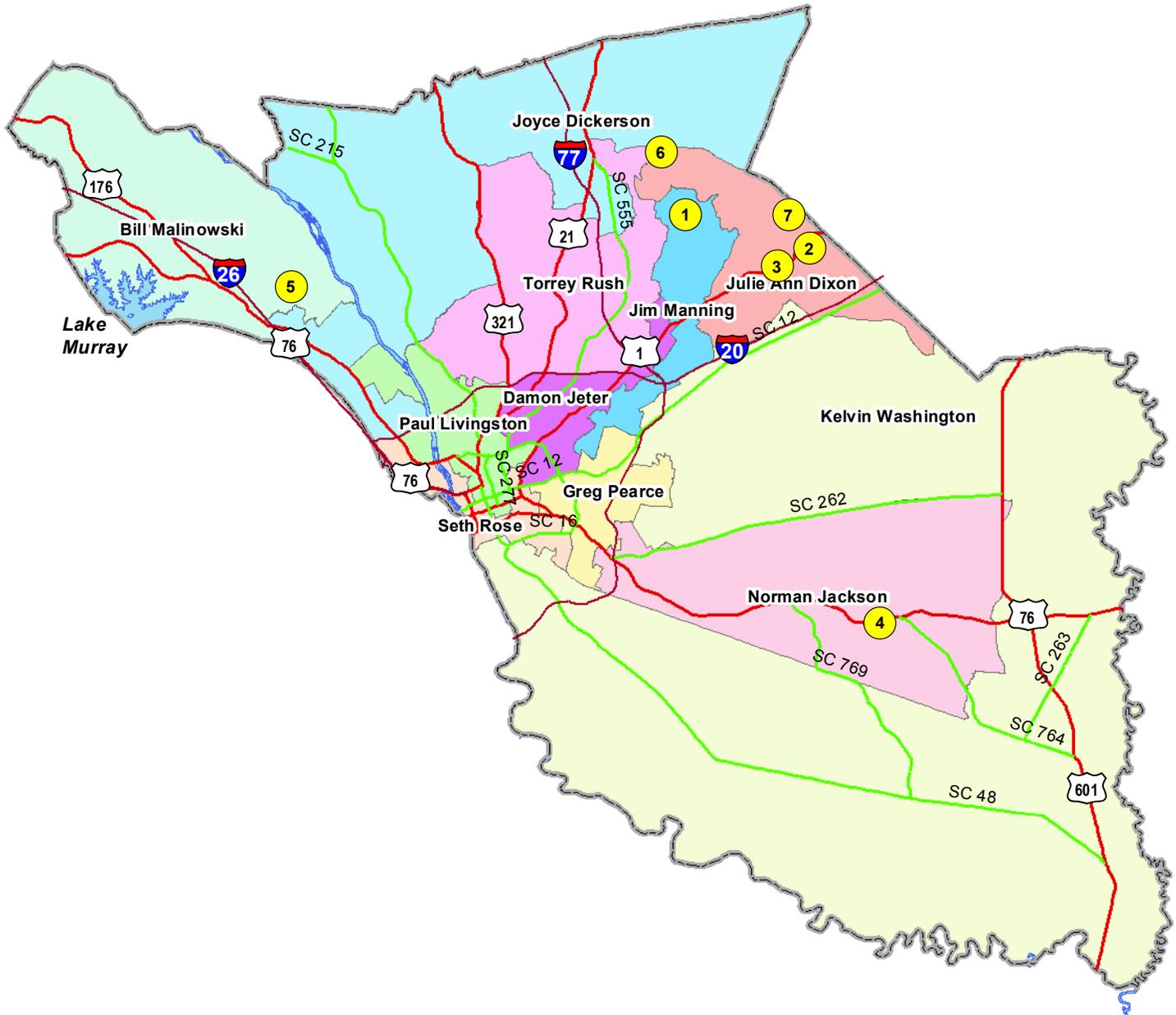


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



FEBRUARY 23, 2016
7:00 P.M.

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING FEBRUARY 23, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-49 MA	David Powlen	20300-03-12	Hardscrabble Rd. & Summit Pkwy.	Manning
2. 15-50 MA	Hugo Gonzalez	29000-02-09 & 10	10958 & 10962 Two Notch Rd.	Dixon
3. 16-01 MA	John Monroe	25800-03-03	Two Notch Rd.	Dixon
4. 16-02 MA	Charlotte Huggins	30600-02-16	10512 Garners Ferry Rd.	Jackson
5. 16-03 MA	Jordan Hammond	05200-01-13 & 18	1635 Hollingshed Rd.	Malinowski
6. 16-04 MA	Chuck Munn	20500-04-01	Rimer Pond Rd.	Dixon
7. 16-05 MA	Keith Utheim	26000-03-02	Bookman Rd.	Dixon



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, February 23, 2016

7:00 P.M.

**2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

Tracy Hegler, AICP.....Planning Director
Geonard Price.....Deputy Planning Director/Zoning Administrator
Amelia R. Linder, Esq..... Attorney

CALL TO ORDERHonorable Torrey Rush
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

MAP AMENDMENTS [ACTION]

1. Case # 15-47 MA
Keith Moore
GC to LI (2.58 acres)
Leesburg Road and Pepper Street
TMS# 16407-08-04 & 09 [**FIRST READING**]
PDS Recommendation - Disapproval
Planning Commission Recommendation – Approval 8-0
Page 1

OPEN PUBLIC HEARING [ACTION]

1. Case # 15-49 MA
David Powlen
PDD to PDD (amended PDD) (8.11 acres)
Hardscrabble Rd. & Summit Parkway
TMS# 20300-03-12 [**FIRST READING**]
PDS Recommendation - Approval
Planning Commission Recommendation – Approval 8-0
Page 11
2. Case # 15-50 MA
Hugo Gonzalez
10958 & 10962 Two Notch Rd.
OI to LI (3.59 acres)
TMS# 29000-02-09 & 10 [**FIRST READING**]
PDS Recommendation - Disapproval
Planning Commission Recommendation – Denial 8-0
Page 29

3. Case # 16-01 MA
John Monroe
RU to GC (4.55 acres)
10740 Two Notch Rd.
TMS# 25800-03-03 [**FIRST READING**]
PDS Recommendation - Disapproval
Planning Commission Recommendation – Approval 7-1
Page 41
4. Case # 16-02 MA
Charlotte Huggins
10512 Garners Ferry Rd.
RU to GC (1.86 acres)
TMS# 30600-02-16 [**FIRST READING**]
PDS Recommendation - Disapproval
Planning Commission Recommendation – Approval 6-2
Page 55
5. Case # 16-03 MA
D.R. Horton-Crown LLC
RU to RS-MD (25.34 acres)
Hollingshed Rd. & Kennerly Rd.
TMS# 05200-01-13 & 18 [**FIRST READING**]
PDS Recommendation - Approval
Planning Commission Recommendation – Approval 8-0
Page 69
6. Case # 16-04 MA
Chuck Munn
RU to RS-LD (41.44 acres)
Longtown Rd. & Rimer Pond Rd.
TMS# 20500-04-01[**FIRST READING**]
PDS Recommendation - Approval
Planning Commission Recommendation – Approval 8-0
Page 77
7. Case # 16-05 MA
Keith Utheim
RU to RS-MD (27.52 acres)
Bookman Rd.
TMS# 26000-03-02 [**FIRST READING**]
PDS Recommendation - Approval
Planning Commission Recommendation – Denial 8-0
Page 85

TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-172, DENSITY AND DIMENSIONAL STANDARDS; SUBSECTION (B), REQUIRED SETBACKS; ALLOWABLE ENCROACHMENT INTO REQUIRED SETBACKS; PARAGRAPH (5), PROJECTIONS INTO REQUIRED YARDS; SUBPARAGRAPH C., SCREENING OR RETAINING WALLS AND FENCES; SO AS TO ALLOW FENCES AND WALLS NOT OVER SEVEN (7) FEET IN HEIGHT IN SIDE AND REAR YARDS.

Planning Commission Recommendation Approval 7-0

Page 93

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2015
RC PROJECT: 15-47 MA
APPLICANT: Keith Moore

LOCATION: 819 & 821 Leesburg Road

TAX MAP NUMBER: R16407-08-04 & 09
ACREAGE: .85 acres & 1.73 acres (2.58 total acres)
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: November 23, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial District (C-3). With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial District (GC).

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
<u>North:</u>	M-1	Major Automobile Repair
<u>South:</u>	C-1	Cemetery (City of Columbia)
<u>East:</u>	M-1/GC	Major Automobile Repair/Undeveloped
<u>West:</u>	C-3	Medical Offices (City of Columbia)

Discussion

Parcel/Area Characteristics

The parcels have frontage along Leesburg Road and Pepper Street, a two lane local road. The larger of the subject properties is undeveloped. The smaller parcel contains a structure that was previously an auto repair shop. The subject properties are undeveloped and mostly wooded. There are no sidewalks or streetlights along Pepper Street. There are sidewalks along this section of Leesburg Road. The surrounding area is characterized by office and industrial uses. East of the subject properties is a major automobile repair business and an undeveloped parcel. North of the subject properties is a major automobile repair business. West of the subject properties is a medical building with multiple suites. South of the properties is Greenlawn Memorial Park (Cemetery).

Public Services

The subject parcel is within the boundaries of School District One. Meadowfield Elementary School is located .58 miles southwest of the subject parcel on Galway Lane. The Atlas Road fire station (number 8) is located on Atlas Road, approximately .82 miles southeast of the subject parcel. There is a fire hydrant located at the intersection of Pennington Road and Leesburg Road. Records indicate water service sewer service would be provided by the City of Columbia.

Plans & Policies

The Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Neighborhood Medium Density**. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **Community Activity Corridor (AC-2)**.

Comprehensive Plan

Land Use and Character

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.

Community Activity Corridor (AC-2)

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a 3-5 mile drive and typically consist of a variety of commercial and service uses.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 255) located east of the subject parcel on Leesburg Road identifies 24,000 Average Daily Trips (ADT's). Leesburg Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Leesburg Road is currently operating at Level of Service (LOS) "C".

Leesburg Road has been designated for road widening as well as intersection improvements through SCDOT.

The County Penny Sales Tax program identifies this section of Leesburg Road for sidewalk improvements from Garners Ferry Road to Semmes Road as well as bike lanes along the same section.

Conclusion

The request is adjacent to industrial zoned parcels in the City of Columbia and Richland County; however, the area is identified by both Richland County's and the City of Columbia's comprehensive plans as appropriate areas for mixed density residential uses. Staff is of the opinion that the request is not compatible with the surrounding uses along this section of Leesburg Road. 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.

Staff is of the opinion that the request is not in compliance with the intentions of the Comprehensive Plan.

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

Zoning Public Hearing Date

December 15, 2015.

