washes	٩
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels	ط
Operated in Connection with Veterinary Services)	
Watch and Jewelry Repair Shops	٩

Cosmetics, Beauty Supplies, and	д_	Health and Personal
Perfume Stores		Otherwise Listed
Department, Variety or General	٩	Hobby, Toy, and Gai
Merchandise Stores		Home Centers
Direct Selling Establishments, Not	Ч	Home Furnishing Sto
Otherwise Listed		Otherwise
Drugstores, Pharmacies, with Drive-	Ф.	Listed
Drugstores, Pharmacies, without	Ъ	(May Include Repair
Drive-		Liquor Stores
Thru		Manufactured Home
Electronic Shopping and Mail Order	ፈ	Meat Markets
Fibuses Eshrir and Dioro Coode Ctoroc	۵	Miscellaneous Retail
	- I	Not
Flea Markets, Indoor	Ч	l isted Flsewhere an
Flea Markets, Outdoor	Р	and Services are Cor
Floor Covering Stores	Р	Enclosed Building
Florists	Р	Motor Vehicle Sales
Food Service Contractors	Ъ	New and Used
Food Stores, Specialty, Not Otherwise	٩	Motorcycle Dealers,
Listed		Musical Instrument
Formal Wear and Costume Rental	Р	Stores
Fruit and Vegetable Markets	Ъ	(May Include Instru
Fuel Sales (Non- Automotive)		News Dealers and N
Furniture and Home Furnishings	Р	Office Supplies and S
Garden Centers, Farm Supplies, or	Ъ	Optical Goods Stores
Retail Nurseries		Outdoor Power Equi
Gift, Novelty, Souvenir, or Card Shops	Ч	Paint, Wallpaper, an
Grocery/Food Stores (Not Including	ፈ	Treatment
	"	Sales
Hardware Stores	ፈ	Pawnshops

Health and Personal Care Stores, Not	Ч
Hobby, Toy, and Game Stores	Ч
Home Centers	Ч
Home Furnishing Stores, Not	٩
Otherwise Listed	
Jewelry, Luggage, and Leather Goods (May Include Repair)	ط
Liquor Stores	Ъ
Manufactured Home Sales	SR
Meat Markets	Ъ
Miscellaneous Retail Sales – Where	Ъ
Not Listed Elsewhere, and Where All Sales	
and Services are Conducted within an	
Motor Vehicle Sales – Car and Truck –	Ъ
New and Used	ſ
Motorcycle Dealers, New and Used	Ч
Musical Instrument and Supplies	Ъ
Stores	
(May Include Instrument Repair)	
News Dealers and Newsstands	Р
Office Supplies and Stationery Stores	Р
Optical Goods Stores	Ъ
Outdoor Power Equipment Stores	Ъ
Paint, Wallpaper, and Window	Р
Treatment	
Sales	
Pawnshons	٩

Pet and Pet Supplies Stores	Р
Record, Video Tape, and Disc Stores	٩
afeter	٩
Restaurants, Full Service (Dine-In Only)	٩
Restaurants, Limited Service (Delivery,	٩
Carry Out)	
Restaurants, Limited Service (Drive- Thru)	Ъ
Restaurants, Snack and Nonalcoholic	Ч
Service Stations. Gasoline	ط
Sporting Goods Stores	٩
Television, Radio or Electronic Sales	Ч
Tire Sales	٩
Tobacco Stores	Ъ
Truck Stops	Р
Jsed Merchandise Stores	Р
Video Tape and Disc Rental	Р
Warehouse Clubs and Superstores	Р
Apparel, Piece Goods, and Notions	Р
Beer/Wine/Distilled Alcoholic	SR
Books. Periodicals, and Newsnaners	٩
Drugs and Druggists' Sundries	R S
Durable Goods. Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	٩
Furniture and Home Furnishings	SR
Groceries and Related Products	Ч

Hardware	۵
Taurater Watchee Brederic Channel	
Jeweiry, watches, Precious Stones	ጉ
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture,	SR
Apparel, Etc.)	
Motor Vehicles, New Parts and	SR
Motor Vehicles, Tires and Tubes	SR
Motor Vehicles, Used Parts and	
Supplies	
Nondurable Goods, Not Otherwise	SR
Listed	
Paints and Varnishes	SR
Paper and Paper Products	Ъ
Petroleum and Petroleum Products	
Plumbing & Heating Equipment and	SR
Supplies	
Professional and Commercial	Ъ
Sporting and Recreational Goods and	ፈ
and bud	
Ammunition)	
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	Ρ
Bus Facilities, Interurban	Ъ
Bus Facilities, Urban	Р
Charter Bus Industry	Ч

