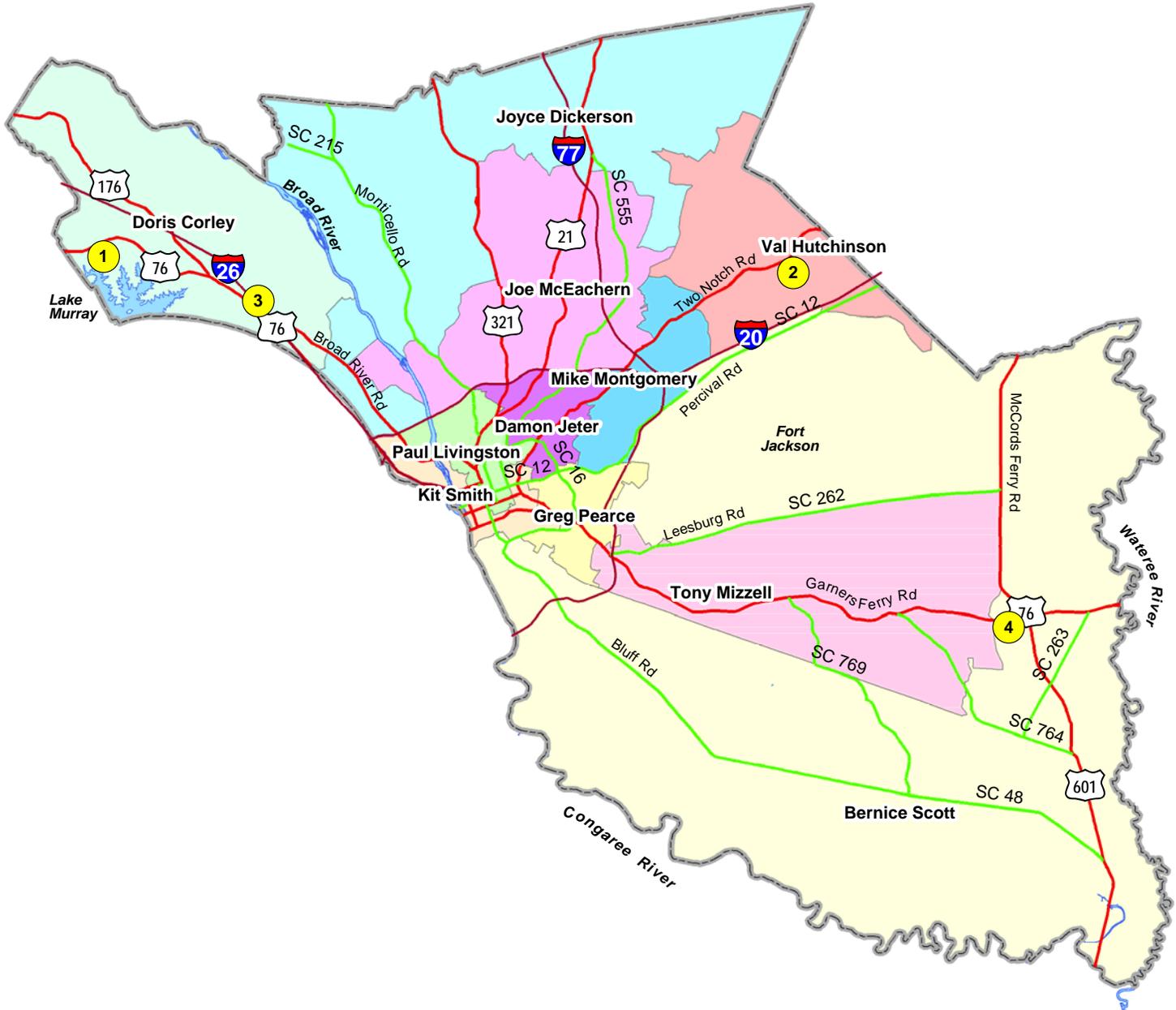


RICHLAND COUNTY
PLANNING COMMISSION



OCTOBER 2, 2006

RICHLAND COUNTY PLANNING COMMISSION OCTOBER 2, 2006



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 06-52 MA	Rice Creek Farms Partnership	01506-01-05/06	Three Dog Rd. & Hwy 76	Corley
2. 06-53 MA	G.P. Monroe, Jr./Virginia R. Monroe	25900-04-04	Two Notch Rd. north of Pontiac	Hutchinson
3. 06-56 MA	Judy/Gwen Properties, LLC	03310-01-03	27 Natures Creek Trail	Corley
4. 06-57 MA	Garners Ferry C-Store/Kevin Paschal	37200-06-01	Garners Ferry Rd. near Hwy. 601	Scott

RICHLAND COUNTY PLANNING COMMISSION

Monday, October 2, 2006

Agenda

1:00 PM

**2020 Hampton Street
2nd 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

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 July 6, 2006 & September 7, 2006 Minutes

IV. AGENDA AMENDMENTS

V. NEW BUSINESS - ZONING MAP AMENDMENTS

CASE # 06 - 52 MA		Page
APPLICANT	Rice Creek Farms, Partnership/ Joe Clark & Tom Studer	01
REQUESTED AMENDMENT	RU to NC (4 acres)	
PURPOSE	Neighborhood Commercial	
TAX MAP SHEET NUMBER (S)	01506-01-05/06	
LOCATION	Three Dog Rd. & Hwy. 76	

CASE # 06 - 53 MA		Page
APPLICANT	G.P. Monroe, Jr./Virginia R. Monroe	07
REQUESTED AMENDMENT	RU to GC (8.06)	
PURPOSE	General Commercial	
TAX MAP SHEET NUMBER (S)	25900-04-04	
LOCATION	Two Notch Rd. north of Pontiac	

CASE # 06 - 56 MA		Page
APPLICANT	Judy/Gwen Properties, LLC/ Gwen Scott	13
REQUESTED AMENDMENT	RU to RS-LD (.81 acres)	
PURPOSE	Residential Use	
TAX MAP SHEET NUMBER (S)	03310-01-03	
LOCATION	27 Natures Creek Trail	

CASE # 06 - 57 MA		Page
APPLICANT	Garners Ferry C-Store/ Kevin Paschal	19
REQUESTED AMENDMENT	RU to RC (6.5 acres)	
PURPOSE	Convenience Store/Gas Station	
TAX MAP SHEET NUMBER (S)	37200-06-01	
LOCATION	Garners Ferry Rd. near Hwy. 601	

VI. NEW BUSINESS – TEXT AMENDMENTS

- a. Amendment to permit of Tattoo Parlors on property zoned General Commercial (GC)

VII. COMPREHENSIVE PLAN

- a. Comprehensive Plan Revision Status Report

VIII. COUNTY COUNCIL & STAFF ACTIONS REPORT

IX. ROAD NAME APPROVALS25

X. ADJOURNMENT



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: October 2, 2006
RC PROJECT: 06-52 MA
APPLICANT: Rice Creek Farms/ Joe Clark & Tom Studer
LOCATION: Three Dog Road & Hwy.76

TAX MAP NUMBER: 01506-01-05/06
ACREAGE: 4.0
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: September 18, 2006

Staff Recommendation

Approval

Background /Zoning History

The subject parcel is located along Three Dog Road approximately 350 feet from Hwy. 76. In March and October 2005 the applicant requested a map amendment which involved this parcel and withdrew their request before proceeding to Zoning Public Hearing. January 2006 the 19.3 acre parcel behind this site was rezoned to RS-MD and received third reading in March 2006.