Planning Commission Action

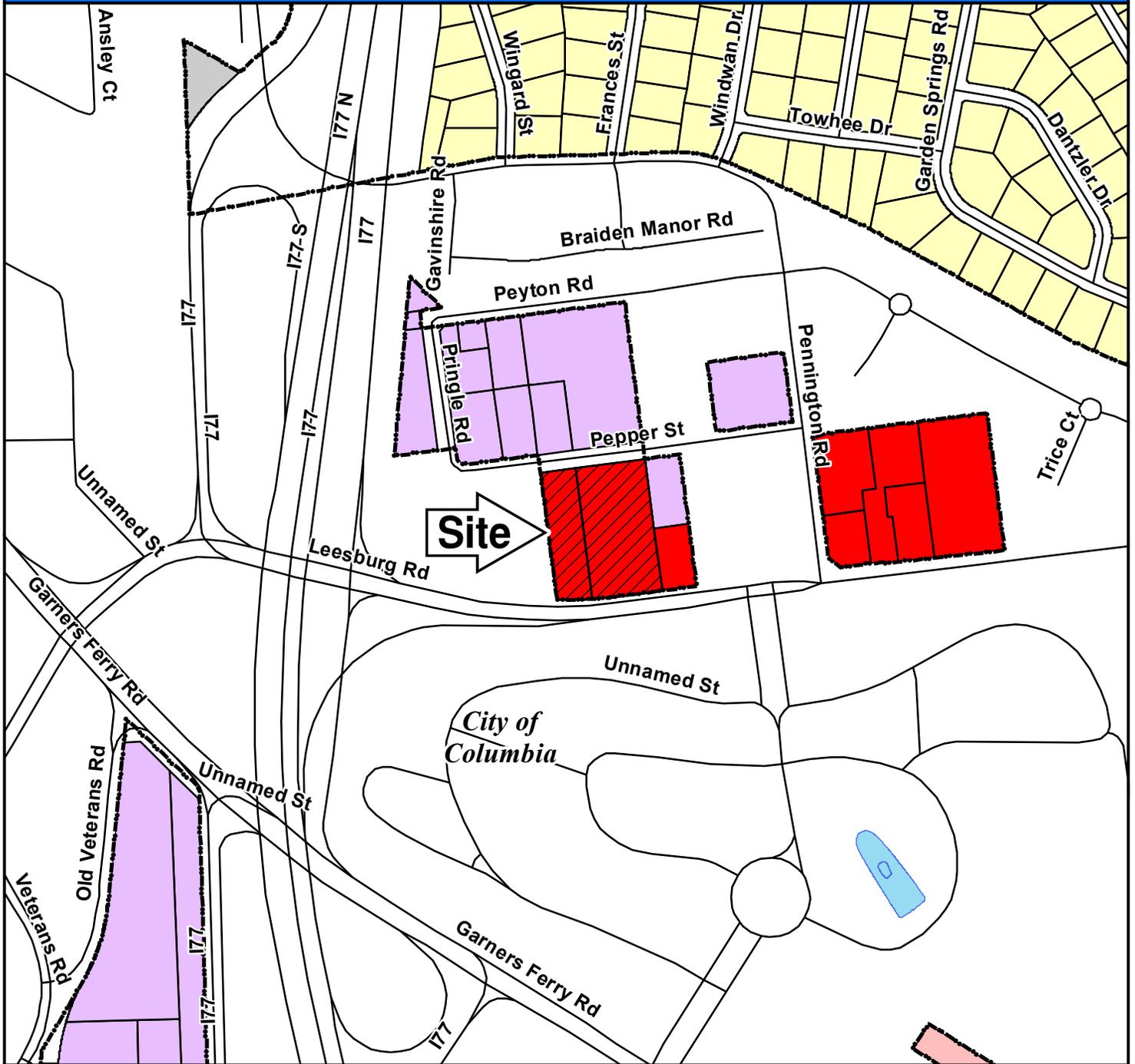
At their meeting of **December 7, 2015** the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- The adjacent property is consistent with the Light Industrial zoning designation.
- Close to the highway is a good spot for the Light Industrial zoning designation.

The PC recommends the County Council **approve the proposed Amendment** for **RC Project # 15-47 MA.**

Case 15-47 MA

GC to LI



ZONING CLASSIFICATIONS

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



Case 15-47 MA
GC to LI
TMS 16407-08-04 & 09



CASE 15-47 MA

From GC to LI

TMS# R16407-08-04 & 09

Leesburg Rd & Pepper St



USE TYPES	LI
Crop Production Support Services	P
Forestry Support Services	P
Correctional Institutions	SE
Automobile Towing, Including Storage Services	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Vending Machine Operators	P
Chemicals and Allied Products	P
Farm Products, Raw Materials	P
Farm Supplies	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, Used Parts and Supplies	P

Scrap and Recyclable Materials	SE
Timber and Timber Products	P
Airports or Air Transportation Facilities and Support Facilities	P
Courier Services, Central Facility	P
Materials Recovery Facilities (Recycling)	P
Water Treatment Plants, Non-Governmental, Public	P
Apparel	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Soap, Cleaning Compounds, and Toilet Preparations	P

Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-16HR

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 PROPERTIES DESCRIBED AS TMS # 16407-08-04 & 09 FROM GC (GENERAL COMMERCIAL DISTRICT) TO LI (LIGHT INDUSTRIAL 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:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 16407-08-04 & 09 from GC (General Commercial District) zoning to LI (Light Industrial District) zoning.

Section II. Severability. 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.

Section III. Conflicting Ordinances Repealed. 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 effective from and after _____, 2016.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: December 15, 2015
First Reading: February 23, 2016 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 15-49 MA
APPLICANT: David Powlen

LOCATION: Hardscrabble Road & Summit Parkway

TAX MAP NUMBER: R20300-03-12
ACREAGE: 8.11 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: January 12, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The subject parcel is part of the Summit Planned Development District (PDD). The parcels north, west, east and south were rezoned under case number 88-040MA (Ordinance number 1792-88HR) on November 15th, 1988 and further amended under 93-10MA.

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.

Zoning History for the General Area

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

The Planned Development District (PDD) parcel, north of the subject parcel was rezoned from PDD to PDD under Ordinance Number 45-02HR (case number 00-032MA).

The Office and Institutional District (OI) parcel, northwest of the subject parcel was rezoned from RU to OI under Ordinance Number 012-04HR (case number 04-030MA).

The Office and Institutional District (OI) parcel, northwest of the subject parcel was rezoned from RU to OI under Ordinance Number 075-07HR (case number 07-038MA).

Zoning District Summary

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Strip Retail
<u>South:</u>	PDD/PDD	Place of Worship
<u>East:</u>	PDD	Single-family dwellings
<u>West:</u>	PDD/OI	School/ Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Hardscrabble Road and Summit Parkway. The parcel is undeveloped and wooded. There are no sidewalks or streetlights along this section of Hardscrabble Road. There are sidewalks and streetlights along this section of Summit Parkway.

The surrounding area is characterized by residential uses east, with a commercial development north of the subject parcel. One parcel west is undeveloped and the other contains an elementary school. The parcel south contains a place of worship.

Master Plan

The PDD designation for the subject parcel is to contain a mix of Office and Institutional (OI) District and General Commercial (GC) District uses. The following uses are excluded from the categories of permitted uses.

Excluded Retail uses:

- a. Sexually oriented Business of any type
- b. Automobile service stations or gasoline stations and facilities which provide automobile, gasoline or diesel engine or small engine repairs or services wither as a principal or ancillary business to include the sale and/or installation of new or used parts or equipment.
- c. Businesses which sell new or used motorized vehicles of any type.
- d. Convenience stores which also sell gasoline.
- e. Video arcades or other facilities providing coin or token operated amusement machines.
- f. Hotels or motels.
- g. Lumber or building supply sales.
- h. Any business utilizing outdoor display of merchandise.

Public Services

The subject parcel is within the boundaries of School District Two. The Rice Creek Elementary School is adjacent (west) to the subject parcel on Hard Scrabble Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .61 miles 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 2014 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Neighborhood Medium Density**.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 437) located south of the subject parcel on Hardscrabble Road identifies 16,790 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

Staff is of the opinion that the request is in compliance with the purpose statement of the proposed district to provide mixed uses. However, staff is also of the opinion that the recommendations of the Comprehensive Plan will not be fully met. While the request is located at a traffic junction along an arterial road and is within a contextually-appropriate distance from the intersection of a primary arterial, the recommendation for commercial uses to support neighborhood scale design will not be met. The applicant proposes to permit "...a combination of the uses permitted in the Office and Institutional and General Commercial Zoning Districts as set forth in the current Richland County Zoning Ordinance..." It is staff's opinion that this listing of use types is too extensive and provides for uses which may exceed the recommended neighborhood scale.

Approval of the rezoning request would not be in character with the existing surrounding development pattern in the area, as the parcel is not surrounded by general commercial development, and the full list of potential uses may not be compatible with the intent of the Comprehensive Plan.

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

Zoning Public Hearing Date

February 23, 2016.

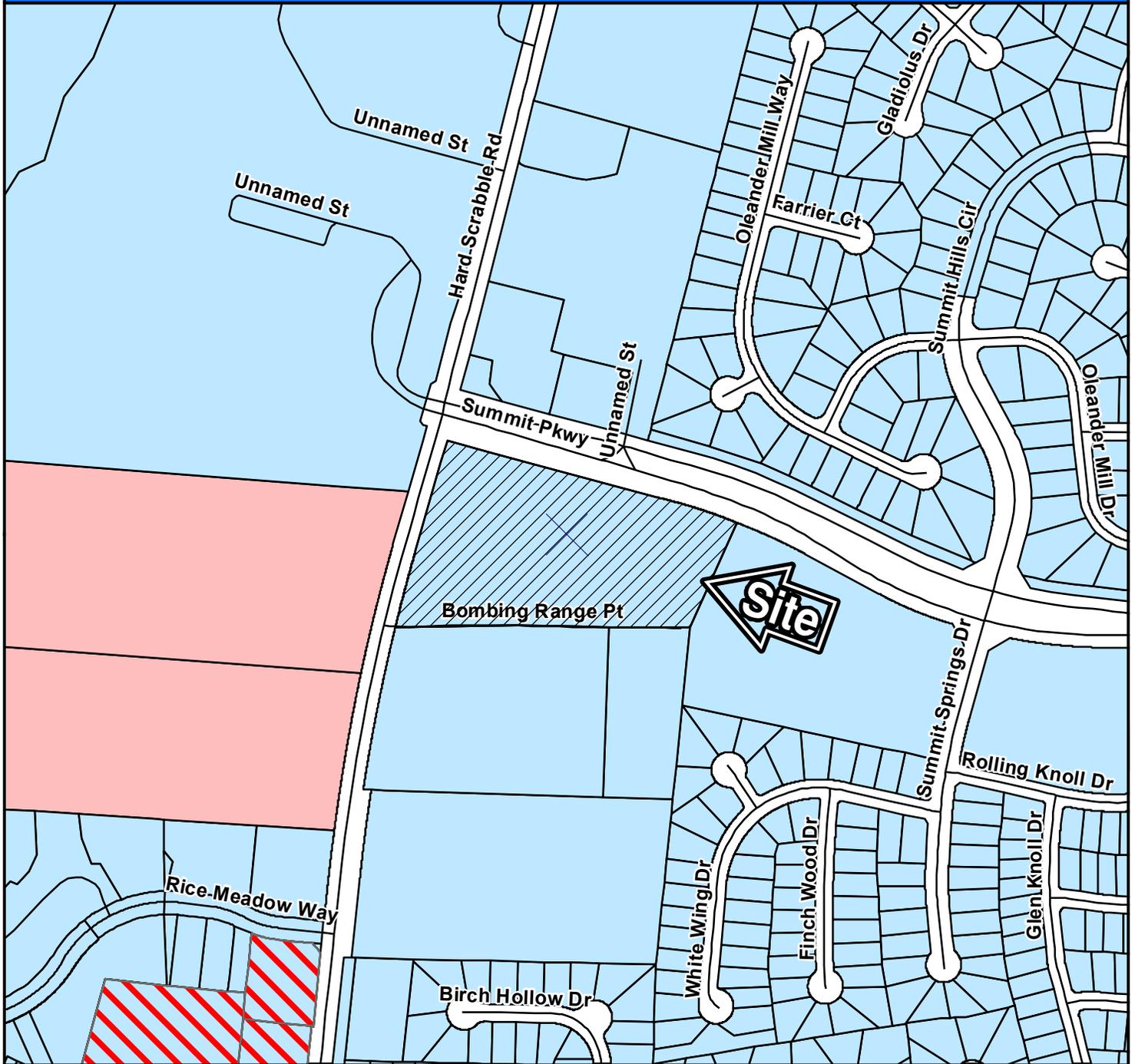
Planning Commission Action

Prior to the Planning Commission meeting on February 1, 2016 the applicant submitted a revised list of uses allowed within the PDD. Based on these changes, staff recommends approval.

Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve the proposed Amendment** for **RC Project # 15-49 MA.**

Case 15-49 MA

PDD to PDD

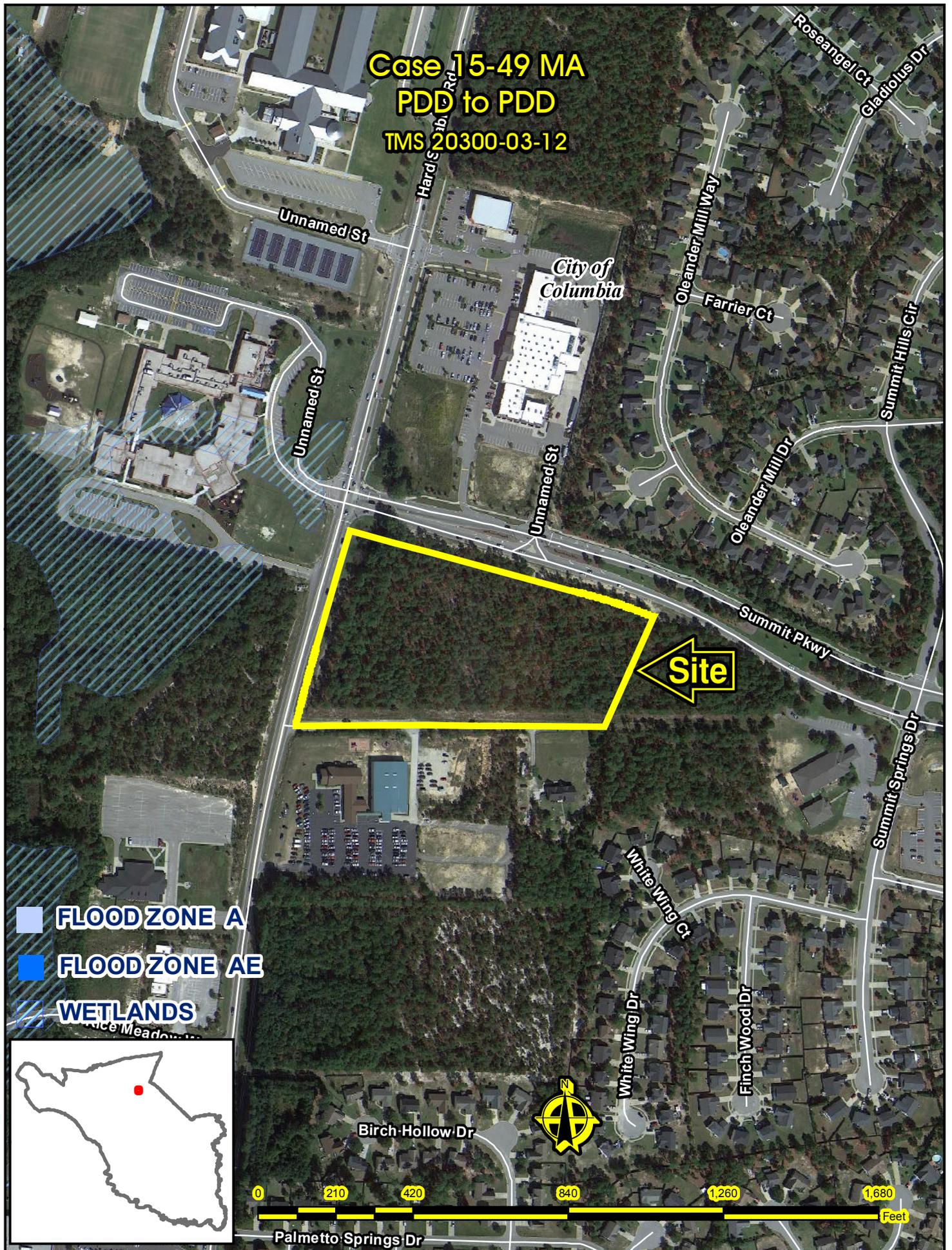


ZONING CLASSIFICATIONS

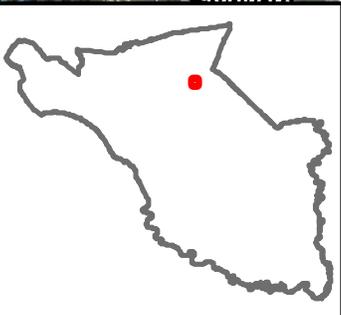
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 15-49 MA
PDD to PDD
TMS 20300-03-12



- FLOOD ZONE A
- FLOOD ZONE AE
- ▨ WETLANDS



CASE 15-49 MA

From PDD to PDD

TMS# R20300-03-12

Hardscrabble Rd & Summit Parkway



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-16HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE LAND USES WITHIN THE PDD (PLANNED DEVELOPMENT DISTRICT) ZONING DISTRICT FOR THE REAL PROPERTY DESCRIBED AS TMS # 20300-03-12; 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:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the land uses within the PDD (Planned Development District) zoning district for TMS # 20300-03-12, as described in Exhibit A (which is attached hereto).

Section II. Severability. 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.

Section III. Conflicting Ordinances Repealed. 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 effective from and after _____, 2016.

RICHLAND COUNTY COUNCIL

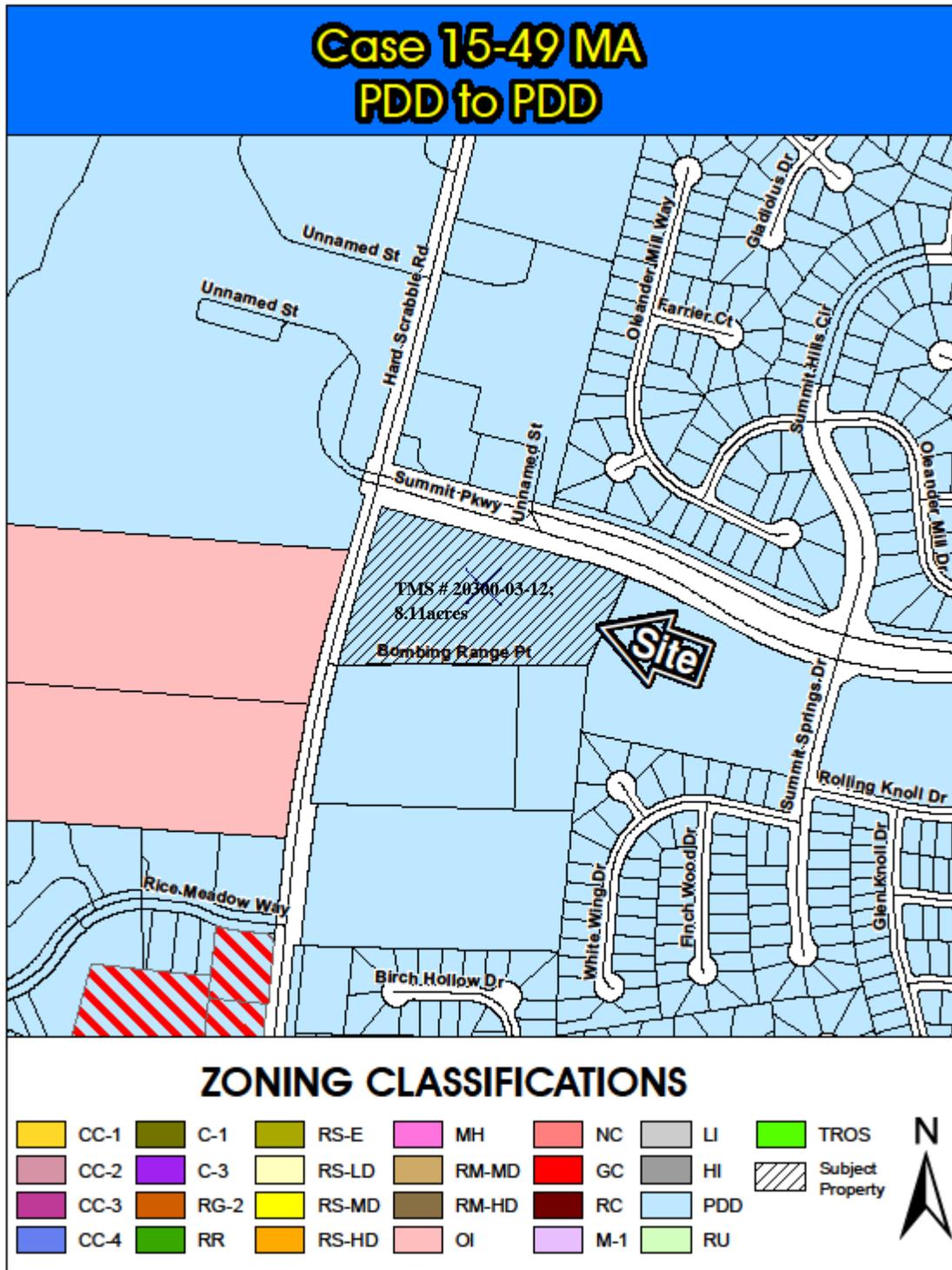
By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: February 23, 2016 (tentative)
First Reading: February 23, 2016 (tentative)
Second Reading:
Third Reading:

Exhibit A



The subject parcel is an 8.11 acre part of the Summit PDD, which consists of a total of 1693.5 acres.

The following commercial and office uses, as designated in Chapter 26 of the Richland County Code of Ordinances, are permitted on this site:

(Note: “SR” means the use is permitted with the special requirements found in Section 26-151 of the Richland County Land Development Code, as of March 15, 2016).