	Courier Services, Substations	Р
and Television Broadcasting ies (Except Towers) c and Sightseeing Transportation ge Treatment Facilities, Private bervice Terminals Transportation Facilities Service Terminals Transportation Facilities Service Facilities (No Outside Service Facilities (No Outside sed, Not Including Storage, faconses (General Storage, sed, Not Including Storage of al, State or Local Government) nouses, Self-Storage al, State or Local Government) nouses, Self-Storage ies, Manufacturing uter, Appliance, and Electronic icts al Equipment and Supplies ng and Publishing ng and Publishing ng Migh Rise, 4 or 5 Stories	Limousine Services	Р
c and Sightseeing Transportation ge Treatment Facilities, Private bervice Terminals Transportation Facilities Company Offices Company Offices Service Facilities (No Outside ge) nouses (General Storage, sed, Not Including Storage of lazardous Materials or Waste as mined by Any Agency of the al, State or Local Government) nouses, Self-Storage ia, State or Local Government) nouses, Self-Storage ies, Manufacturing uter, Appliance, and Electronic cts al Equipment and Supplies ig and Publishing ig and Publishing ig Nigh Rise, 4 or 5 Stories	Radio and Television Broadcasting Facilities (Except Towers)	Ъ
ge Treatment Facilities, Private Service Terminals Transportation Facilities Transportation Facilities Company Offices Service Facilities (No Outside ge) Service Facilities (No Outside ge) nouses (General Storage, sed, Not Including Storage of lazardous Materials or Waste as mined by Any Agency of the al, State or Local Government) nouses, Self-Storage nouses, Self-Storage ies, Manufacturing outer, Appliance, and Electronic icts al Equipment and Supplies ng and Publishing ngs, High Rise, 4 or 5 Stories	Scenic and Sightseeing Transportation	Р
Service Terminals Transportation Facilities Company Offices Service Facilities (No Outside Service Facilities (No Outside je) nouses (General Storage, sed, Not Including Storage of lazardous Materials or Waste as mined by Any Agency of the al, State or Local Government) nouses, Self-Storage ial, State or Local Government) nouses, Self-Storage ies, Manufacturing uter, Appliance, and Electronic cts al Equipment and Supplies ig and Publishing illy Oriented Businesses ings, High Rise, 4 or 5 Stories	Sewage Treatment Facilities, Private	
Transportation Facilities Company Offices Company Offices Service Facilities (No Outside ge) nouses (General Storage, sed, Not Including Storage of alazardous Materials or Waste as mined by Any Agency of the al, State or Local Government) nouses, Self-Storage nouses, Self-Storage ies, Manufacturing uter, Appliance, and Electronic icts al Equipment and Supplies ng and Publishing ngs, High Rise, 4 or 5 Stories	Taxi Service Terminals	Р
Company Offices Service Facilities (No Outside ge) nouses (General Storage, sed, Not Including Storage of lazardous Materials or Waste as mined by Any Agency of the al, State or Local Government) nouses, Self-Storage ial, State or Local Government) nouses, Self-Storage ies, Manufacturing nouses, Self-Storage ies, Manufacturi	Truck Transportation Facilities	
Service Facilities (No Outside ge) nouses (General Storage, sed, Not Including Storage of lazardous Materials or Waste as mined by Any Agency of the al, State or Local Government) nouses, Self-Storage nouses, Self-Storage ies, Manufacturing nouses, Self-Storage nouses, Self-Storage nouse, Self-Storage nouses, Self-Storage	Utility Company Offices	Р
and the second storage, and the second storage of second storage of lazardous Materials or Waste as mined by Any Agency of the al, State or Local Government) nouses, Self-Storage ies, Manufacturing uter, Appliance, and Electronic ies, Manufacturing is and Publishing is and Publishing is High Rise, 4 or 5 Stories is to a storage is the second storage is the second storage is a second	Utility Service Facilities (No Outside Storage)	Ф.
sed, Not Including Storage of lazardous Materials or Waste as mined by Any Agency of the al, State or Local Government) nouses, Self-Storage nouses, Self-Storage nouse, Self-Stor	Warehouses (General Storage,	SR
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nouses, Self-Storage nouses, Self-Storage ies, Manufacturing uter, Appliance, and Electronic icts al Equipment and Supplies ng and Publishing ng and Publishing ng Migh Rise, 4 or 5 Stories	Federal, State or Local Government)	
nouses, Self-Storage ies, Manufacturing uter, Appliance, and Electronic icts al Equipment and Supplies ng and Publishing illy Oriented Businesses ngs, High Rise, 4 or 5 Stories	Warehouses, Self-Storage	SR
ies, Manufacturing uter, Appliance, and Electronic icts al Equipment and Supplies ng and Publishing illy Oriented Businesses ngs, High Rise, 4 or 5 Stories	Warehouses, Self-Storage	SR
uter, Appliance, and Electronic icts al Equipment and Supplies ng and Publishing illy Oriented Businesses ngs, High Rise, 4 or 5 Stories	Bakeries, Manufacturing	Р
nus al Equipment and Supplies ng and Publishing ally Oriented Businesses ngs, High Rise, 4 or 5 Stories	rr, Appliance, and	٩
ngs, High Rise, 4 or 5 Stories	Medical Fouribment and Sumplies	٩
illy Oriented Businesses ngs, High Rise, 4 or 5 Stories	Printing and Publishing	. 🗠
	Signs	Ъ
	Sexually Oriented Businesses	SR
	Buildings, High Rise, 4 or 5 Stories	SR
	Buildings, High Rise, 6 or More Stories	SE


Map Amendment Staff Report

PC MEETING DATE: RC PROJECT: APPLICANT:

October 5, 2015 15-38 MA Robert Frazier

LOCATION:

5430 Lower Richland Blvd

TAX MAP NUMBER: ACREAGE: EXISTING ZONING: PROPOSED ZONING: R21710-01-01 .57 RS-LD OI

PC SIGN POSTING:

September 15, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-1 District which became the Residential Single-Family Low Density (RS-LD) District with the Land Development Code change in 2005.

The parcel was part of a precious request under case 14-27MA from RS-LD to neighborhood Commercial District (NC). The request was denied by County Council.

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
North:	RU	Undeveloped
South:	RS-LD	Residence
East:	RU	Agricultural
West:	RU	Agricultural

Discussion

Parcel/Area Characteristics

The parcel has one hundred and fifteen (115) feet of frontage along Lower Richland Boulevard. The site contains a commercial structure and accessory structure, little slope, no sidewalks or streetlights along Lower Richland Boulevard. The immediate area is primarily characterized by residential and agricultural uses. South/southwest of the subject parcel is a residential subdivision Allbene Park. The parcels within Allbene Park are zoned RS-LD District. North of the subject parcel is an agriculturally used parcel and a smaller undeveloped RU parcel.

Public Services

The subject parcel is within the boundaries of School District One. Hopkins Elementary School is located 1.1 miles south of the subject parcel. Lower Richland High School is located 1.2 miles north of the subject parcel. There are no fire hydrants along this section of Lower Richland Boulevard. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 1.6 miles north of the subject parcel. 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 Richland County Comprehensive Plan, "PUTTING THE PIECES IN PLACE", designates this area as *Rural*.

Land Use and Character

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

Desired Development Pattern

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

Lower Richland Neighborhood Master Plan

Rural Residential Area

Lower Richland offers an alternative to the urban and suburban areas of Columbia and Richland County. Balancing the desire to protect this way of life with development pressures is one of the objectives of this plan. Existing constraints (i.e., limited water and sewer service, environmental constraints) will limit the amount of development that will occur in this area over the next twenty years. However, any new development that does occur should be compatible to existing residential and respectful of existing agricultural operations and historic properties.

Current rural zoning allows for one residential unit per 33,000 square feet in the Rural Residential Area of Lower Richland. Future growth should respect this standard. In addition, where appropriate, developers should preserve critical natural or historic resources through context sensitive development methods such as conservation subdivisions. In addition, in order to preserve the rural feel of the area, significant hardwood trees, naturally vegetated areas, and wetlands, particularly Carolina Bays, should be preserved.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #405) located south of the subject parcel on Lower Richland Boulevard, identifies 1850 Average Daily Trips (ADT's). This segment of Lower Richland Boulevard is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Lower Richland Boulevard is currently operating at Level of Service (LOS) "A".

There are no planned improvements for this section of Lower Richland Boulevard, either through SCDOT or the County Penny Tax program.

Conclusion

The Rural future land use designation recommends commercial/office uses at Rural Activity Centers. The subject parcel is not located at a Rural Activity Center. Staff is of the opinion that approval of the proposed district could contribute to the random and scattered, un-concentrated effects of commercial/office uses in the rural area. In addition approval of the rezoning request would not be in character with the existing, surrounding, agricultural and residential development pattern and zoning districts for the area.

Further staff believes that the proposed rezoning would not be consistent with the intentions of the Lower Richland Neighborhood Master Plan as it would not respect the current rural residential standard.

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

Zoning Public Hearing Date

October 27, 2015.