Summary

NC (Neighborhood Commercial) zoning designation 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. The permitted uses include but are not limited to: clubs, instruction of dance & martial arts, fitness centers, civic, places of worship, professional services, personal services, Bed & Breakfast, laundry facilities, retail (non-bulk), convenience with gas pumps, and used merchandise stores.

There is no established minimum lot area and new buildings may not exceed a footprint of more than 6,000 square feet and gross floor area of 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000.

Roads

Three Dog Road is a two lane local road which intersects with Forrest Shealy Road.

Existing Zoning		
North:	GC	Vacant
South:	RS-LD	Cedar Cove subdivision
East:	PUD	Foxport subdivision
West:	RS-MD	3 Dog Road Subdivision

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Subarea Proposed Land Use Map” designates this area as Residential Low Density in the Developing Urban Area.

Objectives: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Compliance: The neighborhood commercial use proposed for this site is located approximately 350 feet from the intersection of Hwy 76(Dutch Fork Road) and Three Dog Road. Hwy 76 is a four lane undivided collector and Three Dog Road is a two lane local road.

Principal: “In general, commercial and office activities should be confined to or expanded at existing clusters, and/or proposed locations as identified on the Proposed Land Use Map”.

Compliance: The proposed Land Use Map designates this are as Residential Low Density, although the plan identifies the Ballentine area as the principal commercial hub the residential development pattern has expanded in a westerly direction which this plan did not for see. The proposed and existing developments located along Three Dog Road and Johnson Marina Road would benefit from a neighborhood commercial use to avoid the Ballentine area.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 145 located three miles east in Ballentine, the current volume is 16,000 ADT. Hwy 76 (Dutch Fork Road) is a four lane undivided collector and is currently operating at a Level-of-Service "C".

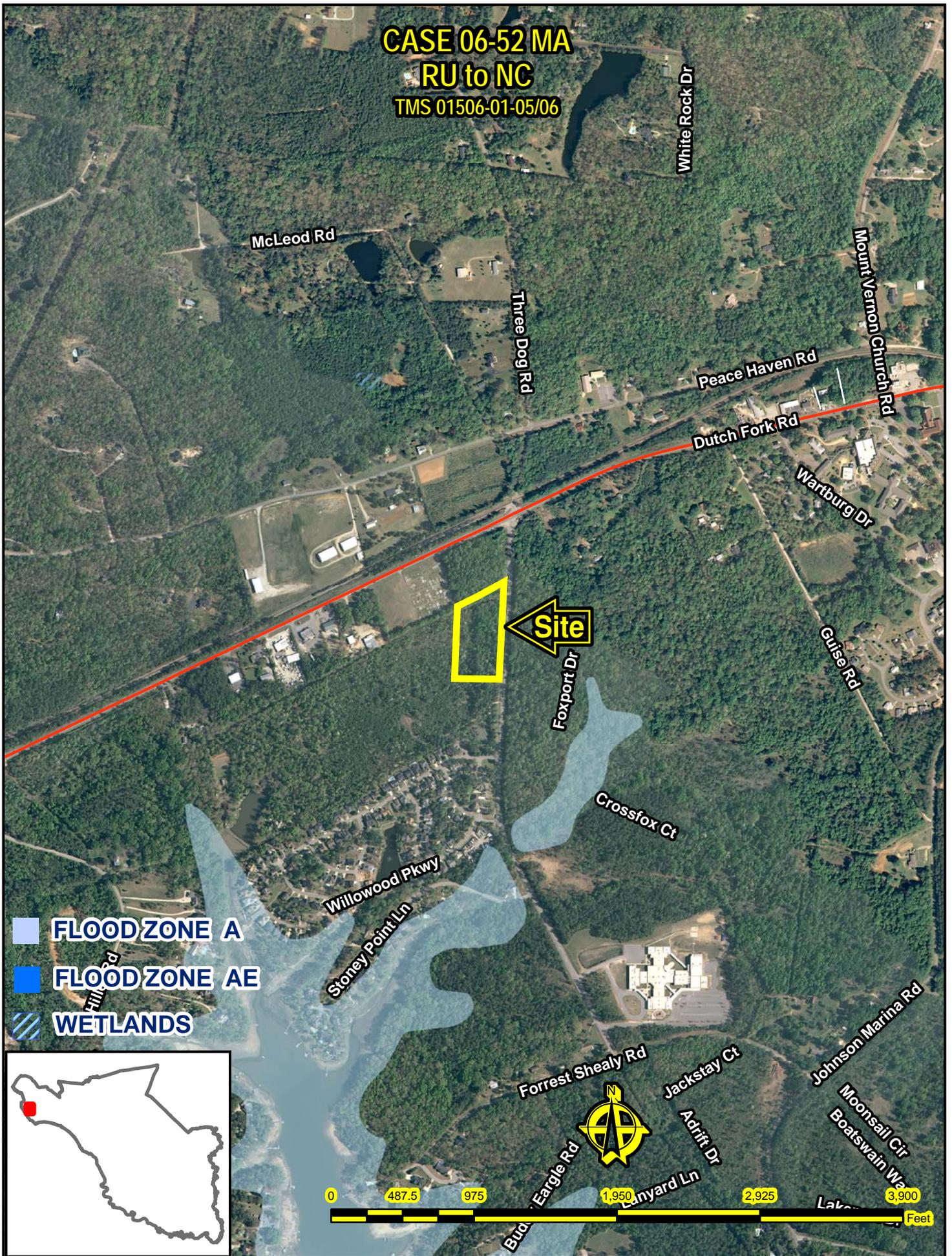
Conclusion

The site is located off of Three Dog Road in an area predominately rural with large land masses. Along Dutch Fork Road there are established wholesale commercial enterprises, of which this parcel is contiguous. On all other contiguous land areas are single family subdivisions and along Three Dog Road is Chapin Elementary School, Foxport and Cedar Cove subdivisions. The community does not have the neighborhood commercial to support the residential development. The permitted uses of Neighborhood Commercial District (NC) would provide essential services for the community, within the scope of the existing community with the maximum square foot requirement. The development would be governed by the Richland County Land Development Regulations including but not limited to pedestrian access, vehicular access, parking requirements, landscaping, buffers, site lighting, connectivity, and the maximum square footage of the structures.

