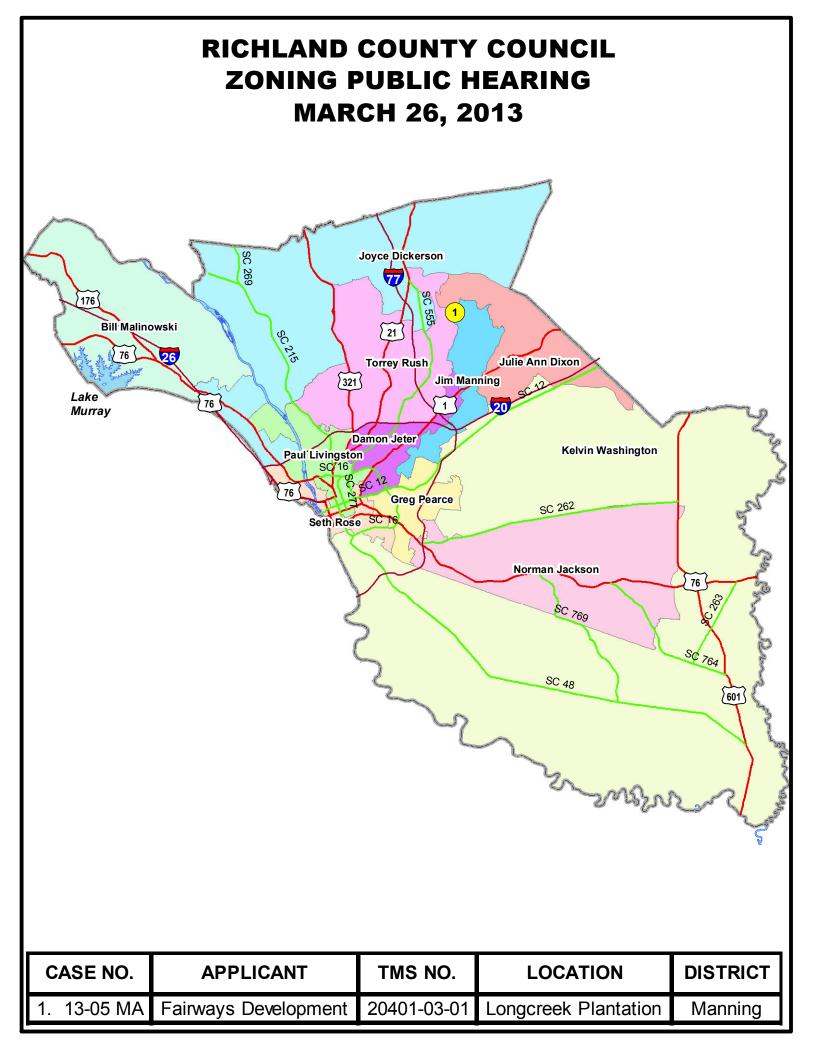
RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



MARCH 26, 2013



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, March 26, 2013 7:00 P.M. 2020 Hampton Street 2nd Floor, Council Chambers Columbia, South Carolina

STAFF:

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS

Case # 13-05 MA

 Fairways Development
 John Bakhaus
 RU to RS-LD (29.69 acres)
 Longcreek Plantation
 TMS# 20401-03-01[FIRST READING]
 Planning Commission Approved 8-0
 Page 1

TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-54, SO AS TO PROPERLY CROSS-REFERENCE TWO SUBSECTIONS. [FIRST READING] Planning Commission Approved 9-0 Page 9

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 4, 2013 RC PROJECT: 13-05 MA

APPLICANT: John T. Bakhaus

LOCATION: Longtown Road East

TAX MAP NUMBER: 20401-03-01

ACREAGE: 29.69
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: February 13, 2013

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History General Area

The Residential Single Family Medium Density District (RS-MD) zoned parcel west of the site was rezoned under Ordinance Number 077-12HR (case 12-33MA). The Residential Single-Family Low Density District (RS-LD) subdivision (Club Colony) northwest of the subject parcel was approved under Ordinance number 037-94HR (94-008MA) on May 24th, 1994. The subject parcel was part of a previous request for a Planned Development District (case number 12-09MA). The requested zoning was denied by the planning commission.