CASE 15-38 MA From RS-LD to OI

TMS# R21710-01-01

5430 Lower Richland Blvd





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	ю
Continued Care Retirement Communities	SR
Dormitories	SE
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	٩
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)	Р
Dance Studios and Schools	Ъ
Martial Arts Instructional Schools	Ъ
Physical Fitness Centers	Р
Ambulance Services, Transport	Р
Auditoriums, Coliseums, Stadiums	Р
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	Р
Community Food Services	Р
Courts	٩
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	٩
Hospitals	ط
Individual and Family Services, Not Otherwise Listed	Р
Museums and Galleries	٩

Nursing and Convalescent Homes	٩
Orphanages	٩
Post Offices	Ъ
Schools, Administrative Facilities	Ъ
Schools, Business, Computer and Management Training	٩
Schools, Fine Arts Instruction	٩
Schools, Junior Colleges	Ъ
Schools, Technical and Trade (ExceptTruck Driving)	Р
Zoos and Botanical Gardens	SE
Accounting, Tax Preparation, Bookeeping, and Payroll	Р
Services	
Advertising, Public Relations, and Related Agencies	Р
Automatic Teller Machines	٩
Automobile Parking (Commercial)	Р
Banks, Finance, and Insurance Offices	Р
Barber Shops, Beauty Salons, and Related Services	Ъ
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	Р
Clothing Alterations/Repairs; Footwear Repairs	Р
Construction, Building, General Contracting, without	Ъ
Outside Storage	
Construction, Special Trades, without Outside Storage	Р
Employment Services	Ъ
Engineering, Architectural, and Related Services	Р
Funeral Homes and Services	Р
Kennels	SR
Laundry and Dry Cleaning Services, Non- Coin Operated	Р

Legal Services (Law Offices, Etc.)	٩
Management, Scientific, and Technical Consulting Services	٩
Massage Therapists	Р
Medical/Health Care Offices	٩
Medical, Dental, or Related Laboratories	٩
Office Administrative and Support Services, Not Otherwise	٩
Listed Packaging and Labeling Services	٩
Pet Care Services (Excluding Veterinary Offices and Kennels)	٩
Photocopying and Duplicating Services	٩
Photofinishing Laboratories	۵.
Photography Studios	٩
Picture Framing Shops	٩
Professional, Scientific, and Technical Services, Not	Ч
Otherwise Listed	2
Real Estate and Leasnig Unices	L
Research and Development Services	SR
Travel Agencies (without Tour Buses or Other Vehicles)	٩
Watch and Jewelry Repair Shops	Р
Weight Reducing Centers	Р
Antique Stores (See Also Used Merchandise Shops and	Р
Pawn Shops)	
Art Dealers	Ч
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	Р
Caterers, No On Site Consumption	Ъ
Drugstores, Pharmacies, with Drive-Thru	Ъ
Drugstores, Pharmacies, without Drive- Thru	Ч

Office Supplies and Stationery Stores	٩
Optical Goods Stores	٩
Restaurants, Cafeterias	٩
Restaurants, Full Service (Dine-In Only)	٩
Restaurants, Limited Service (Delivery, Carry Out)	٩
Restaurants, Snack and Nonalcoholic Beverage Stores	٩
Courier Services, Substations	Р
Radio and Television Broadcasting Facilities (Except	٩
Towers)	
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	₽.
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE



Map Amendment Staff Report

PC MEETING DATE: RC PROJECT: APPLICANT:

October 5, 2015 15-39 MA Nelson Lindsay

LOCATION:

Community Road

TAX MAP NUMBER: ACREAGE: EXISTING ZONING: PROPOSED ZONING: R15100-03-02 & 03 17 and 9.6 acres (26.6 total acres) RU LI

PC SIGN POSTING:

September 15, 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 parcels north, west and south were part of a map amendment request in the Town of Blythewood. The subject parcels are zoned Light Industrial 2 District (LI2).

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
North:	LI2	Undeveloped (Town of Blythewood)
South:	LI2	Undeveloped (Town of Blythewood)
East:	N/A	Interstate 77
West:	LI2	Undeveloped (Town of Blythewood)

Parcel/Area Characteristics

One parcel has frontage along Community Road, a two lane local road. The subject properties are undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Community Road. The surrounding area is characterized by undeveloped, heavily wooded parcels. East of the subject properties is Interstate 77. West, north and south of the subject parcels are undeveloped parcels. The parcels west, north and south of the subject parcels are currently zoned Light Industrial 2 District (LI2). The LI-2 District permits a mix of uses from commercial to a mix of light industrial and heavy industrial uses.

Public Services

The subject parcel is within the boundaries of School District Two. Blythewood High School is located .48 miles east of the subject parcel on Wilson Boulevard. The Blythewood fire station (number 26) is located on Main Street, approximately 1.38 miles northeast of the subject parcel. There are no fire hydrants along Community Road. Records indicate that the parcel is north of the City of Columbia's water service area. The parcel is located in Palmetto Utilities sewer service area.

Plans & Policies

The Richland County Comprehensive Plan, *"PUTTING THE PIECES IN PLACE"*, designates this area as **Neighborhood Low Density**.

Comprehensive Plan

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 490) located north of the subject parcel on Blythewood Road identifies 7,500 Average Daily Trips (ADT's). Blythewood Road is classified as a two lane collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) "C".

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

Conclusion

The request is adjacent to industrial zoned parcels in the Town of Blythewood. While industrial uses are discouraged by the future land use category adopted for the subject area, staff is of the opinion that the request is compatible with the surrounding zoning districts in the Town of Blythewood. The Comprehensive Plan supports discretion in determining the appropriate use of a property near the boundaries of other future land use categories based on factors such as the existing development context and the surrounding development activity or proposed activity. Further, the LI District does not permit heavy industrial uses, which could have off site impacts such as noise, smoke or odor.

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan.

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

Zoning Public Hearing Date

October 27, 2015.







CASE 15-39 MA From RU to LI

TMS# R15100-03-02 & 03

Community Rd



Looking east of site at I-77.

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
Amusement or Water Parks, Fairgrounds	SR
Batting Cages	SR
Golf Courses	SR
Golf Courses, Miniature	Ъ
Golf Driving Ranges (Freestanding)	SR
Physical Fitness Centers	Ρ
Shooting Ranges, Indoor	Р
Ambulance Services, Transport	Ρ
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	Р
Community Food Services	Р
Government Offices	d
Post Offices	Р
Postal Service Processing & Distribution	Р
Schools, Administrative Facilities	Ρ
Schools, Business, Computer and Management Training	Ч
Schools, Fine Arts Instruction	Р
Schools, Junior Colleges	Р
Schools, Technical and Trade (Except Truck Driving)	Ч
Schools, Truck Driving	Ъ
Accounting, Tax Preparation, Bookeeping, and Payroll Services	d
Automatic Teller Machines	Р
Automobile Parking (Commercial)	Ρ
Automobile Rental or Leasing	Р

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SR
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Hotels and Motels	۵
Janitorial Services	. д
Laundromats, Coin Operated	Ч
Laundry and Dry Cleaning Services, Non- Coin Operated	д.
Linen and Uniform Supply	4
Management, Scientific, and Technical Consulting Services	ط
Medical, Dental, or Related Laboratories	Ь
Motion Picture Production/Sound Recording	ፈ
Office Administrative and Support Services, Not Otherwise Listed	d
Packaging and Labeling Services	Ч
Pet Care Services (Excluding Veterinary Offices and Kennels)	Ч
Photocopying and Duplicating Services	Р
Photofinishing Laboratories	Ρ
Professional, Scientific, and Technical	d
Services, Not Otherwise Listed	1
Publishing Industries	٩
Rental Centers, with Outside Storage	Ч
Rental Centers, without Outside Storage	Р
Repair and Maintenance Services, Appliance and Flectronics	SR
Repair and Maintenance Services,	Р
Automobile, Major	
Repair and Maintenance Services, Automobile, Minor	Ч
Repair and Maintenance Services, Boat	Р
and Commercial Trucks, Small	
Repair and Maintenance Services, Commercial and Industrial Equipment	ፈ
-	