Zoning Public Hearing Date

October 24, 2006

CASE 06-52 MA
RU to NC
TMS 01506-01-05/06



**CASE 06-52 MA
RU to NC**

TMS 01506-01-05/06

Peace Haven Rd

Dutch Fork Rd

Three Dog Rd

Site

Redbrush Ct

Kitfox Ct

Foxport Dr

Rustyred Ct

Foxstone Dr

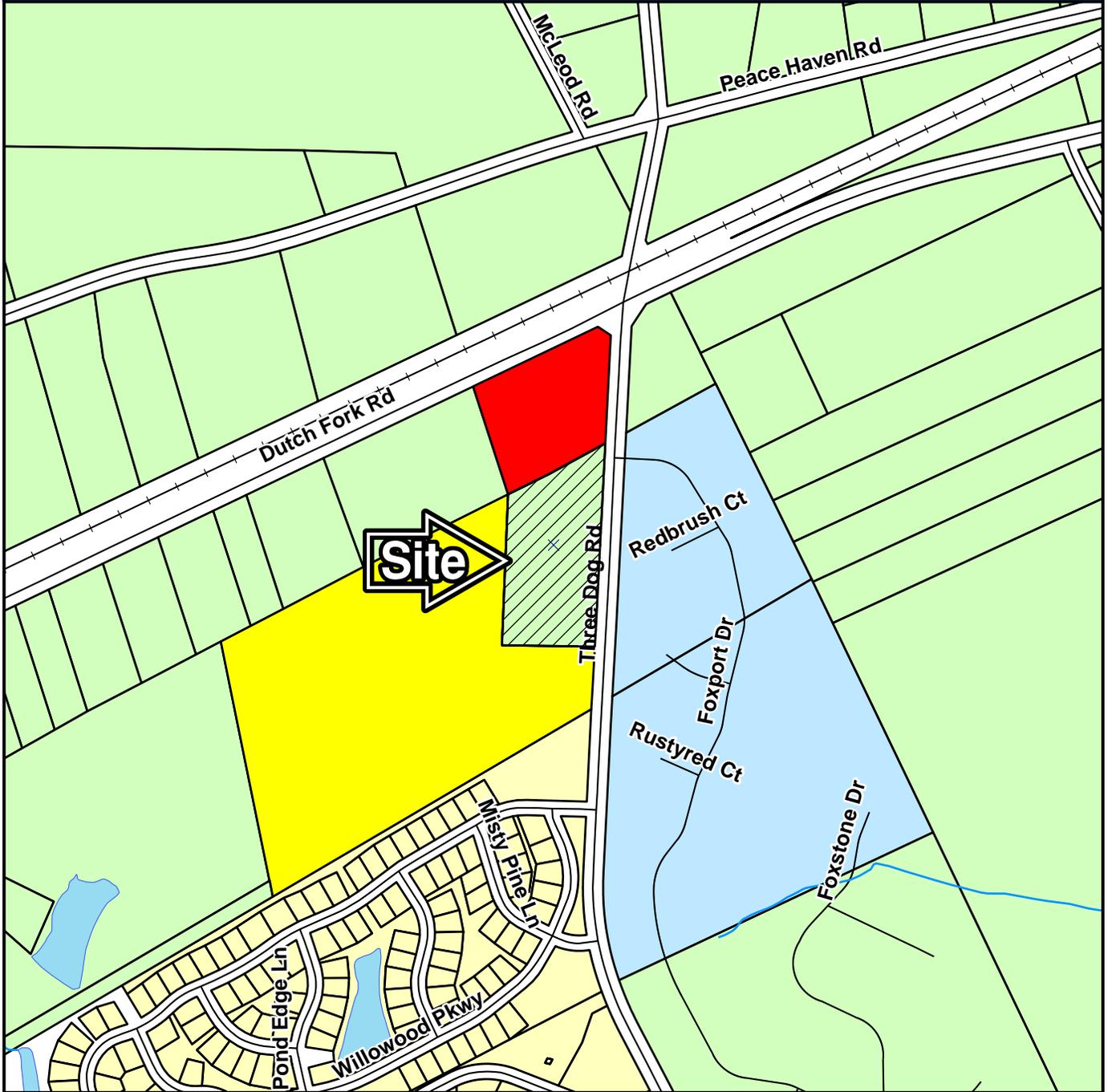
Misty Pine Ln

Rowwood Pkwy

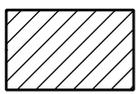
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 06-52 MA RU to NC



ZONING CLASSIFICATIONS



Subject Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: October 2, 2006
RC PROJECT: 06-53 MA
APPLICANT: G.P. Monroe, Jr. /Virginia R. Monroe
LOCATION: Two Notch Road & Old National Hwy.

TAX MAP NUMBER: 25900-04-04
ACREAGE: 8.06
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 18, 2006

Staff Recommendation

Denial

Background/Zoning History

The subject parcel is approximately 8.06 acres and located on Two Notch Road with 1728 linear feet of frontage. It is a long parcel at its deepest approximately 250 feet in width. On August 16, 2006 the 8.06 acres was subdivided from a larger parcel totaling approximately 41 acres with Two Notch Road separating the two parcels. The existing property use is a farm which is typical throughout the surrounding area.

According to county records no map amendment requests have been received.

Summary

The Richland County Land Development Code General Commercial District (GC) is intended to accommodate a variety of general commercial and non residential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. The zoning designation allows the broadest commercial permitted uses, which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

Roads

The site is located on U.S.Hwy.1 which is classified as a two lane undivided minor arterial.

Existing Zoning

<u>North:</u>	RU	Vacant
<u>South:</u>	RU/PDD	Greenhill Parish
<u>East:</u>	RU	Vacant
<u>West:</u>	RU	Single family large lot

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “**Northeast Subarea Proposed Land Use Map**” designates this area as Commercial in the Developing Urban Area.

Objectives: “Limit commercial development to select locations such as major intersections, reducing the effects of non-residential intrusion on neighborhoods”.

Non-Compliance: Though the site is located at US Hwy 1 and Old National Highway classified as a minor arterial, it is not at a major intersection or clustered locations .The surrounding area is open fields and pasture.