Zoning District Summary

The Residential Single Family Low Density District (RS-LD) "is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted."

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

	The gross density t	for this	site is approximate	eıy: 10	7 aweiiing u	ınıts
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— The <u>net density</u> for this site is approximately: 75 dwelling units

Direction	Existing Zoning	Use
North:	RS-LD	Residence/Undeveloped
South:	RS-MD/PDD	Residence/Residential subdivision
East:	PDD	Residential subdivision
West:	RS-MD/GC	Undeveloped/Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has one thousand one hundred and thirty four (1134) feet of frontage along Longtown Road East which is a two-lane residential collector street without sidewalks or streetlights. The immediate area is primarily characterized by residential uses. South of the subject parcel is a one hundred and sixty one (161) acre residential PDD which is currently wooded but will continue to be developed as the phases are completed. West of the subject parcel are a number of General Commercial District (GC) parcels; with the exception of the GC parcel located at the intersection of Longtown Road and Lee Road the parcels are undeveloped. At the intersection of Longtown Road and Lee Road there are two convenience stores with gas pumps, a church, an elementary school (Sandlapper Elementary School), and a Dollar General store.

Public Services

The subject parcel is within the boundaries of School District 2. Sandlapper Elementary School is located 490 feet west of the subject parcel on Longtown Road. The Elders Pond fire station (number 34) is located 1.4 miles southeast of the subject parcels on Elders Pond Drive. There are no fire hydrants located along Longtown Road and Longtown Road East. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by Palmetto Utilities.

Plans & Policies

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

<u>Objective</u>: Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.

<u>Compliance</u>: The RS-LD zoning district permits a minimum 12,000 square foot lots or 3.6 dwelling units per acre, which is closer to the recommended density of the Comprehensive Plan than allowed under the current RU District. Consequently, staff is of the opinion that the rezoning complies with the Comprehensive Plan's recommended density.

Traffic Impact

The 2010 SCDOT traffic count (Station # 711) located south of the subject parcels on Longtown Road identifies 8,000 Average Daily Trips (ADT's). Longtown Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Longtown Road is currently operating at Level of Service (LOS) "C".

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

Conclusion

The parcels north of the site are zoned RS-LD as is the residential subdivisions (Club Colony and Crescent Lake along Longtown Road West. The proposed request is in compliance with the Comprehensive Plan. The requested zoning is compatible with the zoning of the adjacent parcels and developments. The road is currently operating at the designed capacity (LOS C).

