

**RICHLAND COUNTY PLANNING COMMISSION**

**Thursday, July 6, 2006**

**Agenda**

**1:00 PM**

**2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers**

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

**12:00 WORK SESSION .....Fourth Floor Large Conference Room**

Neighborhood mixed use zoning district for South East Richland County Master Plan Areas

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

**II. PUBLIC NOTICE ANNOUNCEMENT**

**III. PRESENTATION OF MINUTES FOR APPROVAL**

Consideration of the June 5, 2006 Minutes

**IV. AGENDA AMENDMENTS**

**V. NEW BUSINESS - ZONING MAP AMENDMENTS**

CASE # 06 - 22 MA		Page
APPLICANT	Long Bay PDD (B P Barber & Assoc.)	01
REQUESTED AMENDMENT	M-1 to PDD (207 acres)	
PURPOSE	Single Family S/D & Related Commercial	
TAX MAP SHEET NUMBER (S)	17300-02-02/33/10	
LOCATION	West Side Farrow Road ½ mile North of Hardscrabble Rd	

CASE # 06 - 23 MA		Page
APPLICANT	Bluegrass Villages (B P Barber & Assoc.)	09
REQUESTED AMENDMENT	RU to PDD (70 acres)	
PURPOSE	Single Family S/D and Related Commercial	
TAX MAP SHEET NUMBER (S)	12600-02-01	
LOCATION	Blythewood Road & Muller Road	

CASE # 06 - 28 MA		Page
APPLICANT	Killian's Crossing	17
REQUESTED AMENDMENT	HI to PDD (406 acres)	
PURPOSE	Mixed-Use Development	
TAX MAP SHEET NUMBER (S)	17400-02-04,17400-10-02	
LOCATION	Killian Rd. & Farrow Rd.	

CASE # 06 - 30 MA		Page
APPLICANT	Mungo Company - Peak Exit	27
REQUESTED AMENDMENT	M-1 to RS-HD (42 acres)	
PURPOSE	Single Family Residential S/D	
TAX MAP SHEET NUMBER (S)	02600-09-05	
LOCATION	W Side of Broad River Rd., ½ mile N of I-26	

CASE # 06 - 32 MA		Page
APPLICANT	Rob Zobel	37
REQUESTED AMENDMENT	RU to RC (4 acres)	
PURPOSE	Mini Storage; Boat and RV Parking	
TAX MAP SHEET NUMBER (S)	03400-02-24	
LOCATION	Broad Bill Rd., I-26 Frontage Rd.	

CASE # 06 - 35 MA		Page
APPLICANT	Frank Hunt	43
REQUESTED AMENDMENT	RU to NC (18.21 acres)	
PURPOSE	Neighborhood Commercial	
TAX MAP SHEET NUMBER (S)	15200-01-13(p) & 15200-01-09	
LOCATION	¼ Mile west of I-77 Exit 28, Blythewood	

CASE # 06 -37 MA		Page
APPLICANT	David Waddell Towing	49
REQUESTED AMENDMENT	RU to LI (7.93 acres)	
PURPOSE	Towing & Body Shop	
TAX MAP SHEET NUMBER (S)	36700-01-38	
LOCATION	1651 Poultry Ln., Gadsden	

CASE # 06 - 40 MA		Page
APPLICANT	William Scotsman, Inc.	55
REQUESTED AMENDMENT	RU to GC (5.32 acres)	
PURPOSE	Selling & Leasing of Mobile Offices	
TAX MAP SHEET NUMBER (S)	03300-03-21	
LOCATION	10724 Broad River Rd.	

**VI. NEW BUSINESS – TEXT AMENDMENTS**

- a. Amendment to permit of Tattoo Parlors on property zoned General Commercial. (GC)
- b. Amendment to require residency in Richland County for The Board of Zoning Appeals as a condition of appointment.....61

**VII. COMPREHENSIVE PLAN**

- a. Presentation of the Broad River Neighborhood Master Plan for recommendation.....63
- b. Comprehensive Plan Revision Status Report

**VIII. COUNTY COUNCIL & STAFF ACTIONS REPORT**

- a. Development Review Team Actions .....67

**IX. ROAD NAME APPROVALS .....69**

**X. ADJOURNMENT**