Repair and Maintenance Services, Home and Garden Equipment	Р
Repair and Maintenance Services, Personal and Household Goods	Ч
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	٩
Research and Development Services	٩
Security and Related Services	٩
Taxidermists	٩
Theaters, Motion Picture, Other Than Drive-Ins	Ч
Theaters, Motion Picture, Drive-Ins	SE
Truck (Medium and Heavy) Washes	Р
Vending Machine Operators	Р
Veterinary Services (Non-Livestock, May	٩
Operated in Connection with Veterinary	
Services)	
Auction Houses	Ч
Automotive Parts and Accessories Stores	٩
Bakeries, Retail	Р
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	Р
Building Supply Sales with Outside Storage	Ч
Building Supply Sales without Outside Storage	۵.
Caterers, No On Site Consumption	Р
Convenience Stores (with Gasoline Pumps)	ፈ
Convenience Stores (without Gasoline Pumps)	ፈ

Direct Selling Establishments, Not	٩	Furr	Furniture and Home Fui
Utherwise Listed	1	Gro	Groceries and Related P
Drugstores, Pharmacies, with Drive-Thru	٩	Har	Hardware
Drugstores, Pharmacies, without Drive- Thru	ፈ	Jew	Jewelry, Watches, Preci
Electronic Chamine and Mail Order	2	Mac	Machinery, Equipment a
Erectionic Shopping and Mail Order Houses	L	Mar	Market Showrooms (Fur
Flea Markets, Indoor	٩	ETC.)	ETC.) Matal and Minerals
Flea Markets, Outdoor	Ч	Mot	Motor Vabialoc
Fruit and Vegetable Markets	٩		tor Vehicles
Restaurants, Cafeterias	٩		MULUI VEIILUES, IVEW FO
Restaurants, Full Service (Dine-In Only)	Ч	MOt	Motor Venicles, Lires an
Restaurants, Limited Service (Delivery,	Ь	Mot	Motor Vehicles, Used Pa
Bestaurants Limited Service (Drive-	۵		Nondurable Goods, Not
	-	Pan	Paints and Varnisnes Paner and Paner Produc
Restaurants, Snack and Nonalcoholic	٩	Plur	Plumbing & Heating Eau
Beverage Stores		Sup	Supplies
Service Stations, Gasoline	٩	Prof	Professional and Comm
Truck Stops	٩	and	and Supplies
Apparel, Piece Goods, and Notions	٩	Scra	Scrap and Recyclable M
Beer/Wine/Distilled Alcoholic Beverages	٩	Spo	Sporting and Recreation
Books, Periodicals, and Newspapers	Р	Sup	Supplies (Except Sportir
Chemicals and Allied Products	Р	Amr	Ammunition)
Drugs and Druggists' Sundries	Ч	Spo	Sporting Firearms and A
Durable Goods, Not Otherwise Listed	٩	Lim	Timber and Timber Proc
Electrical Goods	٩	Tob	Tobacco and Tobacco P
Farm Products. Raw Materials	٩	Toy	Toys and Hobby Goods
Farm Supplies	. □	Airp	Airports or Air Transpor
	- '	and	and Support Facilities
Flowers, Nursery Stock, and Florist	ፈ	Bus	Bus Facilities, Interurba
249240		DUS	DUS FACIIILIES, UIDAII

Furniture and Home Furnishings	٩
Groceries and Related Products	٦
Hardware	٩
Jewelry, Watches, Precious Stones	٩
Machinery, Equipment and Supplies	٩
Market Showrooms (Furniture, Apparel, Etc.)	٩
Metal and Minerals	Ч
Motor Vehicles	٦
Motor Vehicles, New Parts and Supplies	٦
Motor Vehicles, Tires and Tubes	٩
Motor Vehicles, Used Parts and Supplies	٩
Nondurable Goods, Not Otherwise Listed	Р
Paints and Varnishes	Р
Paper and Paper Products	Р
Plumbing & Heating Equipment and Supplies	ط
Professional and Commercial Equipment and Supplies	ط
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and	٩
Sporting Firearms and Ammunition	٩
Timber and Timber Products	٩
Tobacco and Tobacco Products	٩
Toys and Hobby Goods and Supplies	٩
Airports or Air Transportation Facilities and Support Facilities	Ъ
Bus Facilities, Interurban	٩
Bus Facilities, Urban	٩

Charter Bus Industry	٦
Courier Services, Central Facility	Р
Courier Services, Substations	Ъ
Limousine Services	Р
Materials Recovery Facilities (Recycling)	Р
Radio and Television Broadcasting	Ч
Scenic and Sightseeing Transportation	Р
Taxi Service Terminals	Ρ
Truck Transportation Facilities	Ρ
Utility Company Offices	Р
Utility Service Facilities (No Outside Storage)	Ъ
Warehouses (General Storage, Enclosed,	Ъ
Not Including Storage of Any Hazardous	
Materials or Waste as Determined by Any	
Agency of the Federal, State or Local	
Government)	
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-	Ъ
Governmental, Public	
Apparel	Ρ
Bakeries, Manufacturing	Ρ
Beverage, Soft Drink and Water	Р
Computer, Appliance, and Electronic Products	٩
Dairy Products	Р
Dolls, Toys, and Games	Р
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	Р
Furniture and Related Products	٩
Glass and Glass Products	SE

Jewelry and Silverware	Р
Leather and Allied Products (No Tanning)	Ρ
Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Medical Equipment and Supplies	٩
Office Supplies (Not Paper)	٩
Paper Products (No Coating and	٩
Laminating)	
Printing and Publishing	Ρ
Signs	Ρ
Soap, Cleaning Compounds, and Toilet	Р
Preparations	
Sporting and Athletic Goods	Ρ
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	Р



Map Amendment Staff Report

PC MEETING DATE: RC PROJECT: APPLICANT:

October 5, 2015 15-40 MA Jay Dalal

LOCATION:

Piney Grove Road

TAX MAP NUMBER: ACREAGE: EXISTING ZONING: PROPOSED ZONING: R04914-02-31 1.71 RU

NC

PC SIGN POSTING:

September 15, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcels, located further west of the subject parcels, were rezoned from M-1 under case number 05-121MA.

The Office and Institutional District (OI) parcel south of the subject parcels was rezoned from RU under case number 08-025MA.

Zoning District Summary

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

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

Direction	Existing Zoning	Use
North:	RU	Residence
South:	OI/RU	Place of Worship/ Residence
East:	RU	Undeveloped
West:	RU	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Piney Grove Road. The subject parcel is undeveloped and partially wooded. The immediate area is characterized by an institutional use to the south and residential uses, with no sidewalks or streetlights in the vicinity. Further west of the parcel (.25 miles) are multiple parcels with commercial uses.

East of the subject parcel is undeveloped. The parcels south contain a place of worship and a residence. West and north of the subject parcel are residences. The parcel is approximately a 2,400 feet east from the interchange of Piney Grove Road and Interstate 26.

Public Services

The subject parcel is within the boundaries of School District One. The Piney Grove Elementary School is located 1.7 miles southeast of the subject parcel on Huffstetler Drive. The Harbison fire station (number 16) is located 1.4 miles northwest of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located southwest of the site along Piney Grove Road. Water and sewer service is provided by the City of Columbia.

Plans & Policies

The Richland County Comprehensive Plan, "*PUTTING THE PIECES IN PLACE*", designates this area as *Mixed Residential*. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uemr)**.

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.