Residential Uses

- Common Area Recreation and Service Facilities
- Continued Care Retirement Communities (SR)
- Dwellings, Conventional or Modular:
 - Multi-Family
 - Single-Family, Zero Lot Line, Common (SR)
 - Single-Family, Zero Lot Line, Parallel (SR)

Accessory Uses and Structures

- Accessory Uses and Structures (Customary)
- Home Occupations (SR)
- Swimming Pools (SR)
- Yard Sales (SR)

Recreational Uses

- Batting Cages (SR)
- Bowling Centers
- Clubs or Lodges
- Dance Studios and Schools
- Golf Courses, Miniature
- Martial Arts Instructional Schools
- Physical Fitness Centers
- Skating Rinks
- Swimming Pools (SR)

Institutional, Educational and Civic Uses

- Animal Shelters (SR)
- Community Food Services
- Courts
- Day Care, Adult, Home Occupation (5 or Fewer) (SR)
- Day Care Centers, Adult (SR)
- Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (SR)
- Day Care, Child, Licensed Center (SR)
- Government Offices
- Hospitals
- Individual and Family Services
- Libraries
- Museums and Galleries
- Nursing and Convalescent Homes
- Orphanages
- Places of Worship

Police Stations, Neighborhood
Post Offices
Postal Service Processing and Distribution
Schools, Administrative Facilities
Schools, Business, Computer and Management Training
Schools, Fine Arts Instruction
Schools, Junior Colleges
Schools, including Public and Private (having a curriculum similar to those given in public schools)

Business, Professional and Personal Services

Accounting, Tax Preparation, Book Keeping, and Payroll Services
Advertising, Public Relations, and Related Agencies
Automatic Teller Machines
Automobile Rental or Leasing
Automobile Towing, Not Including Storage
Banks, Finance, and Insurance Offices
Barber Shops, Beauty Salons, and Related Services
Bed and Breakfast Homes/Inns (SR)
Building Maintenance Services
Car and Light Truck Washes
Carpet and Upholstery Cleaning Services
Computer System Design and Related Services
Clothing Alteration/Repairs; Footwear Repairs
Construction, Building, General Contracting, without Outside Storage
Construction, Building, Special Trades, without Outside Storage
Employment Services
Engineering, Architectural, and Related Services
Exterminating and Pest Control Services
Funeral Homes and Services
Furniture Repair Shops and Upholstery
Janitorial Services
Kennels (SP)
Landscape and Horticultural Services
Laundromats, Coin Operated
Laundry and Dry Cleaning Services, Non-Coin Operated
Legal Services (Law Offices, Etc.)
Linen and Uniform Supply
Locksmith Shops
Management, Scientific, and Technical Consulting Services
Massage Therapists
Medical/Health Care Offices
Medical, Dental, or Related Laboratories
Motion Picture Production/Sound Recording
Office Administrative and Support Services
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
Publishing Industries
Real Estate and Leasing Offices
Repair and Maintenance Services, Appliance and Electronics (SR)
Repair and Maintenance Services, Home and Garden Equipment
Repair and Maintenance Services, Personal and Household Goods
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics
Research and Development Services (SR)
Security and Related Services
Tanning Salons
Taxidermists
Theaters, Live Performances
Theaters, Motion Picture, Other than Drive-Ins
Travel Agencies (without Tour Buses or other Vehicles)
Traveler Accommodations
Veterinary Services (Non-Livestock; may include Totally Enclosed Kennels Operated
in Connection with Veterinary Services (SR)
Watch and Jewelry Shops
Weight Reducing Centers

Retail Trade and Food Services

Antique Stores
Appliance Stores
Art Dealers
Arts and Crafts Supply Stores
Auction Houses
Automobile Parts and Accessory Stores
Bakeries, Retail
Bicycle Sales and Repair
Book, Periodical; and Music Stores
Candle Shops
Candy Stores (Confectionery, Nuts, Etc.)
Caterers, No On-Site Consumption
Clothing, Shoe, and Accessories Shops
Coin, Stamp, or Similar Collectibles Shops
Computer and Software Stores
Convenience Stores (without Gasoline Pumps)
Cosmetics, Beauty Supplies, and Perfume Stores
Department, Variety or General Merchandise Stores
Direct Selling Establishments
Drugstores, Pharmacies, with Drive-Thru
Drugstores, Pharmacies, without Drive-Thru
Electronic Shopping and Mail Order Houses

Fabric and Piece Goods Stores
Floor Covering Stores
Florists
Food Service Contractors
Formal Wear and Costume Rental
Fruit and Vegetable Markets
Furniture and Home Furnishings
Garden Centers, Farm Supplies, or Retail Nurseries
Gift, Novelty, Souvenir, or Card Shops
Grocery/Food Stores
Hardware Stores
Health and Personal Care Stores
Hobby, Toy, and Game Stores
Home Centers
Home Furnishing Stores
Jewelry, Luggage, and Leather Goods (may include Repair)
Meat Markets
Miscellaneous Retail Sales, Where all Sales and Services are Conducted within an
 Enclosed Building
Musical Instruments (may include Instrument Repair)
News Dealers and Newsstands
Office Supplies and Stationery Stores
Optical Goods Stores
Outdoor Power Equipment Stores
Paint, Wallpaper, and Window Treatment Sales
Pet and Pet Supplies Stores
Record, Video Tape, and Disc Stores
Restaurants and Cafeterias
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 Electric Sales
Tire Sales
Tobacco Stores
Used Merchandise Stores
Video Tape and Disc Rental

Wholesale Trade

Apparel, Piece Goods, and Notions
Books, Periodicals, and Newspapers
Drugs and Druggists' Sundries (SR)
Durable Goods (SR)
Electrical Goods (SR)
Flowers, Nursery Stock, and Florist Supplies

Furniture and Home Furnishings (SR)
Groceries and Related Products
Hardware
Jewelry, Watches, Precious Stones
Lumber and Other Construction Materials (SR)
Motor Vehicles, New Parts and Supplies (SR)
Motor Vehicles, Tires and Tubes (SR)
Nondurable Goods
Paints and Varnishes (SR)
Paper and Paper Products
Plumbing and Heating Equipment and Supplies (SR)
Professional and Commercial Equipment and Supplies
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and
Ammunition)
Sporting Firearms and Ammunition (SR)
Tobacco and Tobacco Products (SR)
Toys and Hobby Goods and Supplies

Transportation, Information, Warehousing, Waste Management, and Utilities

Courier Services, Substations
Limousine Services
Radio and Television Broadcasting Facilities (Except Towers)
Scenic and Sightseeing Transportation
Utility company Offices
Utility Service Facilities (No Outside Storage)
Warehouses, Self-Storage

Manufacturing, Mining, and Industrial Uses

Bakeries, Manufacturing
Computer, Appliance, and Electronic Products
Medical Equipment and Supplies
Printing and Publishing
Signs

Those categories of retail uses which are specifically excluded are:

1. Sexually oriented businesses of any type.
2. Automobile service stations or gasoline stations and facilities which provide automobile, gasoline or diesel engine or small engine repairs or service either as a principal or ancillary business to include the sale and/or installation of new or used parts or equipment.
3. Businesses which sell new or used motorized vehicles of any type.
4. Convenience stores which also sell gasoline.
5. Video arcades or other facilities providing coin or token operated amusement machines.

6. Hotels or motels.
7. Lumber or building supply sales.
8. Any business utilizing outdoor display of merchandise.
9. Dormitories.
10. Group Homes (10 or More).
11. Rooming and Boarding Houses.
12. Special Congregate Facilities.
13. Amusement or Water Parks, Fairgrounds.
14. Country Clubs with Golf Courses.
15. Go-Cart, Motorcycle and Similar Small Vehicle Tracks.
16. Golf Courses.
17. Golf Driving Ranges (Freestanding).
18. Marinas and Boat Ramps.
19. Public or Private Parks.
20. Public Recreating Facilities.
21. Swim and Tennis Clubs.
22. Bus Shelters/Bus Benches.
23. Cemeteries, Mausoleums.
24. Fire Stations.
25. Schools, Technical and Trade (Except Truck Driving).
26. Schools, Truck Driving.
27. Zoos and Botanical Gardens.
28. Rental Centers, without Outside Storage.
29. Theaters, Motion Picture, Drive-Ins.
30. Truck (Medium and Heavy) Washes.
31. Bars and Other Drinking Places.
32. Food Stores, Specialty.
33. Manufactured Home Sales.

34. Truck Stops.
35. Warehouse Clubs and Superstores.
36. Machinery, Equipment and Supplies.
37. Market Showrooms (Furniture, Apparel, Etc.).
38. Antennas.
39. Bus Facilities, Interurban.
40. Bus Facilities, Urban.
41. Charter Bus Industry.
42. Radio, Television, and Other Similar Transmitting Towers.
43. 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).
44. Buildings, High Rise, 4 or 5 Stories.
45. Building, High Rise, 6 or More Stories.
46. Fraternity and Sorority Houses.
47. Athletic Fields.
48. Shooting Ranges, Indoor.
49. Ambulance Services, Emergency.
50. Ambulance Services, Transport.
51. Auditoriums, Coliseums, Stadiums.
52. Colleges and Universities.
53. Automobile Parking (Commercial).
54. Tattoo Facilities.
55. Flea Markets, Indoor.
56. Flea Markets, Outdoor.
57. Liquor Stores.
58. Pawnshops.
59. Beer/Wine/Distilled Alcoholic Beverages.
60. Taxi Service Terminals.

61. Utility Lines and Related Appurtenances.

62. Utility Substations.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 15-50 MA
APPLICANT: Hugo Gonzalez

LOCATION: 10958 & 10962 Two Notch Road

TAX MAP NUMBER: R29000-02-09 & 10
ACREAGE: 1.82 acres & 1.77 acres (3.59 total acres)
EXISTING ZONING: OI
PROPOSED ZONING: LI

PC SIGN POSTING: January 11, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The subject parcel was rezoned from RU to Office and Institutional (OI) District under ordinance number 014-00HR (case number 00-04MA).

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

Zoning History for the General Area

The General Commercial (GC) District parcels west of the subject parcels were approved under Ordinance No. 046-13HR (case number 13-33MA).

The General Commercial (GC) District parcels north east of the subject parcels were approved under Ordinance No. 013-00HR (case number 00-03MA).

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
<u>North:</u>	RU	Private Club
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The parcels have frontage along Two Notch Road. The subject properties are undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Two Notch Road. The surrounding area is characterized by scattered nonconforming commercial uses, residences and undeveloped parcels. The parcels south and east of the subject properties are undeveloped. North of the subject properties is a private club (Gossip of NE).

Public Services

The subject parcel is within the boundaries of School District Two. Bookman Road Elementary School is located 1.7 miles northwest of the subject parcel on Bookman Road. The Northeast fire station (number 4) is located 2.5 miles south of the subject parcel on Spears Creek Church Road. There is a fire hydrant located in the intersection of Two Notch Road and Blaney Road, just into Kershaw County. Water would be provided by well and sewer would be provided by septic.

Plans & Policies

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

Comprehensive Plan

Land Use and Character

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 # 119) located west of the subject parcel on Two Notch Road identifies 13,300 Average Daily Trips (ADT's). Two Notch Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "E".

Two Notch Road is identified as number one on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Two Notch Road is identified for widening from 2 to 5 lanes from Steven Campbell Road to Spears Creek Church Road.

Conclusion

Staff is of the opinion that the request is not in compliance with the intentions of the Comprehensive Plan.

The Richland County Comprehensive Plan recommends supporting neighborhood commercial scale development for areas designated as Neighborhood Medium Density. The Plan also discourages "...fragmented "leapfrog" development patterns along corridors."

From staff's view, the request does not provide for neighborhood scale development, as the LI district promotes wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. In addition, the request would introduce a zoning designation which is not compatible with the zoning along this section of Two Notch Road or the surrounding area.