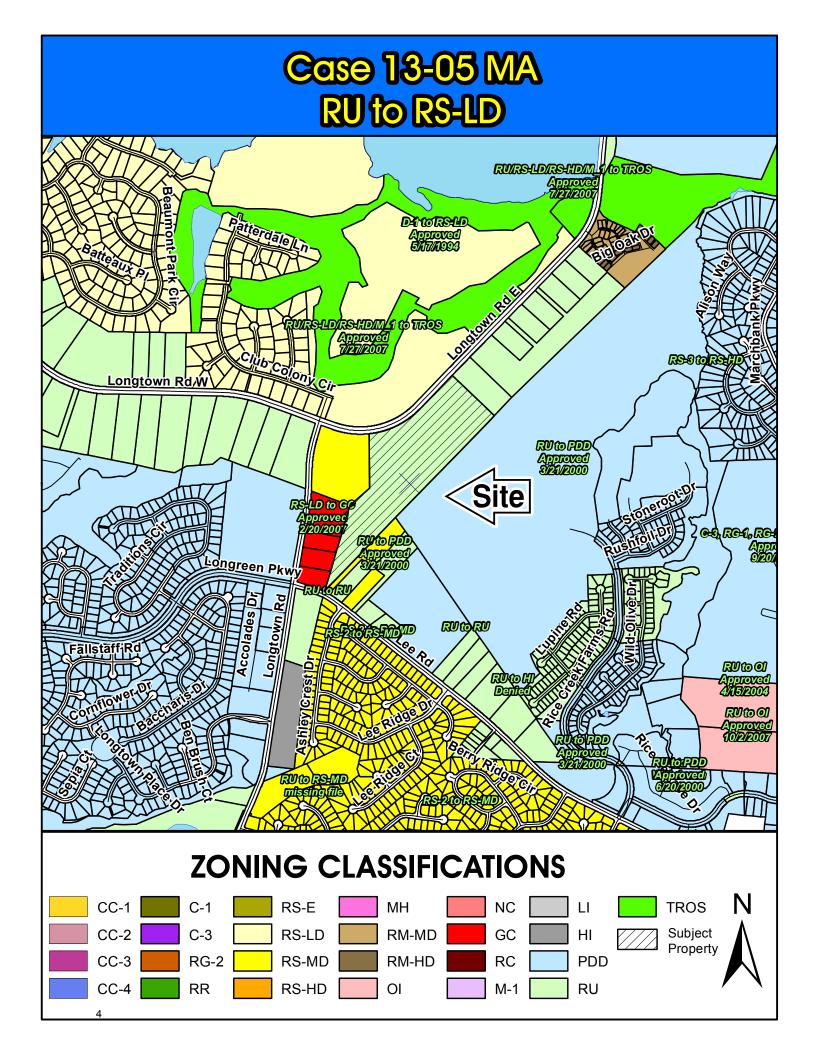
Staff recommends **Approval** of this map amendment.

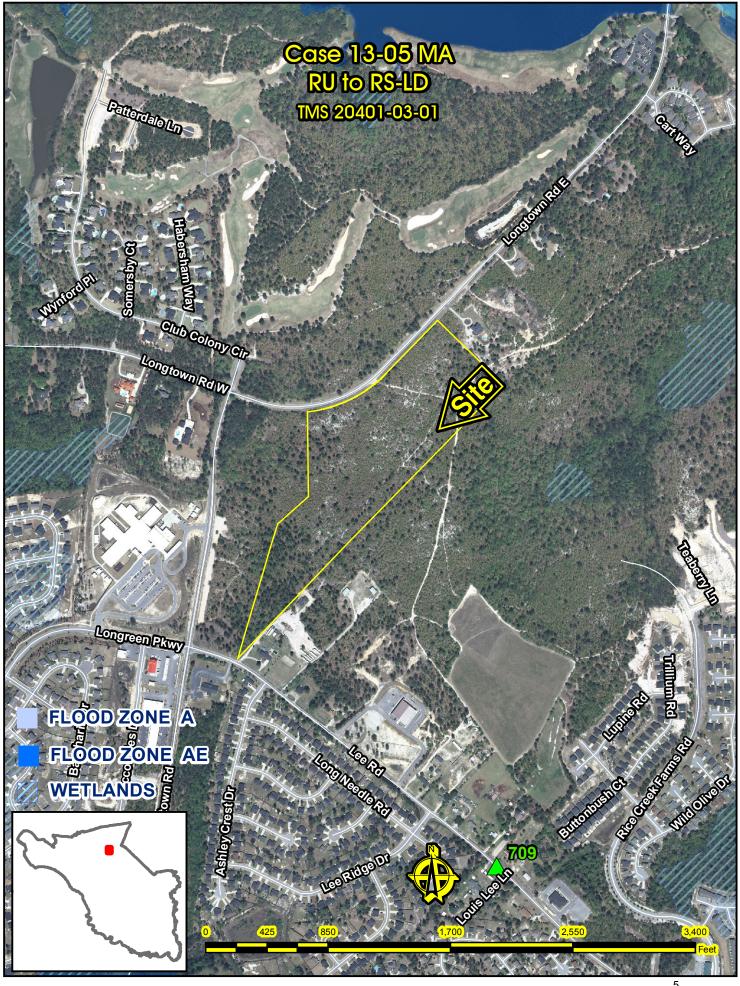
Zoning Public Hearing Date

March 26, 2013

Planning Commission Action

At their meeting of **March 4, 2013** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 13-05 MA**.