[Urban Edge] Mixed Residential (uemr)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the city or in the outer ring of neighborhoods. This development type primarily represents existing post-1940's subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 465) located east to the subject parcel on Piney Grove Road identifies 4,700 Average Daily Trips (ADT's). This segment of Piney Grove Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Piney Grove Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The surrounding properties are mostly zoned Rural, with a mix of residential uses and one institutional use. The proposed amendment does not meet the intent of the zoning district as it would not be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

Further, staff is of the opinion that the request is not in compliance with the intentions of the desired development pattern described in the Comprehensive Plan, as the site is not located within an activity center or in a mixed use corridor, but rather where residential uses are encouraged.

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

Zoning Public Hearing Date

October 27, 2015.







CASE 15-40 MA From RU to GC

TMS# R04914-02-31

Piney Grove Rd





The zoning change from RU (Rural) to NC (Neighborhood Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

	S
USE TYPES	
Residential Uses	
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Accessory Uses and Structures	
<u>Recreational Uses</u>	
Amusement Arcades	Р
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	Р
Dance Studios and Schools	Р
Martial Arts Instructional Schools	Ч
Physical Fitness Centers	Р
<u>Institutional, Educational and</u> Civic Uses	
Community Food Services	Р
Courts	Р
Individual and Family Services, Not Otherwise Listed	d
Libraries	Р
Museums and Galleries	Р
Nursing and Convalescent Homes	Р
Orphanages	Р
Places of Worship	Р
Post Offices	Р
Schools, Administrative Facilities	Ρ
Schools, Business, Computer and Management Training	٩
Schools, Fine Arts Instruction	Р

Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools) Schools, Technical and Trade (Except Truck Driving) Accounting, Tax Preparation, Bookeeping, and Payroll Services Advertising, Public Relations, and	a a a
I nose Given in Public Schools) Schools, Technical and Trade (Except Truck Driving) Accounting, Tax Preparation, Bookeeping, and Payroll Services Advertising, Public Relations, and	۹ ۵
Truck Driving) Accounting, Tax Preparation, Bookeeping, and Payroll Services Advertising, Public Relations, and	
Accounting, Tax Preparation, Bookeeping, and Payroll Services Advertising, Public Relations, and	۲
Advertising, Public Relations, and	
	٩
Automatic Teller Machines	٩
Automobile Parking (Commercial)	٩
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and	٩
Related Services	
Computer Systems Design and	ط
Clathing Altarations (Domains: Eachward	2
Liouning Alterations/Repairs; Footwear Repairs	ጉ
Construction, Building, General	٩
Contracting, without Outside Storage	
Construction, Special Trades, without	٩
Outside Storage	
Employment Services	Р
Engineering, Architectural, and Related Services	٩
Funeral Homes and Services	٩
Laundromats, Coin Operated	٩

Laundry and Dry Cleaning Services,	Ъ	Tra	Travel A
Non- Coin Operated		or (or Other
Legal Services (Law Offices, Etc.)	Р	Vet	Veterinar
Locksmith Shops	Р		May Inclu Onerated
Manadement Scientific and Technical	٥		Opci alcu Servirec)
Consulting Services	-	Wai	Watch a
Massage Therapists	Р	We	Weight F
Medical/Health Care Offices	Р	Rei	<u>Retail 1</u>
Medical, Dental, or Related	Р	Ant	Antique
Laburatories		Mer	Merchan
Office Administrative and Support Services Not Otherwise Listed	Ъ	Art	Art Deal
Deckneine and Labeline Convice	2	Arts	Arts and
	r C	Bak	Bakeries
	ХХ	Bar	Bars and
Veterinary Offices and Kennels)		Bi	Birvrle 9
Photocopying and Duplicating Services	Р	BOC	Book De
Photofinishing Laboratories	Ρ		Camera
Photography Studios	Ρ		Sarvica
Picture Framing Shops	Ρ		Candle C
Professional, Scientific, and Technical	Р		
Services, Not Otherwise Listed		Etc.)	
Real Estate and Leasing Offices	Р		Caterers
Repair and Maintenance Services,	Р	Clot	Clothina
Personal and Household Goods		Sto	Stores
Repair and Maintenance Services,	Ъ	Coi	Coin. Sta
Television, Radio, or Other Consumer		Shc	Shops
Electronics			Compute
Tanning Salons	Ъ		Convenia
Theaters, Motion Picture, Other Than	SE	Pun	Pumps)
Drive-Ins			

Travel Agencies (without Tour Buses or Other Vehicles)	Р
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	Р
Weight Reducing Centers	Ρ
Retail Trade and Food Services	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	٩
Art Dealers	٩
Arts and Crafts Supply Stores	Р
Bakeries, Retail	Р
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	Р
Book, Periodical, and Music Stores	Ρ
Camera and Photographic Sales and	٩
Service	1
Candle Shops	Ъ
Candy Stores (Confectionery, Nuts, Etc.)	Р
Caterers, No On Site Consumption	٩
Clothing, Shoe, and Accessories	Ъ
Coin. Stamp. or Similar Collectibles	٩
Shops	1
Computer and Software Stores	Ч
Convenience Stores (with Gasoline	Ъ
Pumps)	

Liquor Stores	٦
Manufactured Home Sales	
Meat Markets	Ъ
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All	٩
Sales and Services are Conducted within an Enclosed Building	
Musical Instrument and Supplies	ط
News Dealers and Newsstands	Ъ
Office Supplies and Stationery Stores	Ъ
Optical Goods Stores	Ч
Paint, Wallpaper, and Window Treatment Sales	٩
Pet and Pet Supplies Stores	Ъ
Record, Video Tape, and Disc Stores	Р
Restaurants, Cafeterias	Ъ
Restaurants, Full Service (Dine-In Only)	٩
Restaurants, Limited Service	٩
(Delivery, Carry Out)	
Restaurants, Snack and Nonalcoholic Beverage Stores	٩
Sporting Goods Stores	٩
Tobacco Stores	٩
Used Merchandise Stores	Ь
Video Tape and Disc Rental	٩

Convenience Stores (without Gasoline Pumps)	ط
Cosmetics, Beauty Supplies, and Perfume Stores	ፈ
Department, Variety or General Merchandise Stores	ط
Drugstores, Pharmacies, without Drive- Thru	ط
Fabric and Piece Goods Stores	Ъ
Florists	Ь
Food Service Contractors	Ь
Food Stores, Specialty, Not Otherwise Listed	Ч
Formal Wear and Costume Rental	٩
Fruit and Vegetable Markets	٩
Garden Centers, Farm Supplies, or Retail Nurseries	Ч
Gift, Novelty, Souvenir, or Card Shops	Ъ
Grocery/Food Stores (Not Including Convenience Stores)	Ч
Hardware Stores	ط
Health and Personal Care Stores, Not Otherwise Listed	ط
Hobby, Toy, and Game Stores	٩
Home Centers	
Home Furnishing Stores, Not Otherwise Listed	Ч
Jewelry, Luggage, and Leather Goods (May Include Repair)	٩

Г

<u>Iransportation, Information,</u> <u>Warehousing, Waste</u> Management, and Utilities	
Utility Company Offices	٩
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



Map Amendment Staff Report

PC MEETING DATE: RC PROJECT: APPLICANT: October 5, 2015 15-41 MA David Brandes

LOCATION:

Piney Grove Road

TAX MAP NUMBER: ACREAGE: EXISTING ZONING: PROPOSED ZONING: R04913-02-12 2.02 acres RU OI

PC SIGN POSTING:

September 15, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcels, located further west of the subject parcels, were rezoned from M-1 under case number 05-121MA.