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

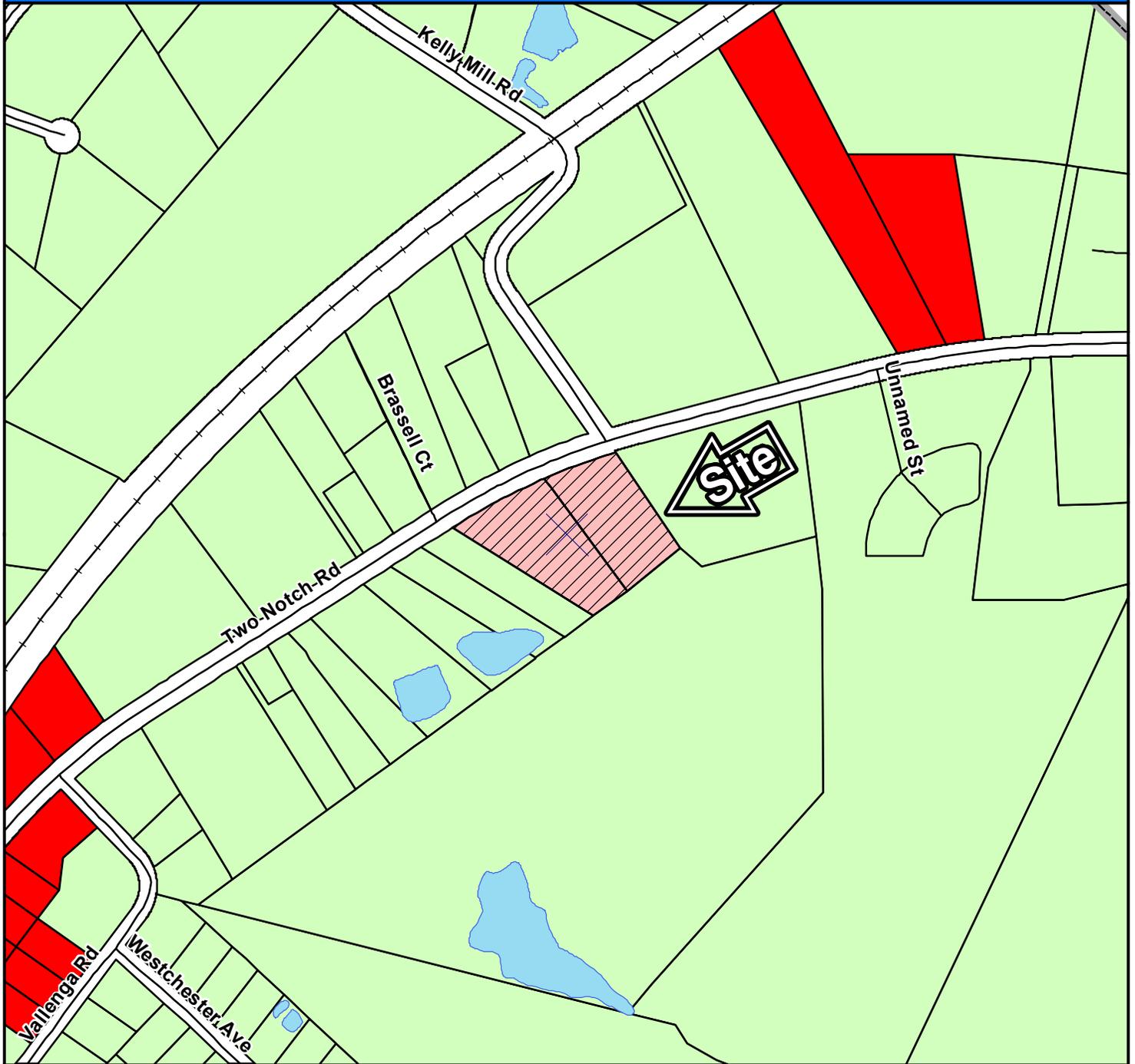
Zoning Public Hearing Date

February 23, 2016.

Planning Commission Action

At their meeting of **February 1, 2016** the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **deny the proposed Amendment** for **RC Project # 15-50 MA**.

Case 15-50 MA OI to LI



ZONING CLASSIFICATIONS

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



Case 15-50 MA
OI to LI
TMS 29000-02-09 & 10

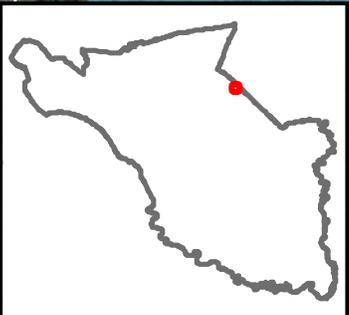
Kelly M. Rd
Li @ Id

Blasell Ct
Two Notch Rd

119
Unnamed St

Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 15-50 MA

From OI to LI

TMS# R29000-02-09 & 10

10958 & 10962 Two Notch Rd



USE TYPES	LI
Crop Production Support Services	P
Forestry Support Services	P
<u>Accessory Uses and Structures</u>	
Amusement or Water Parks, Fairgrounds	SR
Battling Cages	SR
Country Clubs with Golf Courses	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Shooting Ranges, Indoor	P
<u>Institutional, Educational and Civic Uses</u>	
Animal Shelters	SR
Correctional Institutions	SE
Postal Service Processing & Distribution	P
Schools, Truck Driving	P
<u>Business, Professional and Personal Services</u>	
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Building Maintenance Services, Not Otherwise Listed	P

Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Exterminating and Pest Control Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Linen and Uniform Supply	P
Motion Picture Production/Sound Recording	P
Publishing Industries	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR

Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
<u>Retail Trade and Food Services</u>	
Auction Houses	P
Automotive Parts and Accessories Stores	P

Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Direct Selling Establishments, Not Otherwise Listed	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Fruit and Vegetable Markets	P
Restaurants, Limited Service (Drive-Thru)	P
Service Stations, Gasoline	P
Truck Stops	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P

Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Petroleum and Petroleum Products	
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P

Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Airports or Air Transportation Facilities and Support Facilities	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Central Facility	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P

<u>Manufacturing, Mining, and Industrial Uses</u>	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE

Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-16HR

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 PROPERTIES DESCRIBED AS TMS # 29000-02-09 & 10 FROM OI (OFFICE AND INSTITUTIONAL DISTRICT) TO LI (LIGHT INDUSTRIAL 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:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 29000-02-09 & 10 from OI (Office and Institutional District) zoning to LI (Light Industrial District) zoning.

Section II. Severability. 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.

Section III. Conflicting Ordinances Repealed. 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 effective from and after _____, 2016.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: February 23, 2016 (tentative)
First Reading: February 23, 2016 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 16-01 MA
APPLICANT: John D Monroe

LOCATION: 10740 Two Notch Rd

TAX MAP NUMBER: R25800-03-03
ACREAGE: 4.55 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: January 11, 2016

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 Planned Development District (PDD) to the south and east was rezoned under Ordinance Number 065-99HR (case number 99-050MA) and further amended under Ordinance Number 033-14HR (case number 14-09MA).

The Office and Institutional District (OI) parcels east of the subject parcels were rezoned under Ordinance Number 018-07HR (case number 07-01MA).

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: 73 dwelling units.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure, or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residences
<u>South:</u>	PDD	Residential (under construction)
<u>East:</u>	OI/RU	Office/Undeveloped
<u>West:</u>	RU/PDD	Automobile Sales/Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel is split along Two Notch Road. There are no sidewalks or street lights along this section of Two Notch Road.

The parcel is wooded and undeveloped. The immediate area is comprised primarily of residentially developed parcels and large undeveloped parcels.

Public Services

The subject parcel is within the boundaries of School District 2. The Catawba Trail Elementary School is located 1600 feet southeast of the subject parcel on Old National Highway.

The Northeast fire station (number 4) is located 1.3 miles south of the subject parcel on Spears Creek Church Road. There are no fire hydrants located along this section of Two Notch Road. The City of Columbia is the water service provider for the area. The parcel is within Palmettos Utilities sewer service area.

Plans & Policies

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

Comprehensive Plan

Land Use and Character

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 # 120) located west of the subject parcel on Two Notch Road identifies 17,700 Average Daily Trips (ADT's). This segment of Two Notch Road is classified as five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "B".

Two Notch Road is identified as number one on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Two Notch Road is identified for widening from 2 to 5 lanes from Steven Campbell Road to Spears Creek Church Road.

Conclusion

Staff is of the opinion that the request is not in compliance with the intentions of the Comprehensive Plan.

The subject parcels are not located at a traffic junction along an arterial road, are not within a contextually-appropriate distance from the intersection of a primary arterial, nor does the proposed zoning district support neighborhood scale development. The Plan also discourages "...strip commercial development or fragmented "leapfrog" development patterns along corridors."

Approval of the rezoning request would not be in character with the existing, surrounding development pattern in the area and the potential uses may not be compatible with the intent of the Comprehensive Plan.

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

Zoning Public Hearing Date

February 23, 2016.

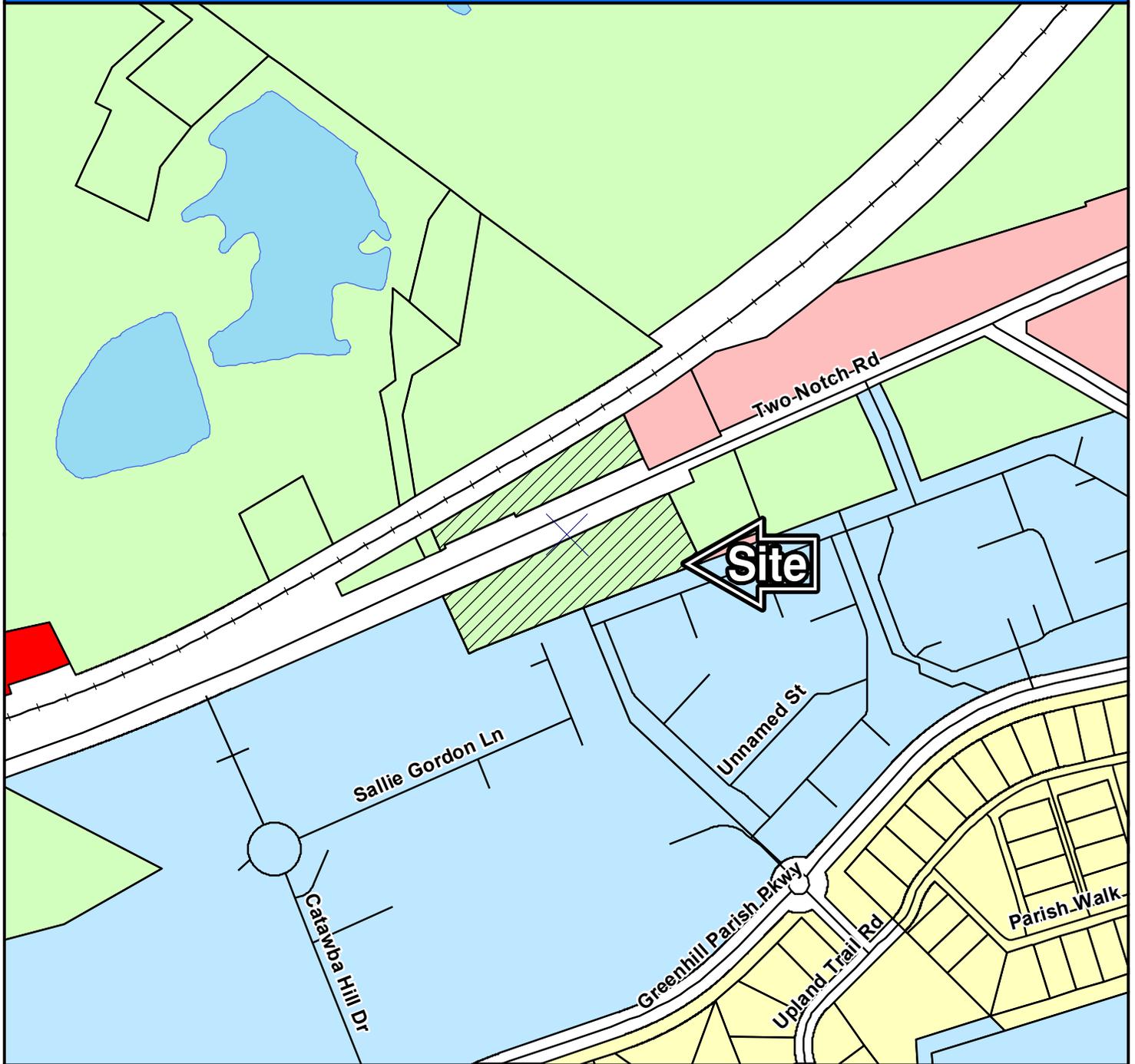
Planning Commission Action

At their meeting of **February 1, 2016** the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reasons:

- The parcel is bordered by rural and next to commercial property.
- The traffic volume along this section exceeds 18,000 trips per day.
- The Comprehensive Plan is only a county wide guide and we will need to go against it sometimes.