Principal: “Where commercial uses are in close proximity to residential areas, proposed commercial uses should use the PDD zoning classifications rather than traditional zoning”.

Non-Compliance: The amount of acreage proposed to be rezoned and the location of the site would warrant a more comprehensive plan for this area.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 117 located northeast of Old National Hwy and Highway 1 and the current volume is 32,300 ADT. Hwy 1 is a two lane undivided minor arterial operating at a Level-of-Service “F”.

Conclusion

The subject parcel is the predominant parcel of the area because of the proximity to the other arterials and the extensive road frontage. The proposed General Commercial District (GC) zoning designation allows the broadest commercial uses and high density residential uses. Land use goals promote the identifiable, individual communities and protect the rural areas

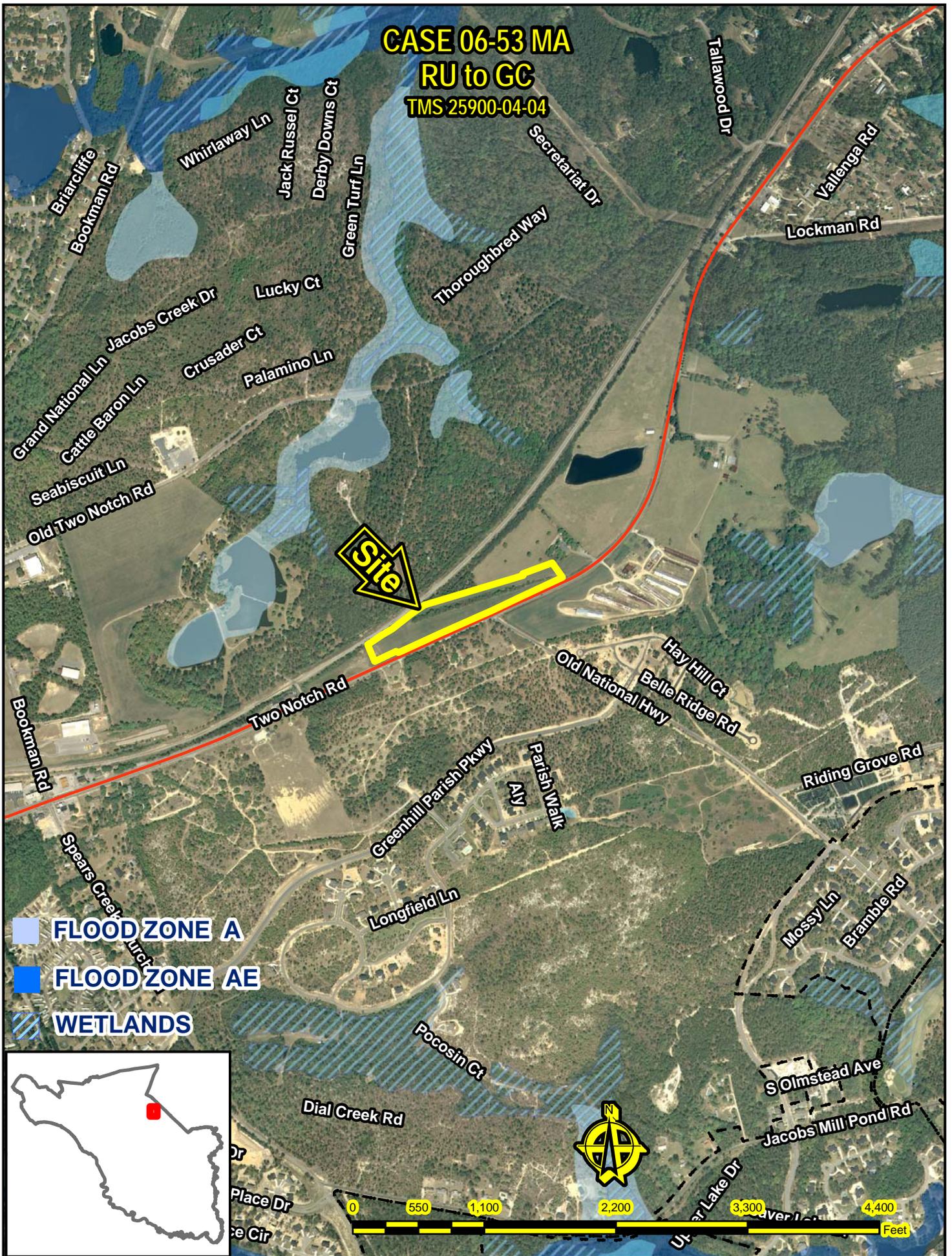
by guiding development compatible with the existing character. The development of this scope requires a comprehensive plan to complement the community.

The area is predominately rural in nature with open fields. Greenhill Parish, which is an approved PUD is a mixed-use development located adjacent to the site. It is staff's opinion that to rezone 8.06 acres of RU property to GC is premature at this time.