The Office and Institutional District (OI) parcel southeast of the subject parcels was rezoned from RU under case number 08-025MA.

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
North:	RU	Undeveloped
South:	RU/OI	Place of Worship
East:	RU	Undeveloped
West:	RU/RU	Residence/Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Piney Grove Road. There are no sidewalks or streetlights along this section of Piney Grove Road. The site is undeveloped and wooded.

The immediate area is characterized by an institutional use to the south with residential uses west and east of the subject parcel. Further west of the parcel (.22 miles) are multiple parcels with commercial uses. North of the subject parcel are undeveloped parcels. The parcels south contain a place of worship. West of the subject parcel are two residences. The parcel is approximately a 1700 feet east of the Interstate 26 interchange.

Public Services

The subject parcel is within the boundaries of School District One. The Piney Grove Elementary School is located 1.2 miles southeast of the subject parcel on Huffstetler Drive. The Harbison fire station (number 16) is located 1.3 miles northwest of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located southwest of the site along Piney Grove Road. Water and sewer service is provided by the City of Columbia.

Plans & Policies

The Richland County Comprehensive Plan, "*PUTTING THE PIECES IN PLACE*", designates this area as *Mixed Residential*. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uemr)**.

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.

[Urban Edge] Mixed Residential (uemr)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the city or in the outer ring of neighborhoods. This development type primarily represents existing post-1940's subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 465) located east to the subject parcel on Piney Grove Road identifies 4,700 Average Daily Trips (ADT's). This segment of Piney Grove Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Piney Grove Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The surrounding properties are mostly zoned Rural, with a mix of residential uses and one institutional use. The proposed amendment does not meet the intent of the zoning district as it would not be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

Further, staff is of the opinion that the request is not in compliance with the intentions of the desired development pattern described in the Comprehensive Plan, as the site is not located within an activity center or in a mixed use corridor, but rather where residential uses are encouraged.

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

Zoning Public Hearing Date

October 27, 2015.







CASE 15-41 MA From RU to OI

TMS# R04913-02-12

Piney Grove 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

ero Lot Line, Common ero Lot Line, Parallel prority Houses 0 or More) arding Houses ate Facilities ate Facilities 1 or More) arding Houses ate Facilities 1 or More) arding Houses ate Facilities ate Facilities ate Facilities ate Facilities ate Facilities ate Facilities for More) arding Houses ate Facilities ate Facilitie	USE TYPES	ю
	rmitories	SE
	Igle-Family, Zero Lot Line, Commor	SR
	Igle-Family, Zero Lot Line, Parallel	SR
	ternity and Sorority Houses	Ь
	up Homes (10 or More)	SE
	oming and Boarding Houses	SE
Athletic Fields Clubs or Lodges (Ord No.054-08HR; 9-16-08) Dance Studios and Schools Physical Fitness Centers Ambulance Services, Transport Auditoriums, Coliseums, Stadiums Colleges and Universities Courts Courts Government Offices Individual and Family Services, Not	ecial Congregate Facilities	SE
Clubs or Lodges (Ord No.054-08HR; 9-16-08) Dance Studios and Schools Martial Arts Instructional Schools Physical Fitness Centers Ambulance Services, Transport Auditoriums, Coliseums, Stadiums Auditoriums, Coliseums, Stadiums Colleges and Universities Colleges and Colleges Colleges and Colleges Colleges Colleges and Colleges Colleges Colleges Colleges Colleges Colleges Colleges Colleges Colleges Colleges College	Iletic Fields	Ь
Dance Studios and Schools Martial Arts Instructional Schools Physical Fitness Centers Ambulance Services, Transport Auditoriums, Coliseums, Stadiums Colleges and Universities Colleges and Colleges Colleges and Universities Colleges and Colleges Colleges and Colleges Colleges Colleges Colleges Colleges Colleges Colleges Colleges Colleges C	bs or Lodges (Ord No.054-08HR; .6-08)	Ч
Martial Arts Instructional Schools Physical Fitness Centers Ambulance Services, Transport Auditoriums, Coliseums, Stadiums Colleges and Universities Colleges and Colleges Colleges and Colleges Colleges Colleges and Colleges Colleges and Colleges Colleges Colleges and Colleges College	nce Studios and Schools	٩
Physical Fitness CentersAmbulance Services, TransportAuditoriums, Coliseums, StadiumsColleges and UniversitiesColleges and UniversitiesCommunity Food ServicesCourtsCourtsGovernment OfficesHospitalsIndividual and Family Services, Not	rtial Arts Instructional Schools	Ь
Ambulance Services, TransportAuditoriums, Coliseums, StadiumsColleges and UniversitiesColleges and UniversitiesCommunity Food ServicesCourtsCourtsGovernment OfficesHospitalsIndividual and Family Services, Not	/sical Fitness Centers	Р
Auditoriums, Coliseums, StadiumsColleges and UniversitiesCommunity Food ServicesCourtsCourtsGovernment OfficesHospitalsIndividual and Family Services, Not	Ibulance Services, Transport	Р
Colleges and Universities Community Food Services Courts Government Offices Hospitals Individual and Family Services, Not	ditoriums, Coliseums, Stadiums	Р
Community Food Services Courts Government Offices Hospitals Individual and Family Services, Not	leges and Universities	Р
Courts Government Offices Hospitals Individual and Family Services, Not	mmunity Food Services	Р
Government Offices Hospitals Individual and Family Services, Not	urts	Р
Hospitals Individual and Family Services, Not	vernment Offices	Р
Individual and Family Services, Not	spitals	٩
Otherwise Listed	lividual and Family Services, Not nerwise Listed	Ч
Libraries	raries	Ъ
Museums and Galleries	seums and Galleries	Р

Nursing and Convalescent Homes	Ъ
Orphanages	Р
Places of Worship	Р
Post Offices	Р
Schools, Administrative Facilities	Р
Schools, Business, Computer and	Р
Management Training	
Schools, Fine Arts Instruction	Р
Schools, Junior Colleges	d
Schools, Including Public and Private,	d
Having a Curriculum Similar to those	
Schools. Technical and Trade (Except	Р
Truck Driving)	
Accounting, Tax Preparation,	Р
Bookeeping, and Payroll Services	
Advertising, Public Relations, and	d
Related Agencies	-
Automatic Teller Machines	Ρ
Automobile Parking (Commercial)	Р
Banks, Finance, and Insurance Offices	Р
Barber Shops, Beauty Salons, and	d
Related Services	
ຄົ	Р
Related Services	
-	Р
Repairs	

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Construction, Building, General Contractina, without Outside Storage	Construction, Special Trades, without Outside Storage	Employment Services	Funeral Homes and Services	Laundry and Dry Cleaning Services,	Non- Coin Operated	Legal Services (Law Offices, Etc.)	Management, Scientific, and Technical	Consulting Services	Massage Therapists	Medical/Health Care Offices	Medical, Dental, or Related	Laboratories	Office Administrative and Support	Services, Not Otherwise Listed	Packaging and Labeling Services	Pet Care Services (Excluding	Veterinary Offices and Kennels)	Photocopying and Duplicating Services	Photofinishing Laboratories	Photography Studios	Picture Framing Shops	Professional, Scientific, and Technical	Services, Not Otherwise Listed	Real Estate and Leasing Offices	