CASE 13-05 MA From RU to RS-LD

TMS# 20401-03-01

Longtown Rd East





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

USE TYPES	RS-LD
Single-Family, Zero Lot Line, Parallel	SR

STATE OF SOUTH CAROLINA COUNTY COUNCIL OF RICHLAND COUNTY ORDINANCE NO. -13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 20401-03-01 FROM RU (RURAL DISTRICT) TO RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

<u>Section I.</u> The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 204301-03-01 from RU (Rural District) zoning to RS-LD (Residential, Single-Family – Low Density District) zoning.

<u>Section II</u>. <u>Severability</u>. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

<u>Section III</u>. <u>Conflicting Ordinances Repealed</u>. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

2013.

Section IV. Effective	Date. This ordinance s	shall be effective from and after,
		RICHLAND COUNTY COUNCIL
Attest thisd	lay of	By: Kelvin E. Washington, Sr., Chair
	, 2013.	
Michelle M. Onley Clerk of Council		_
C	March 26, 2013 (tenta March 26, 2013 (tenta	

Third Reading:

STATE OF SOUTH CAROLINA COUNTY COUNCIL FOR RICHLAND COUNTY ORDINANCE NO. ____-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL; SUBSECTION (C), PROCESSES; PARAGRAPH (3), MAJOR SUBDIVISION REVIEW; SUBPARAGRAPH A, APPLICABILITY; SO AS TO PROPERLY CROSS-REFERENCE TWO SUBSECTIONS.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

<u>SECTION I.</u> The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Amendments and Procedures; Section 26-54, Subdivision Review and Approval; Subsection (c), Processes; Paragraph (3), Major Subdivision Review; Subparagraph a., Applicability; is hereby amended to read as follows:

a. Applicability. The major subdivision review process is required for all those subdivisions of land in Richland County that do not meet the requirements for exemption from the subdivision review process (See definition of "subdivision" in Section 26-22 above) and that do not qualify for administrative or minor subdivision review (Section 26-54(bc)(1) and Section 26-54(bc)(2)). Any subdivision that involves the dedication of land to the county for open space or other public purposes shall be considered a major subdivision. Any major subdivision with fewer than fifty (50) lots shall not be required to install sidewalks along roads abutting the development.

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

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

SECTION IV.	Effective Date.	This	ordinance	shall	be	enforced	from	and	after	,
2013.										_

RICHLAND COUNTY COUNCIL
BY: Kelvin E. Washington, Sr., Chair

ATTEST THIS TH	E DAY
OF	, 2013
Michelle M. Onley	
Clerk of Council	
RICHLAND COUN	NTY ATTORNEY'S OFFICE
Approved As To LE No Opinion Render	2
Public Hearing:	March 26, 2013 (tentative)
First Reading:	March 26, 2013 (tentative)
Second Reading: Third Reading:	
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PROCEDURES FOR SENDING REZONING MATTERS "BACK" TO THE PLANNING COMMISSION

Does not go back to PC	X	×	×	X				X		X
Goes back to PC and starts over					×	×				
Goes back to PC and is reviewed							X		×	
COUNTY COUNCIL ACTION AT THE ZONING PUBLIC HEARING	APPROVE	APPROVE	DENY	DENY	Zoning District X to Zoning District Z	Zoning District X to Zoning District Z	Zoning District X to PDD with less restrictions	Zoning District X to PDD with more restrictions	Zoning District X to PDD with less restrictions	Zoning District X to PDD with more restrictions
PLANNING COMMISSION RECOMMENDATION	APPROVE	DENY	APPROVE	DENY	APPROVE	DENY	APPROVE	APPROVE	DENY	DENY
PLANNING COMMISSION	Zoning District X to Zoning District Y	Zoning District X to PDD								