The PC recommends the County Council **approve the proposed Amendment for RC Project # 16-01 MA.**

Case 16-01 MA RU to GC



ZONING CLASSIFICATIONS

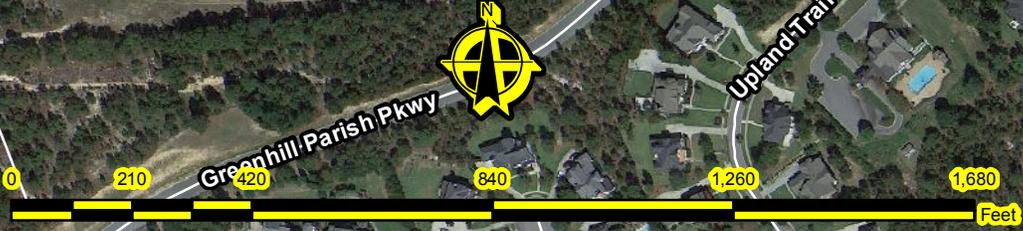
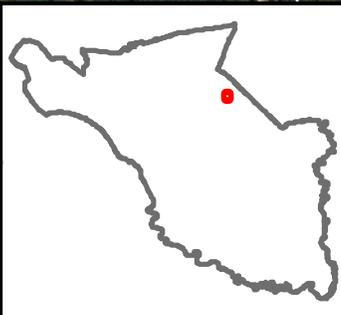
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 16-01 MA
RU to GC
TMS 25800-03-03

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 16-01 MA

From RU to GC

TMS# R25800-03-03

10740 Two Notch Rd



USE TYPES	GC
<u>Residential Uses</u>	
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR

Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Places of Worship	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P

Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Body Piercing Facilities	SR

Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P

Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P

Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used	P

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

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

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

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

Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Bus Facilities, Interurban	P

Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
<u>Manufacturing, Mining, and Industrial Uses</u>	
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
<u>Other Uses</u>	
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-16HR

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 # 25800-03-03 FROM RU (RURAL DISTRICT) TO GC (GENERAL COMMERCIAL 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:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 25800-03-03 from RU (Rural District) zoning to GC (General Commercial District) zoning.

Section II. Severability. 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.

Section III. Conflicting Ordinances Repealed. 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 effective from and after _____, 2016.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: February 23, 2016 (tentative)
First Reading: February 23, 2016 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 16-02 MA
APPLICANT: Charlotte Huggins

LOCATION: 10512 Garners Ferry Rd

TAX MAP NUMBER: R30600-02-16
ACREAGE: 1.86 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: January 13, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** “An extension of the same existing zoning district boundary. (Ord. 038-09HR; 7-21-09)” the subject parcel is eligible for rezoning.

Background

Zoning History

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

A GC parcel south of the site was rezoned under Ordinance Number 051-14HR (case number 14-16MA).

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: 30 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	GC	Convenience store with pumps
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Single family residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Garners Ferry Road. There are no sidewalks or street lights along this section of Garners Ferry Road.

The parcel contains two nonresidential structures. The immediate area is characterized by large lot residential uses along the northern and southern portions of Garners Ferry Road and a convenience store with pumps (Mr. Bunky’s Market) south of the subject parcel.

Public Services

The subject parcel is within the boundaries of School District 1. The Horrell Hill Elementary School is located 3.3 miles west of the subject parcel on Congaree Road.

The Congaree Run fire station (number 29) is located eight hundred (800) feet south of the subject parcel on Old Congaree Run. There is a fire hydrant located at the intersection of R.L. Coward Road and Garners Ferry Road. The City of Columbia is the water service provider for the area.

Plans & Policies

The 2014 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.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 172) located west of the subject parcel on Garners Ferry Road identifies 22,600 Average Daily Trips (ADT's). This segment of Garners Ferry Road is classified as four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The Richland County Comprehensive Plan recommends residential development on large lots, open space subdivisions and smaller agricultural operations for areas designated as Rural. The Plan also supports that commercial development should be located at rural crossroads in Rural Activity Centers.

Further, approval of the rezoning request would be not in character with the rural pattern of Garners Ferry Road.

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

Zoning Public Hearing Date

February 23, 2016.

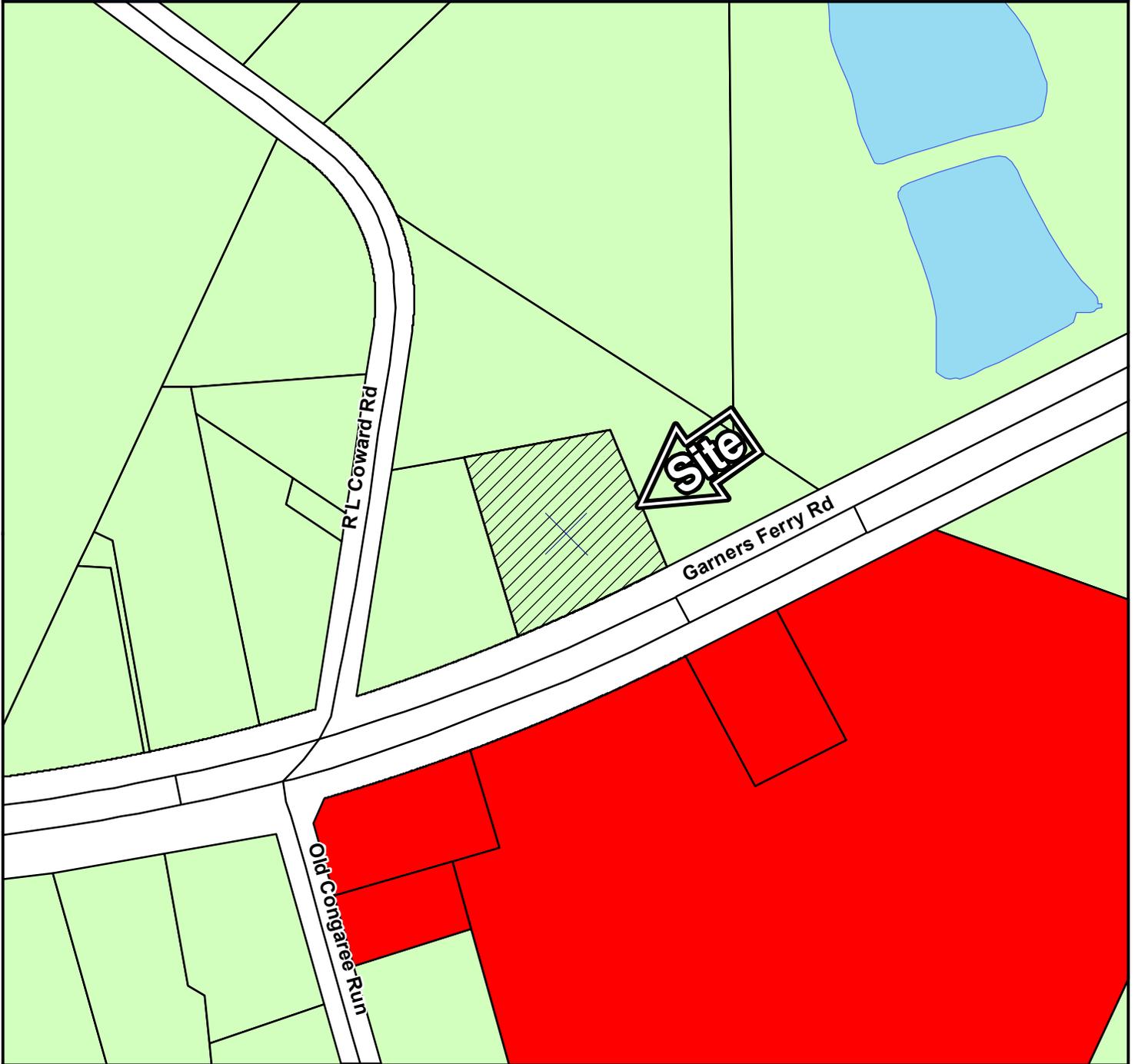
Planning Commission Action

At their meeting of **February 1, 2016** the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- This area of the County has pockets of commercial zoning.
- There is nothing in the code that says commercial can't be in the rural area.
- The other side of the street is all general commercial.
- The parcel is close to an intersection.
- There are good turning lanes.

The PC recommends the County Council **approve the proposed Amendment for RC Project # 16-02 MA.**

Case 16-02 MA RU to GC



ZONING CLASSIFICATIONS

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



Case 16-02 MA
RU to GC
TMS 30600-02-16

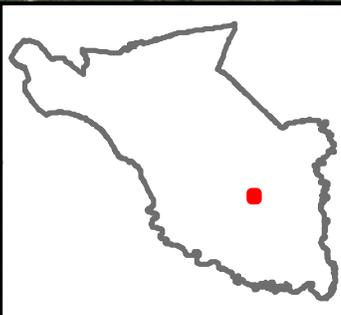
R/L Coward Rd

Garners Ferry Rd

Old Congaree Run



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 16-02 MA

From RU to GC

TMS# R30600-02-16

10512 Garners Ferry Rd



USE TYPES	GC
<u>Residential Uses</u>	
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR

Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Places of Worship	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P

Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Body Piercing Facilities	SR

Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P

Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P

Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used	P

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

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

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

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

Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Bus Facilities, Interurban	P

Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
<u>Manufacturing, Mining, and Industrial Uses</u>	
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
<u>Other Uses</u>	
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-16HR

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 # 30600-02-16 FROM RU (RURAL DISTRICT) TO GC (GENERAL COMMERCIAL 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:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 30600-02-16 from RU (Rural District) zoning to GC (General Commercial District) zoning.

Section II. Severability. 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.

Section III. Conflicting Ordinances Repealed. 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 effective from and after _____, 2016.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: February 23, 2016 (tentative)
First Reading: February 23, 2016 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 16-03 MA
APPLICANT: DR Horton-Crown LLC

LOCATION: 1635 Hollingshed Rd

TAX MAP NUMBER: R05200-01-13 & 18
ACREAGE: 1.74 acres & 23.6 (25.34 acres Total)
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: January 12, 2016

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 Residential Single-family Medium Density District (RS-MD) subdivision (Heatherstone) to the west and the Residential Single-family High Density District (RS-HD) subdivision (Concord Place) to the north were rezoned under Ordinance Number 2197-92HR (Case Number 91-051MA) from RU to M-1, RS-2 and RS-3.

The Residential Single-family Medium Density District (RS-MD) subdivision (Kingston Plantation) to the east was rezoned under Ordinance Number 022-94HR (Case Number 94-051MA) from RU to RS-2.

Zoning District Summary

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 130 dwelling units.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	PDD/RS-HD	Place of worship/Residences
<u>South:</u>	RS-HD	Residences
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Place of worship

Discussion

Parcel/Area Characteristics

The smaller subject parcel has frontage along Hollingshed Road. There are sidewalks along this section of Hollingshed Road. There are no street lights along this section of Hollingshed Road. The parcels are undeveloped and wooded. The immediate area is characterized by residential and institutional uses along this portion of Hollingshed Road.

Public Services

The subject parcel is within the boundaries of School District 5. The River Springs Elementary School is located 1.34 miles north of the subject parcel on Connie Wright Road.

The Harbison fire station (number 16) is located 2.2 miles south of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located east of the site at the intersection of Hollingshed Road and Fox Chapel Road. The City of Columbia is the water service provider for the area. The parcels are within the Richland County sewer service area.

Plans & Policies

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

Comprehensive Plan

Land Use and Character

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 # 457) located south of the subject parcel on Kennerly Road identifies 15,600 Average Daily Trips (ADT's). This segment of Kennerly Road is classified as two lane undivided Collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly Road is currently operating at Level of Service (LOS) "F".