Travel Agencies (without Tour Buses	Р
or Other Vehicles)	
Veterinary Services (Non-Livestock,	SR
May Include otally Enclosed Kennels Onerated in Connection with Veterinary	
Services)	
Watch and Jewelry Repair Shops	Р
Weight Reducing Centers	Ъ
Antique Stores (See Also Used	Ъ
Merchandise Shops and Pawn Shops)	
Art Dealers	Ч
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	Р
Caterers, No On Site Consumption	Ъ
Drugstores, Pharmacies, with Drive- Thru	Ч
Drugstores, Pharmacies, without Drive- Thru	Ч
Office Supplies and Stationery Stores	Ч
Optical Goods Stores	Ч
Record, Video Tape, and Disc Stores	
Restaurants, Cafeterias	Р
Restaurants, Full Service (Dine-In Only)	Р
Restaurants, Limited Service	Ч
(Delivery, Carry Out)	
Restaurants, Snack and Nonalcoholic	Ч
Courier Services, Substations	Р

Facilities (Except Towers)	ጉ
Utility Company Offices	٦
Warehouses (General Storage,	SR
Enclosed,	
Not Including Storage of Any	
Hazardous Materials or Waste as	
Determined by Any Agency of the	
Federal, State or Local Government)	
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories SE	SE



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: RC PROJECT: APPLICANT:

October 5, 2015 15-42 MA David Brandes

LOCATION:

Piney Woods Rd & Piney Grove Rd

TAX MAP NUMBER: ACREAGE: EXISTING ZONING: PROPOSED ZONING: R04913-04-01, 02, 03, 11 &14 8.52 acres RU GC

PC SIGN POSTING:

September 15, 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 General Commercial District (GC) parcels, located northwest of the subject parcels, were rezoned from M-1 under case number 05-121MA.

The Office and Institutional District (OI) parcel east of the subject parcels was rezoned from RU under case number 08-025MA.

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: 136 dwelling units.

Direction	Existing Zoning	Use
North:	GC	Warehouse Clubs & Superstores (under construction)
South:	RU	Undeveloped
East:	RU/RU	Place of Worship/Residences
West:	D-1	Animal Hospital (Lexington County)
	·	·
Discussion		

Parcel/Area Characteristics

The subject parcels have frontage along Piney Grove Road and Piney Woods Road. The immediate area is characterized by an institutional and residential uses to the east and commercial uses to the north and west. Further west of the subject parcels are multiple parcels with commercial uses. The parcels are approximately a 900 feet east of the Interstate 26 interchange.

Public Services

The subject parcel is within the boundaries of School District One. The Piney Grove Elementary School is located 1.9 miles southeast of the subject parcel on Huffstetler Drive. The Harbison fire station (number 16) is located 1.3 miles northwest of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located southwest of the site along Piney Grove Road. Water and sewer service is provided by the City of Columbia.

Plans & Policies

2014 Comprehensive Plan

The Richland County Comprehensive Plan, "*PUTTING THE PIECES IN PLACE*", designates this area as *Mixed Residential*. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uemr)**.

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.

[Urban Edge] Mixed Residential (uemr)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the city or in the outer ring of neighborhoods. This development type primarily represents existing post-1940's subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 465) located east to the subject parcel on Piney Grove Road identifies 4,700 Average Daily Trips (ADT's). This segment of Piney Grove Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Piney Grove Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan since the proposed commercial use supported when located along a commercial corridor. Approval of the rezoning request would be in character with the existing commercial development patterns and zoning districts north and west of the subject parcels.

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan.

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

Zoning Public Hearing Date

October 27, 2015.







CASE 15-42 MA From RU to GC

TMS# R04913-04-01, 02, 03, 11 &14 Piney Woods Rd & Piney Grove 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

	gC
Multi-Family Not Otherwise Listed	Р
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	Р
Group Homes (10 or More)	SE
Rooming and Boarding Houses	Р
Special Congregate Facilities	SE
Amusement or Water Parks,	SR
	2
	<u> </u>
Athletic Fields	Ъ
Batting Cages	SR
Billiard Parlors	Р
Bowling Centers	Ρ
Clubs or Lodges (Ord No.054-08HR;	Р
9-16-08)	
Dance Studios and Schools	Ρ
Go-Cart, Motorcycle and Similar Small	SR
Venicie Iracks	C C
Golf Courses	SR
Golf Courses, Miniature	Р
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	Р
Martial Arts Instructional Schools	Р
Physical Fitness Centers	Ρ
Shooting Ranges, Indoor	Ρ
Skating Rinks	Ρ
Swim and Tennis Clubs	Ч

Ambulance Services, Transport	Р
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	Р
Colleges and Universities	Ы
Community Food Services	d
Courts	d
Government Offices	d
Hospitals	Ч
Individual and Family Services, Not Otherwise Listed	4
Libraries	Ч
Museums and Galleries	d
Nursing and Convalescent Homes	d
Places of Worship	٩
Post Offices	Ы
Postal Service Processing &	d
Distribution	
Schools, Administrative Facilities	٩
Schools, Business, Computer and	٩
Management Training	
Schools, Fine Arts Instruction	Р
Schools, Junior Colleges	Р
Schools, Technical and Trade (Except	d
Truck Driving)	
Schools, Truck Driving	Р
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation,	d
Bookeeping, and Payroll Services	
Advertising, Public Relations, and	٩
Related Agencies	

Junitorial Convicae	2
Laundromats, Coin Operated	Ρ
Laundry and Dry Cleaning Services,	Ρ
Non- Coin Onerated	
Legal Services (Law Offices, Etc.)	Р
	Р
Locksmith Shops	Ρ
Management, Scientific, and Technical Consulting Services	Ч
Massage Therapists	Ρ
Medical/Health Care Offices	Ρ
Medical, Dental, or Related Laboratories	Ч
Motion Picture Production/Sound Recordina	Р
Office Administrative and Support Services, Not Otherwise Listed	Р
Packaging and Labeling Services	Ъ
Pet Care Services (Excluding Veterinary Offices and Kennels)	٩
Photocopying and Duplicating Services	Р
Photofinishing Laboratories	Р
Photography Studios	Ρ
Picture Framing Shops	Ρ
Professional, Scientific, and Technical Services, Not Otherwise Listed	Р
Publishing Industries	Р
Real Estate and Leasing Offices	Ρ
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside	Р
Sturage	

Automobile Parking (Commercial) Automobile Rental or Leasing Automobile Towing, Not Including Storage Banks, Finance, and Insurance Offices Barber Shops, Beauty Salons, and Related Services	۹ م
Automobile Rental or Leasing Automobile Towing, Not Including Storage Banks, Finance, and Insurance Offices Barber Shops, Beauty Salons, and Related Services	Р
Automobile Towing, Not Including Storage Banks, Finance, and Insurance Offices Barber Shops, Beauty Salons, and Related Services	•
Banks, Finance, and Insurance Offices Barber Shops, Beauty Salons, and Related Services	ط
Barber Shops, Beauty Salons, and Related Services	٩
	ط
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	٩
Car and Light Truck Washes (See also Truck Washes)	Ч
Carpet and Upholstery Cleaning Services	Ч
Computer Systems Design and Related Services	٩
Clothing Alterations/Repairs; Footwear Repairs	Ч
Construction, Building, General Contracting, without Outside Storage	٩
Construction, Special Trades, without Outside Storage	٩
Employment Services	Р
Engineering, Architectural, and Related Services	Ч
Exterminating and Pest Control Services	٩
Funeral Homes and Services	Ч
Furniture Repair Shops and Upholstery	Ч
Hotels and Motels	٩