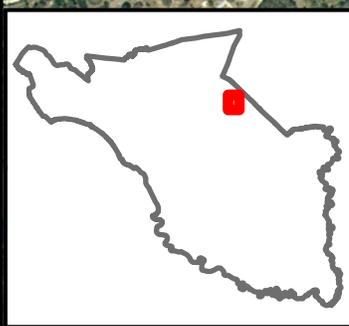
Zoning Public Hearing Date

October 24, 2006

CASE 06-53 MA
RU to GC
TMS 25900-04-04



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



Old Two Notch Rd

**CASE 06-53 MA
RU to GC
TMS 25900-04-04**

Site

Two Notch Rd

Hay Hill Ct

Old National Fwy

Park Field Ln

Greenhill Parish Pkwy

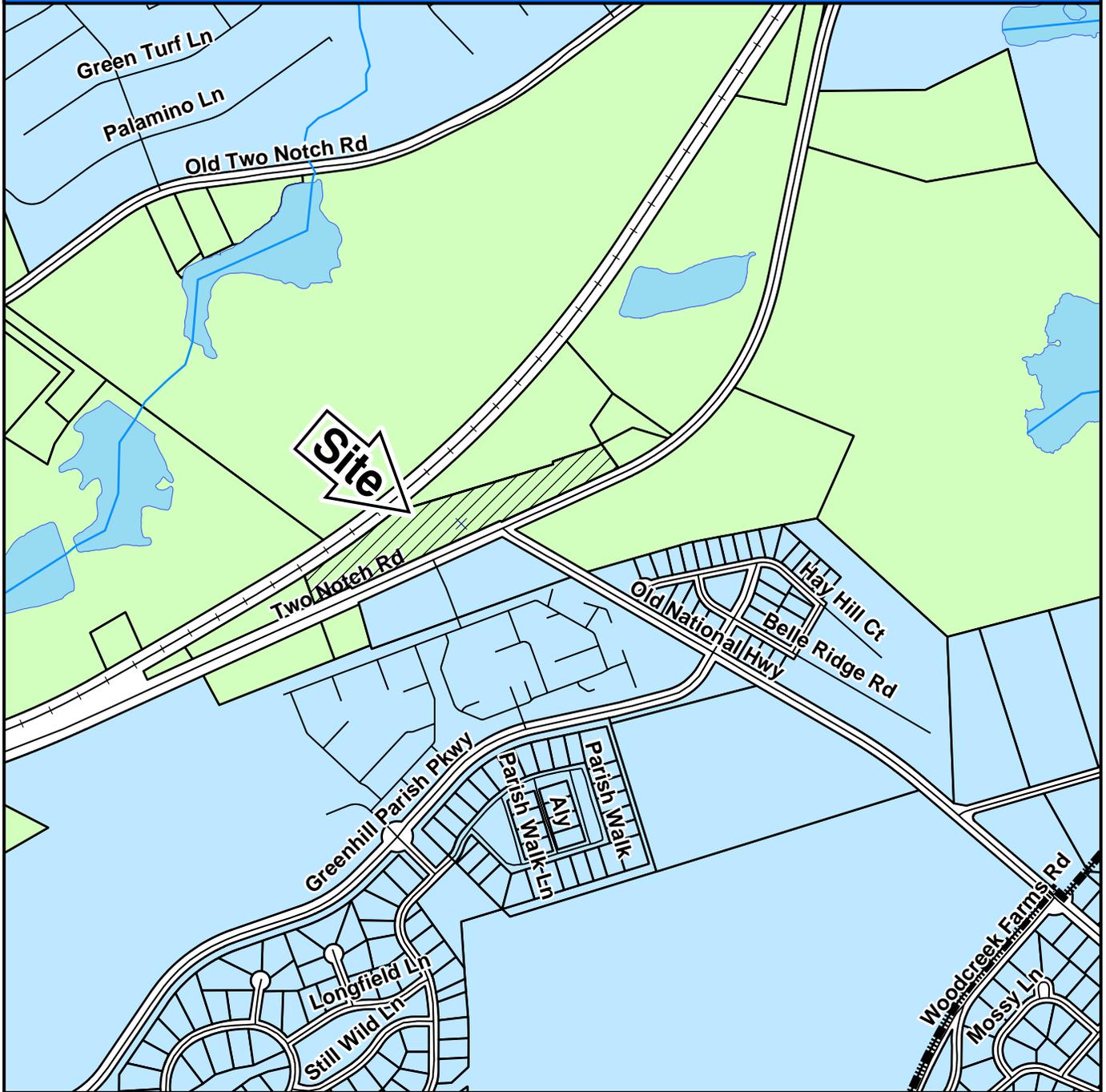
- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



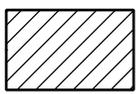
Upland Trail Rd
 Parish Walk Ln
 Parish Walk
 A N
 Greenstibel Ln



CASE 06-53 MA RU to GC



ZONING CLASSIFICATIONS



Subject
Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: October 2, 2006
RC PROJECT: 06-56 MA
APPLICANT: Judy /Gwen Properties, LLC /Gwen Scott
LOCATION: Broad River Road & Nature Creek Trail

TAX MAP NUMBER: 03310-01-03
ACREAGE: 0.81
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: September 18, 2006

Staff Recommendation

Approval

Background/Zoning History

The subject parcel is located off of Natures Creek Trail which is a 66 ft wide gravel access. It is part of the Nature Creek Subdivision established in August 2004, dividing the land into seven (7) lots ranging in size from .75 acre to the largest, 4.33 acres. The subject parcel is approximately .81 acres, 35, 283 square feet and has a large pond, which covers approximately 40 percent of the total lot area. The parcel is contiguous with Cademons Cove subdivision zoned Residential Single Family – Low Density District (RS-LD).

According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The Residential, Single family-Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for the district are designed to maintain compatible environment for single family living. The district has a minimum lot area of 12,000 square feet; no more than one (1) principal dwelling unit except for permitted accessory dwellings and setbacks: front – 25 Rear – 20 and Side – 16 total minimum 5.

The gross density for this district is approximately: 7.5 homes (3.5DU/acre. and net density of approximately: 5.3 homes (2.5 DU/acre)

Roads

The site is located on Nature Creek Trail which is a 66 foot wide gravel access road off of Hwy. 76 & 176 Broad River Road.

Existing Zoning

<u>North:</u>	RU	Single Family dwelling
<u>South:</u>	RS-LD	Caedmons Creek subdivision
<u>East:</u>	RS-LD	Caedmons Creek subdivision
<u>West:</u>	RU	Undeveloped

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Subarea Proposed Land Use Map” designates this area as Residential Medium/Low Density in the Developing Urban Area.

Residential Objectives: “Mixed residential densities are appropriate within the Developing Urban Area and should conform to the Proposed Land Use Map”.

Compliance: The property is part of a subdivision with a minimum lot size of 33,000 square feet and borders a subdivision with a 12,000 square foot minimum. The mixed density objective of medium/low density is accomplished.

Principal: “Residential development should be limited to individual dwellings on individual lots”.

Compliance: One single family dwelling is being proposed.

Traffic Impact

No traffic impact.