There are no planned or programmed improvements for this section of Hollingshed 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. The proposed residential district is in character with the land use character and desired development pattern recommended in the 2014 Comprehensive Plan.

Further, approval of the rezoning request would be in character with the existing residential development patterns and zoning districts along this section of Hollingshed Road.

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

Zoning Public Hearing Date

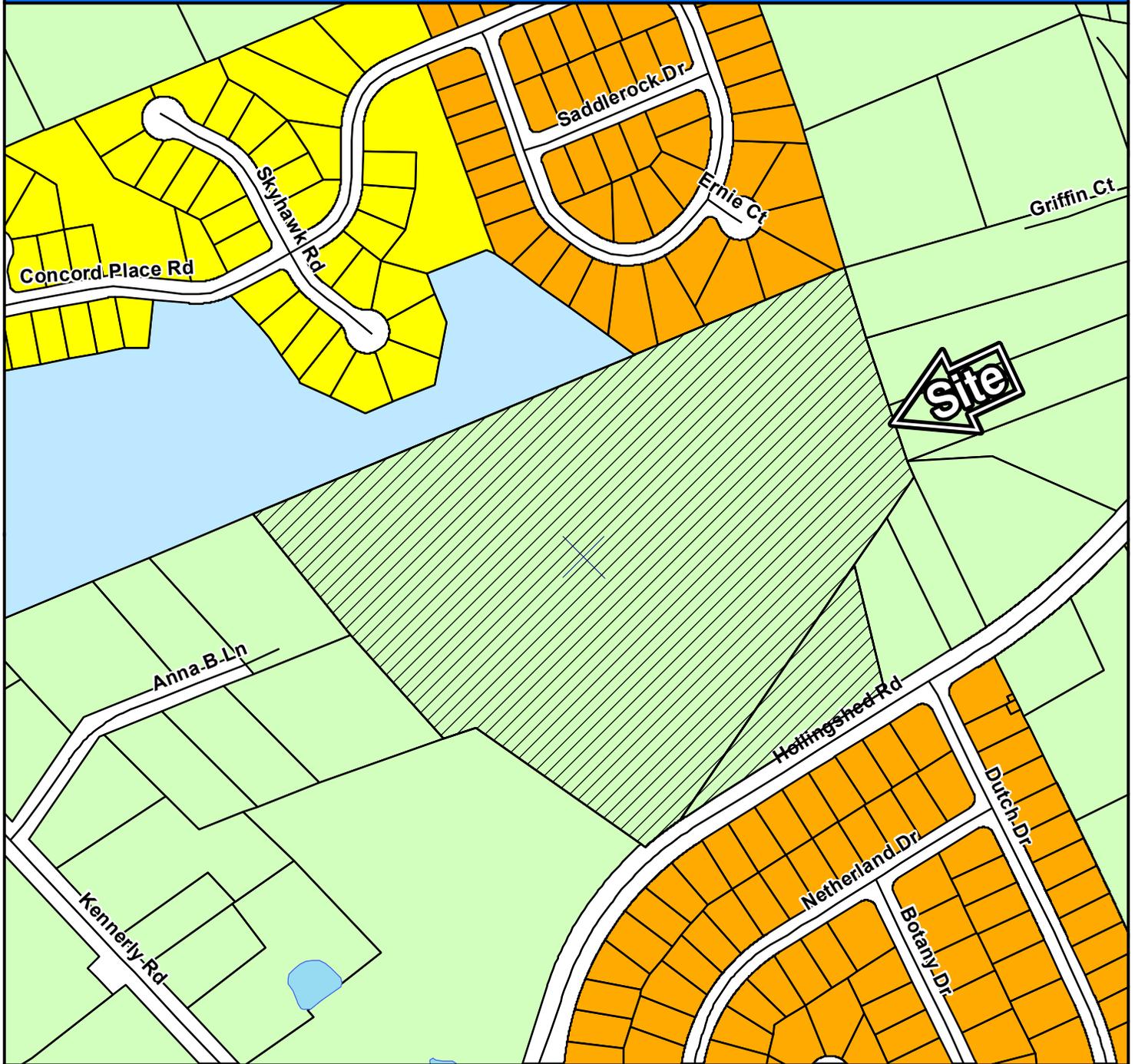
February 23, 2016.

Planning Commission Action

At their meeting of **February 1, 2016** the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 16-03 MA**.

Case 16-03 MA

RU to RS-MD

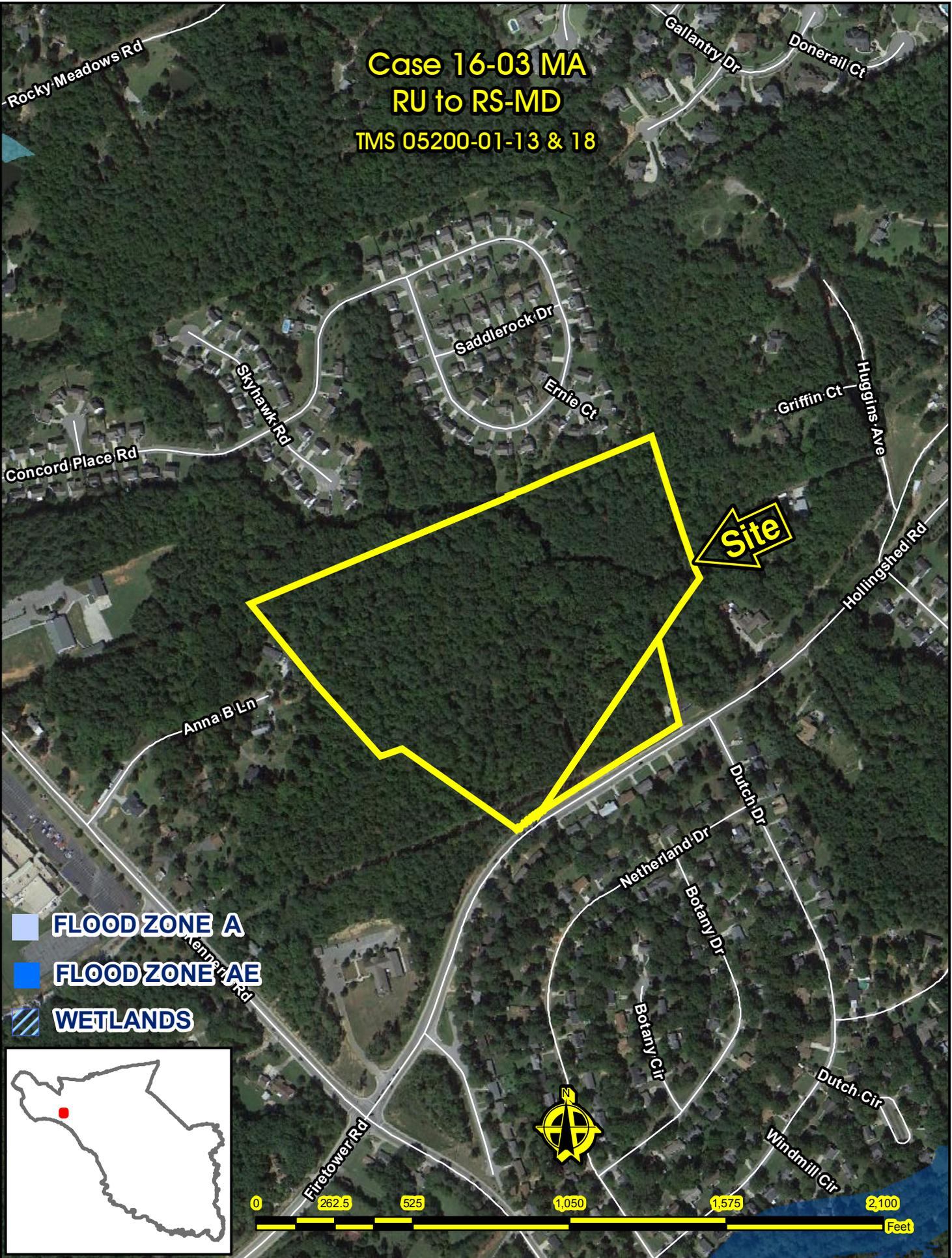


ZONING CLASSIFICATIONS

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



**Case 16-03 MA
RU to RS-MD
TMS 05200-01-13 & 18**



CASE 16-03 MA

From RU to RS-MD

TMS# R05200-01-13 & R05200-01-18

1635 Hollingshed Rd



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

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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-16HR

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 PROPERTIES DESCRIBED AS TMS # 05200-01-13 & 18 FROM RU (RURAL DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM 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:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 05200-01-13 & 18 from RU (Rural District) zoning to RS-MD (Residential, Single-Family – Medium Density District) zoning.

Section II. Severability. 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.

Section III. Conflicting Ordinances Repealed. 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 effective from and after _____, 2016.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: February 23, 2016 (tentative)
First Reading: February 23, 2016 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 16-04 MA
APPLICANT: Chuck Munn

LOCATION: Rimer Pond Road

TAX MAP NUMBER: R20500-04-01
ACREAGE: 41.44 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: January 11, 2016

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 adjacent parcel east of the site was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 080-08HR (case number 08-28MA).

The adjacent parcel west of the site was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 081-08HR (case number 08-29MA).

The parcels southwest of the site along Longtown Road West were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 062-11HR (case number 11-14MA).

A parcel at the intersection of Rimer Pond Road and Longtown Road was part of a previous zoning request from Residential Single-family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 015-09MA). The case was withdrawn by the applicant.

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.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 150 dwelling units.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Residences/Subdivision
<u>South:</u>	RS-LD	Undeveloped
<u>East:</u>	RU/RS-MD	Place of worship/Undeveloped
<u>West:</u>	RS-MD	Blythewood Middle School

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road. The site is undeveloped and wooded. There are no sidewalks or streetlights along Rimer Pond Road. The surrounding area is primarily characterized by an institutional use, residential uses and undeveloped parcels. North of the site are residences and a subdivision. The parcels to the east contain a place of worship and an undeveloped. The parcel to the west is part of an approved residential subdivision.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately 3.26 miles northwest of the subject parcel in the Town of Blythewood. Records indicate that the parcel is in the City of Columbia’s water service area and located in Palmetto Utilities sewer service area.

Plans & Policies

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

Land Use and Character

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 option. Non-residential 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 # 705) located east of the subject parcel on Rimer Pond Road identifies 3,500 Average Daily Trips (ADT's). Rimer Pond Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Rimer Pond Road is currently operating at Level of Service (LOS) "A".

The 2014 SCDOT traffic count (Station # 713) located south of the subject parcel on Longtown Road East identifies 3,000 Average Daily Trips (ADT's). Longtown Road East is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Longtown Road East is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Rimer Pond Road or Longtown Road East, 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. The proposed residential district is in character with the land use character and desired development pattern recommended in the 2014 Comprehensive Plan.

Further, approval of the rezoning request would be in character with the existing residential development patterns and zoning districts along this section of Rimer Pond Road.

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

Zoning Public Hearing Date

February 23, 2016.

Planning Commission Action

At their meeting of **February 1, 2016** the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 16-04 MA**.

Case 16-04 MA RU to RS-LD



ZONING CLASSIFICATIONS

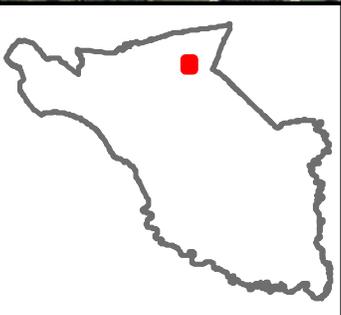
 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	



Case 16-04MA
RU to RS-LD
TMS 20500-04-01



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 16-04 MA

From RU to RS-LD

TMS# R20500-04-01

Rimer pond Rd



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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-16HR

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 # 20500-04-01 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:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 20500-04-01 from RU (Rural District) zoning to RS-LD (Residential, Single-Family – Low Density District) zoning.