Weight Reducing Centers	٩
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	٩
	٩
Art Dealers	Ч
Arts and Crafts Supply Stores	٩
Auction Houses	Р
Automotive Parts and Accessories	Ъ
Stores	
Bakeries, Retail	Р
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	Р
Boat and RV Dealers, New and Used	Ρ
Book, Periodical, and Music Stores	Р
Building Supply Sales with Outside	Ч
Building Sunnly Sales without Outside	۵
	-
Camera and Photographic Sales and	Ч
Service	
Candle Shops	Ρ
Candy Stores (Confectionery, Nuts, Etc.)	д.
Caterers, No On Site Consumption	Р
Clothing, Shoe, and Accessories	Ч
Coin, Stamp, or Similar Collectibles	Ч
Shops	
Computer and Software Stores	Ρ
Convenience Stores (with Gasoline Pumps)	٩
Convenience Stores (without Gasoline Pumps)	٩

Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	Ч
Repair and Maintenance Services, Home and Garden Equipment	ط
Repair and Maintenance Services, Personal and Household Goods	ط
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	ط
Research and Development Services	٩
Security and Related Services	ط
Tanning Salons	٩
Tattoo Facilities (Ord 010-07HR; 2-20- 07) and (Ord No. 054-08HR; 9-16-08)	ط
Taxidermists	Р
Theaters, Live Performances	Ь
Theaters, Motion Picture, Other Than Drive-Ins	ط
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	٩
Traveler Accommodations, Not Otherwise Listed	Ч
Truck (Medium and Heavy) Washes	٩
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels	ط
Operated in Connection with Veterinary Services)	
Watch and Jewelry Repair Shops	٩

	4		
Losmetics, Beauty Supplies, and	ጉ		Health and Persons
Perfume Stores		0	Otherwise Listed
Department. Variety or General	Р	I	Hobby, Toy, and G
Merchandise Stores		T	Home Centers
Direct Selling Establishments, Not	Ъ	T	Home Furnishing S
Otherwise Listed		0	Otherwise
Drugstores, Pharmacies, with Drive-	Ъ		Listed
Thru			Jewelry, Luggage,
Drugstores, Pharmacies, without	д		(May Include Repa
Drive-			Liquor Stores
Thru	1	Σ	Manufactured Hom
Electronic Shopping and Mail Order	ፈ	Σ	Meat Markets
Houses			
Fabric and Piece Goods Stores	Ъ		Miscelianeous keta
Flea Markets, Indoor	Ъ	2]	NOT
Flea Markets, Outdoor	Ъ	<u>ה ב</u>	LISLEU LISEWIIEIE, C and Services are C
Floor Covering Stores	Р		Enclosed Building
Florists	Ρ	Σ	Motor Vehicle Sales
Food Service Contractors	Р	Z	New and Used
Food Stores, Specialty, Not Otherwise	Ъ	Σ	Motorcycle Dealers
Listed		Σ	Musical Instrument
Formal Wear and Costume Rental	Р	S	Stores
Fruit and Vegetable Markets	Ч)	(May Include Instr
Fuel Sales (Non- Automotive)		Z	News Dealers and
Furniture and Home Furnishings	Р	0	Office Supplies and
Garden Centers, Farm Supplies, or	Ч	0	Optical Goods Stor
Retail Nurseries		0	Outdoor Power Egu
Gift, Novelty, Souvenir, or Card Shops	Р	Ĩ	Paint, Wallpaper, a
Grocery/Food Stores (Not Including	٩	<u> </u>	Treatment
Convenience Stores)		Ñ	Sales
Hardware Stores	Ъ	ä	Pawnshops

Health and Personal Care Stores, Not Otherwise Listed	Ч
Hobby, Toy, and Game Stores	Ь
Home Centers	٩
Home Furnishing Stores, Not Otherwise	ط
Listed Jewelry, Luggage, and Leather Goods (Mav Include Renair)	ط
Liquor Stores	٩
Manufactured Home Sales	SR
Meat Markets	٩
Miscellaneous Retail Sales – Where	Ъ
Listed Elsewhere, and Where All Sales	
and Services are Conducted within an Enclosed Building	
Motor Vehicle Sales – Car and Truck –	Ч
New and Used Motorcycle Dealers New and Llsed	٩
Musical Instrument and Sumplies	
Stores	-
(May Include Instrument Repair)	
News Dealers and Newsstands	Ь
Office Supplies and Stationery Stores	Ъ
Optical Goods Stores	Ъ
Outdoor Power Equipment Stores	Ь
Paint, Wallpaper, and Window	٩
Sales	
Pawnshops	Ь

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

Hardware	٩
Jewelry, Watches, Precious Stones	Ч
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture,	SR
Apparel, Etc.)	
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Motor Vehicles, Used Parts and	
Supplies	
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	Ъ
Petroleum and Petroleum Products	
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial	Ч
Equipment and Supplies	
Sporting and Recreational Goods and Supplies (Except Sporting Firearms	٩
and	
Ammunition)	
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	Ъ
Bus Facilities, Interurban	Ъ
Bus Facilities, Urban	Р
Charter Bus Industry	٩

Courier Services, Substations	Р
Limousine Services	Р
Radio and Television Broadcasting Facilities (Except Towers)	Р
Scenic and Sightseeing Transportation	Р
Sewage Treatment Facilities, Private	
Taxi Service Terminals	Р
Truck Transportation Facilities	
Utility Company Offices	Р
Utility Service Facilities (No Outside	Ч
Storage)	
Warehouses (General Storage,	SR
Enclosed, Not Including Storage of	
Any Hazardous Materials or Waste as	
Determined by Any Agency of the	
Federal, State or Local Government)	
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	Р
Computer, Appliance, and Electronic	Ч
Products	
Medical Equipment and Supplies	Р
Printing and Publishing	Р
Signs	Р
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS ZONING PUBLIC HEARING September 22, 2015 7:00 PM

Call to Order: Honorable Torrey Rush, Chair

Additions/Deletions to the Agenda: None.

Adoption of the Agenda: Approved unanimously.

Map Amendments:

Case # 15-34 MA, Tyson Reilly, RU to RS-E (202.56 acres), TMS # 23500-05-03, Heins Road: Council unanimously deferred the public hearing and the taking of any action until the October Zoning Public Hearing. ACTION: PLANNING

Case # 15-35 MA, Cynthia Weatherford, RS-HD to LI (1.3 acres), TMS # 16204-08-01, 2610 Harlem Street: Council unanimously deferred the public hearing and the taking of any action until the October Zoning Public Hearing. ACTION: PLANNING

Text Amendments: None.

Adjournment: Council adjourned at 7:03 p.m.



Richland County Government 2020 Hampton Street Columbia, SC 29204 Phone (803) 576-2180 Fax (803) 576-2182 .