Conclusion

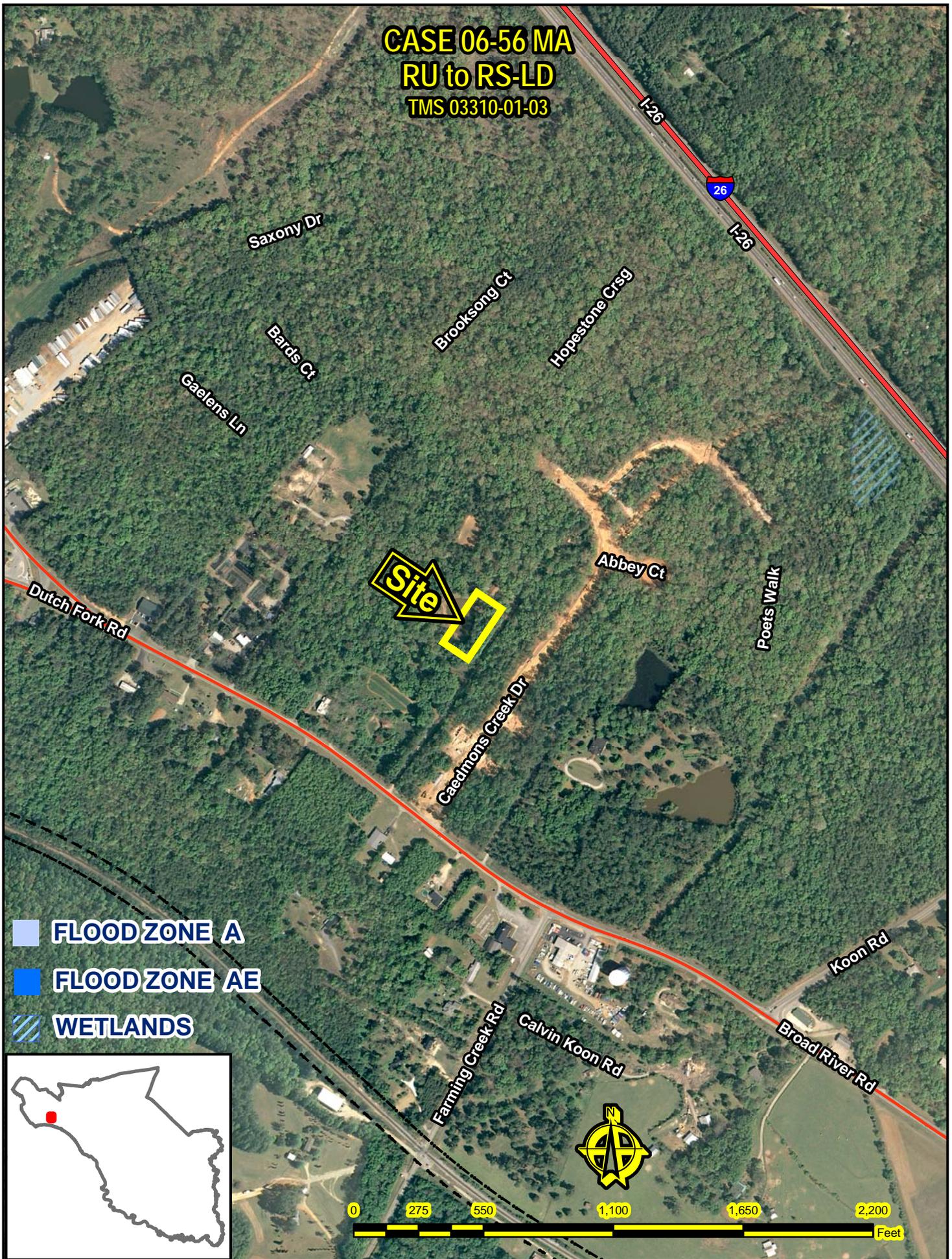
The subject parcel has current Rural District (RU) zoning requires a single family detached dwelling to meet the setbacks of: Front – 40, Rear – 50 and Side – 20. The net buildable area

of the lot is approximately 8029 square feet. The large pond on the parcel further reduces the net buildable area to approximately 5029 square feet, in which the large pond is close to the center. The parcel cannot meet the setbacks of the current zoning and build a single family dwelling. The requested The Residential, Single family-Low Density District (RS-LD) provides the flexibility of smaller setbacks and a side setback which allows a minimum of five (5) feet. The net buildable area would be 19,762 square feet.

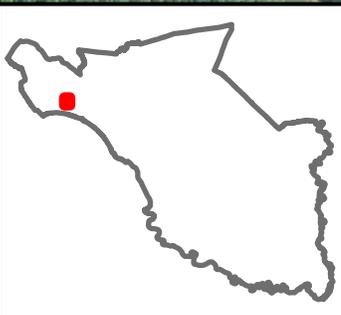
Zoning Public Hearing Date

October 24, 2006

CASE 06-56 MA
RU to RS-LD
TMS 03310-01-03



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 06-56 MA
RU to RS-LD
TMS 03310-01-03