Section II. Severability. 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.

Section III. Conflicting Ordinances Repealed. 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 effective from and after _____, 2016.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: February 23, 2016 (tentative)
First Reading: February 23, 2016 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 16-05 MA
APPLICANT: Keith Utheim

LOCATION: Bookman Rd

TAX MAP NUMBER: R26000-03-02
ACREAGE: 27.52 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: January 12, 2016

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 141 dwelling units.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU/RU	Residences
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU/RU	Residences

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Bookman Road. There are no sidewalks or street lights along this section of Bookman Road. The parcel is undeveloped and wooded. The immediate area is characterized by residential uses on large lots and undeveloped parcels. North and east of the subject parcel is undeveloped. South and west of the parcel are residential uses.

Public Services

The subject parcel is within the boundaries of School District 2. The Bookman Road Elementary School is located 1500 feet southwest of the subject parcel on Kelly Mill Road.

The Elders Pond fire station (number 34) is located 3.85 miles west of the subject parcel on Elders Pond Road. There are no fire hydrants along this section of Bookman Road. The City of Columbia is the water service provider for the area. The parcel is near the boundary of Palmetto Utilities sewer service area.

Plans & Policies

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

Comprehensive Plan

Land Use and Character

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 # 452) located north of the subject parcel on Bookman Road identifies 2,100 Average Daily Trips (ADT's). This segment of Bookman Road is classified as two lane undivided Collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Bookman Road is currently operating at Level of Service (LOS) "A".

The 2014 SCDOT traffic count (Station # 450) located south of the subject parcel on Bookman Road identifies 6,300 Average Daily Trips (ADT's). This segment of Bookman Road is classified as two lane undivided Collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Bookman Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

Staff recommends **approval**, principally, because the proposed rezoning would be consistent with the basic objectives outlined in the Comprehensive Plan for areas designated as Neighborhood Medium Density.

However, the request can also be viewed as being highly inconsistent with the character of the existing rural, large lot residential development pattern and zoning districts along this section of Bookman Road. As a result, the request would introduce a zoning designation and development which is not consistent or compatible with the rural character of the area.

Further, it may be appropriate to amend the Future Land Use Map to reflect this.

Zoning Public Hearing Date

February 23, 2016.

Planning Commission Action

At their meeting of **February 1, 2016** the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- The adjacent property is inconsistent with the uses regardless of the Comprehensive Plan.

The PC recommends the County Council **disapprove the proposed Amendment for RC Project # 16-05 MA.**

Case 16-05 MA

RU to RS-MD

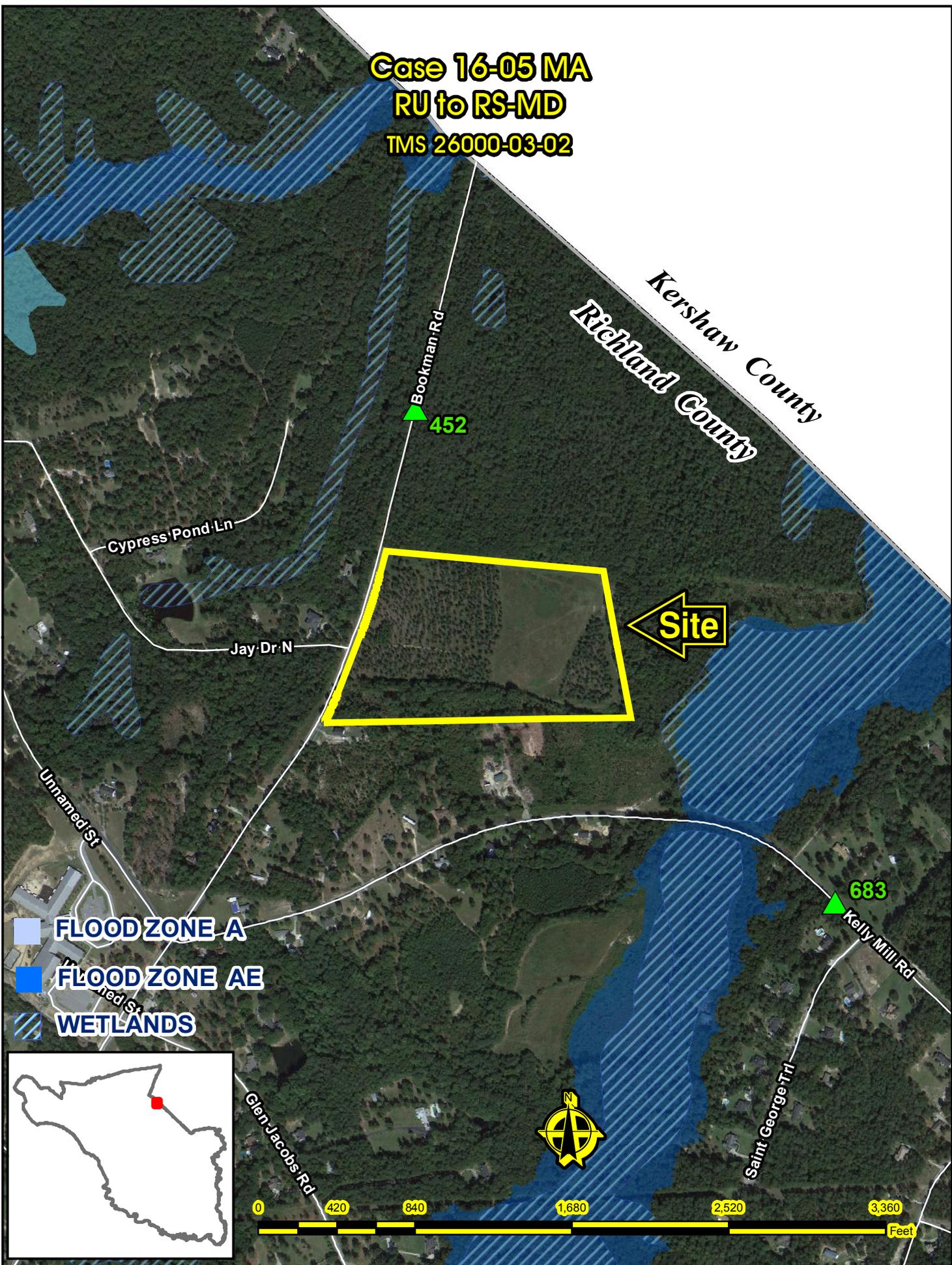


ZONING CLASSIFICATIONS

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



Case 16-05 MA
RU to RS-MD
TMS 26000-03-02

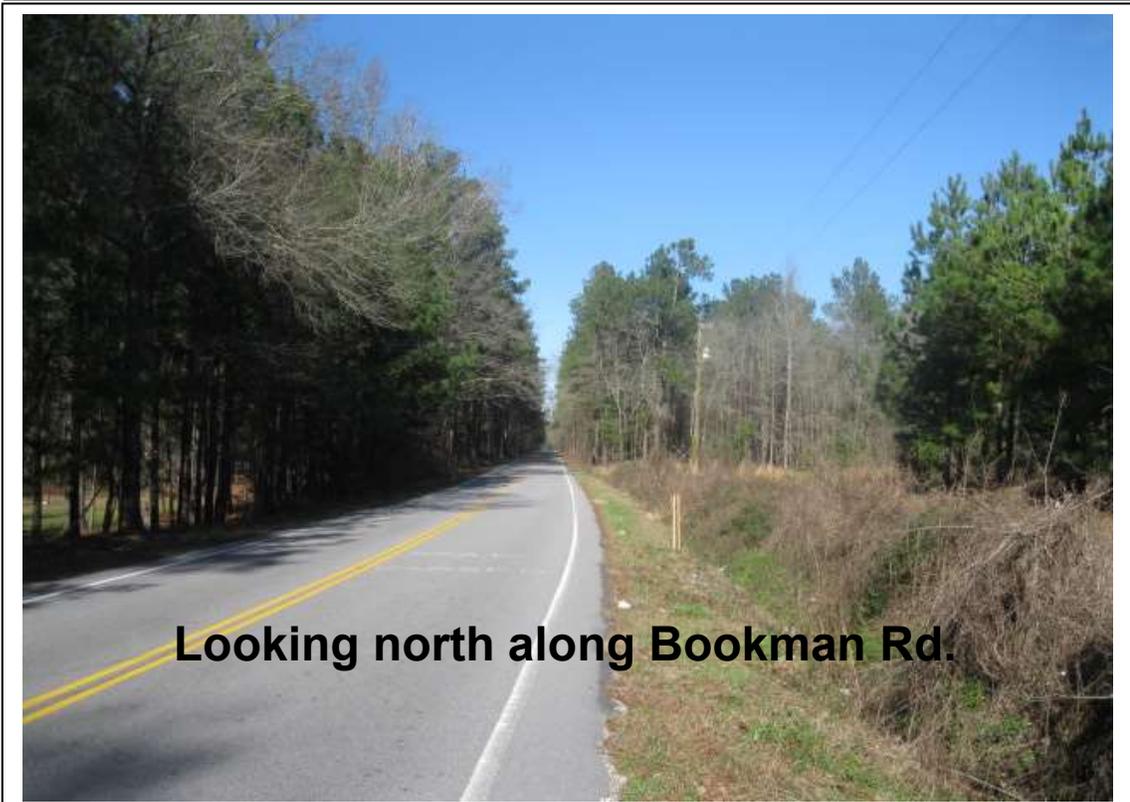


CASE 16-05 MA

From RU to RS-MD

TMS# R26000-03-02

Bookman Rd



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

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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-16HR

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 # 26000-03-02 FROM RU (RURAL DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM 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:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 26000-03-02 from RU (Rural District) zoning to RS-MD (Residential, Single-Family – Medium Density District) zoning.

Section II. Severability. 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.

Section III. Conflicting Ordinances Repealed. 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 effective from and after _____, 2016.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: February 23, 2016 (tentative)
First Reading: February 23, 2016 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-16HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-172, DENSITY AND DIMENSIONAL STANDARDS; SUBSECTION (B), REQUIRED SETBACKS; ALLOWABLE ENCROACHMENT INTO REQUIRED SETBACKS; PARAGRAPH (5), PROJECTIONS INTO REQUIRED YARDS; SUBPARAGRAPH C., SCREENING OR RETAINING WALLS AND FENCES; SO AS TO ALLOW FENCES AND WALLS NOT OVER SEVEN (7) FEET IN HEIGHT IN SIDE AND REAR YARDS.

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:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-172, Density and Dimensional Standards; Subsection (b), Required setbacks; allowable encroachment into required setbacks; Paragraph (5), Projections into required yards; Subparagraph c., Screening or retaining walls and fences; is hereby amended to read as follows:

- c. *Screening or retaining walls and fences.* Screening or retaining walls and fences may be permitted in a required yard upon the determination of the planning department that the fence or wall:
 - 1. Does not impede site vision clearance for driveways or roads.
 - 2. Does not include gates that swing outward into sidewalks or public rights-of-way.
 - 3. Front yard fences may not exceed four (4) feet in height.
 - 4. Fences and walls shall not exceed seven (7) feet in height when located in the required side and rear yards; provided, however, retaining walls are excluded from this limitation.

SECTION II. Severability. 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.

SECTION III. Conflicting Ordinances Repealed. 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 _____, 2016.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE ____ DAY
OF _____, 2016.

S. Monique McDaniels
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading: February 23, 2016 (tentative)
Public Hearing: February 23, 2016 (tentative)
Second Reading:
Third Reading:

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



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
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