Poets Walk

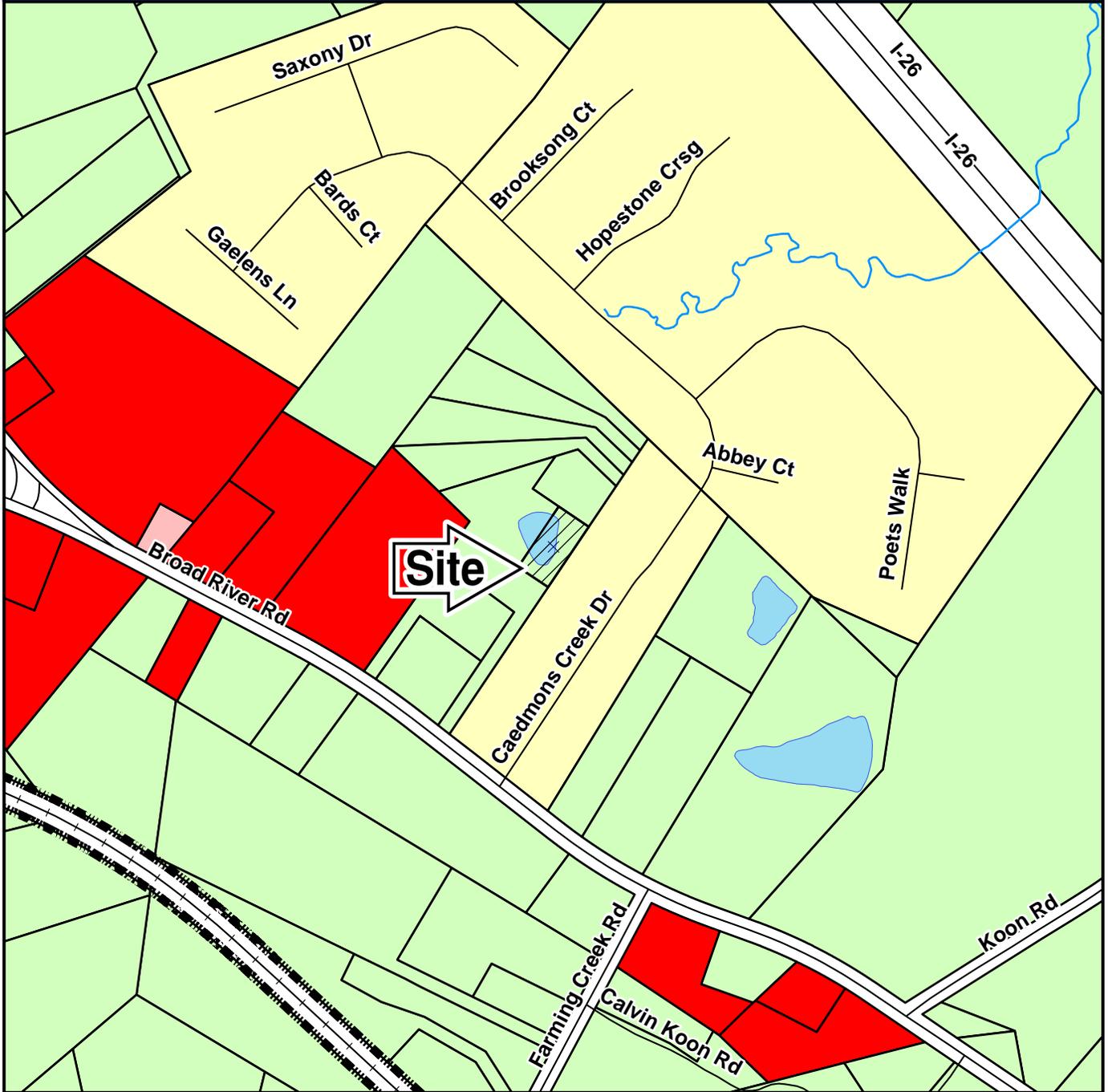


-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

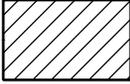
Caedmons Creek Dr



CASE 06-56 MA RU to RS-LD



ZONING CLASSIFICATIONS

	 RR	 RS-MD	 RM-MD	 NC	 HI
Subject Property	 RS-E	 RS-HD	 RM-HD	 GC	 PDD
	 RS-LD	 MH	 OI	 M-1	 RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: October 2, 2006
RC PROJECT: 06-57 MA
APPLICANT: Garners Ferry C-Store/ Kevin Paschal
LOCATION: Garners Ferry Road near Hwy. 601

TAX MAP NUMBER: 37200-06-01
ACREAGE: 6.5
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: September 18, 2006

Staff Recommendation

Denial

Background /Zoning History

The site is currently vacant and is surrounded by single family/manufactured homes. According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The Rural Commercial District (RU) recognizes the need to provide for areas within Richland County where residents of more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. This zoning designation is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate. While these areas would derive economic benefit from nearby commercial, small neighborhood oriented businesses are useful and desired. This district is also designed to be located at or near intersections of arterial and/ or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into surrounding countryside.

This district requires a minimum lot area of 22,000 square feet; and contains strict design and operational standards including limitations on building size, impervious surface and hours of operation for non-residential uses. These standards are provided to protect the surrounding residential uses and preserve the rural nature of the community. The permitted uses include but are not limited to: clubs, instruction of dance & martial arts, fitness centers, civic, professional services, personal services, hotel/motel, automotive repair and maintenance, theaters, automotive sales, transportation facilities, broadcasting, laundry facilities, retail (non-bulk), convenience with gas pumps, and used merchandise stores.

Roads

The site is located on Garners Ferry Road which is classified as an undivided four lane major arterial.

Existing Zoning		
<u>North:</u>	RU	Vacant
<u>South:</u>	RU	Single Family dwelling
<u>East:</u>	RU	Single Family dwelling
<u>West:</u>	RU	Vacant

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Lower Richland Subarea Proposed Land Use Map” designates this area as Rural in the Rural and Open Space District.

Objectives: “To maintain the separate identity of rural areas as alternatives to urbanization, by guiding development compatible with their open character, natural resources and traditional settlement patterns”.

Non-Compliance: The site would not be compatible with the open character or residential development in the surrounding area.

Principal: “Limited general highway commercial uses which principally rely on through traffic for customers may be located along major highways provided the site is adjacent to existing commercially zoned land, or located at least one-quarter mile from the next commercial use of similar scale”.

Non-Compliance: The site is surrounded by residential dwellings or vacant land zoned rural. No commercial zoned land is located near this site.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station # 173 is located between Congress Road (S-69) and Piney Branch Road (S1053). The current volume is 17,000 ADT. Garners Ferry Road is a four lane undivided major arterial operating at a Level-of-Service "B".

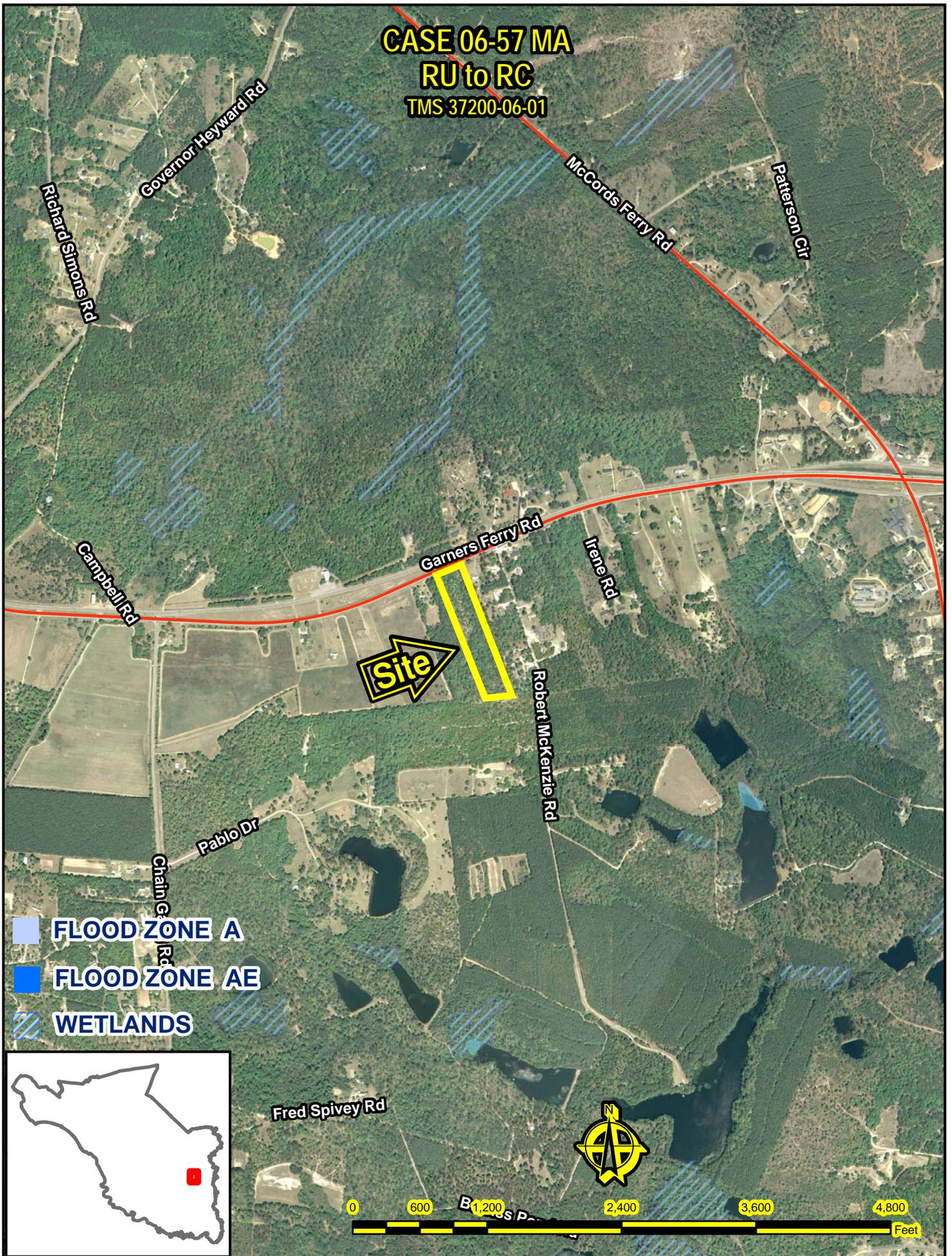
Conclusion

The subject parcel is located off of Garners Ferry Road and has current Rural District (RU) zoning for 6.5 acres with approximately 238 linear feet of frontage. The depth of the parcel is approximately 1163 linear feet. Contiguous to this parcel is a single-family subdivision zoned Rural District (RU). The Rural Commercial (RU) zoning district is intended to compliment the community by providing merchandizing and services within the community. The impact of which would be minimal based on the zoning limitations on size of structure, maximum allowable aggregate gross area cannot exceed 20,000 square feet on a parcel with a minimum lot area of 22,000 square feet. The impact of this rezoning request, because of the size and shape of the parcel and the permitted uses would not compliment the community. The size of the land area combined with the intense permitted uses could have an undesirable impact.

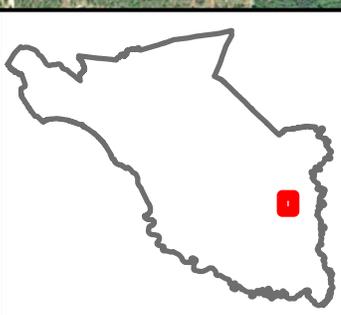
Zoning Public Hearing Date

October 24, 2006

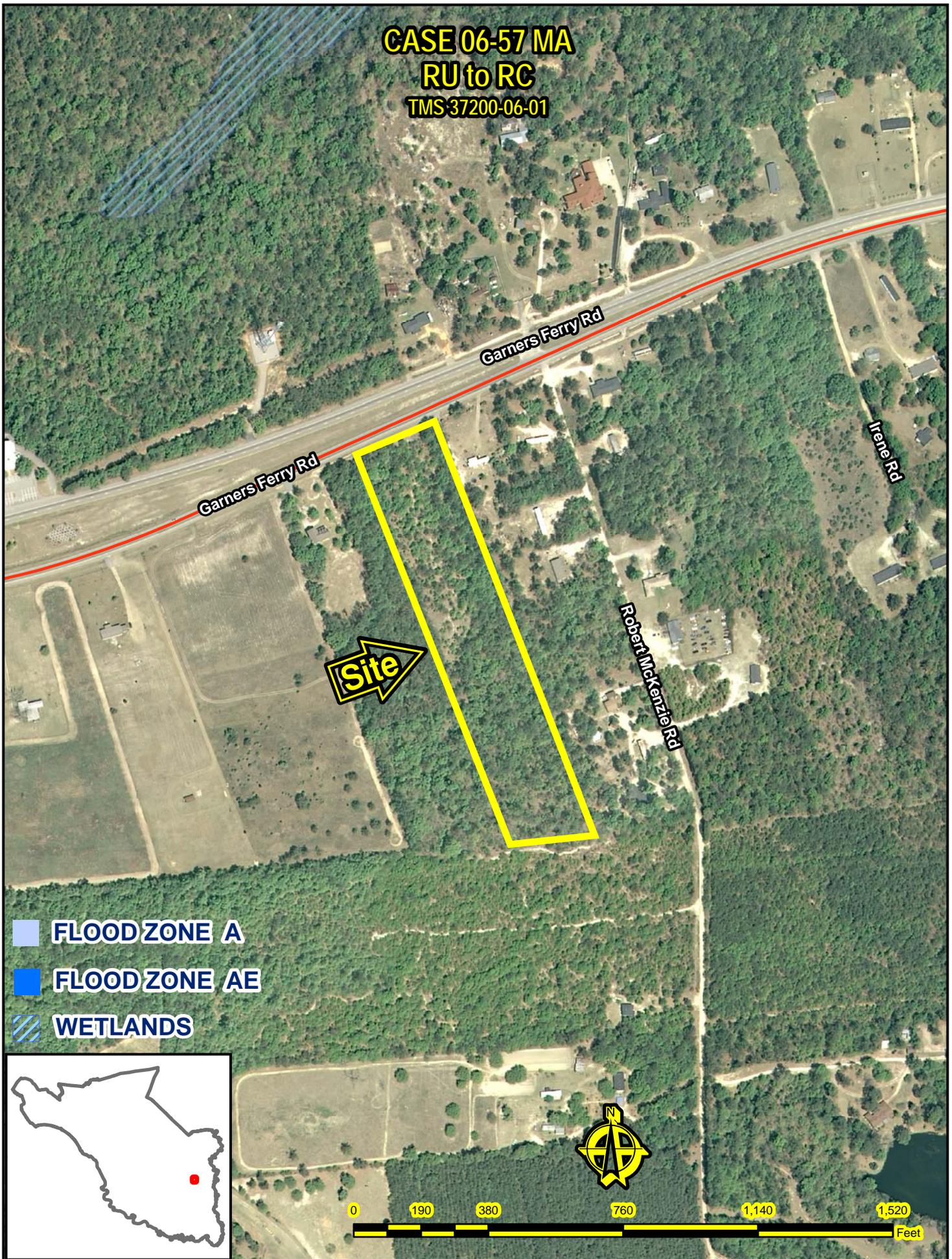
CASE 06-57 MA
RU to RC
TMS 37200-06-01



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



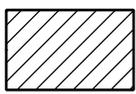
CASE 06-57 MA
RU to RC
TMS 37200-06-01



CASE 06-57 MA RU to RC



ZONING CLASSIFICATIONS



Subject
Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU



**RICHLAND COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: September 25, 2006
RE: Subdivision and Street Name Approval

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements. **The proposed subdivision/commercial names are included for your information only.**

Action Requested

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Abney Hill Estates	Off Abney Hill Rd, Blythewood

PROPOSED STREET NAMES	GENERAL LOCATION
Hidden Pond Ln	Off Possum Run and Polo Road, Northeast



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
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