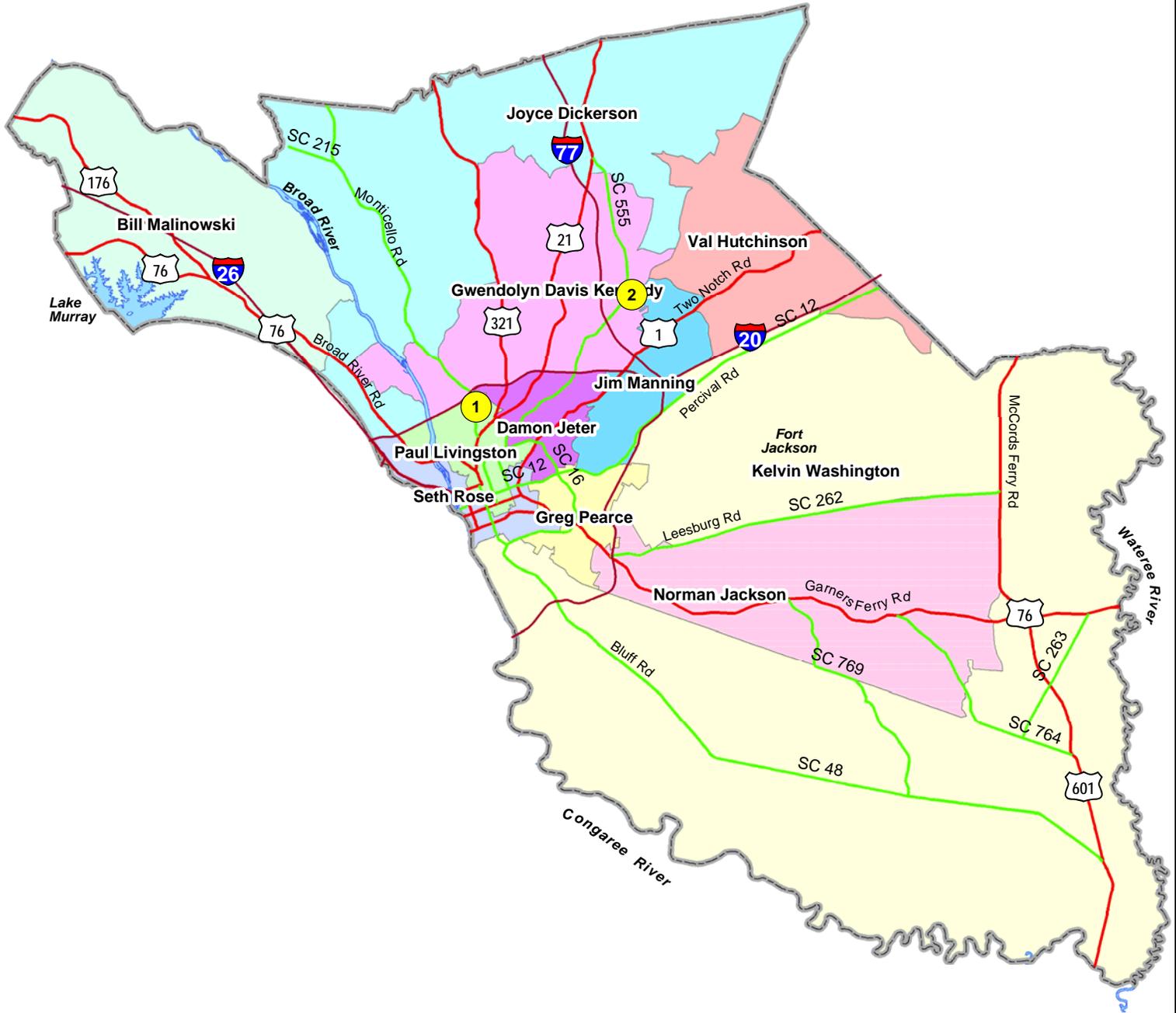


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



MARCH 22, 2011

*RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING
MARCH 22, 2011*



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 11-03 MA	Ram'on Wideman	09310-05-17/18/19/21/22	5326 Ridgeway Street	Livingston
2. 11-04 MA	Elias Dib	17216-10-22 (p)	Hard Scrabble Rd. & Summer Valley Dr.	Kennedy



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, March 22, 2011
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

Anna Almeida, AICP Planning Director
Amelia R. Linder, Esq. Attorney

CALL TO ORDERHonorable Paul Livingston
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENT

1. Case #11-03 MA
Ram'on Wideman
RM-MD to OI (1.38 acres)
5326 Ridgeway St.
TMS # 09310-05-17/18/19/21/22 [**FIRST READING**]
Planning Commission Approved 7-0
Page 1

2. Case #11-04 MA
Elias Dib
OI to NC (1.29 acres)
Hardscrabble Rd. & Summer Valley Dr.
TMS # 17216-10-22 (p) [**FIRST READING**]
Planning Commission Approved 7-0
Page 9

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 7, 2011
RC PROJECT: 11-03 MA
APPLICANT: Ram'on O Wideman
PROPERTY OWNER: Ridgewood Missionary Baptist Church

LOCATION: 5324 Ridgeway St

TAX MAP NUMBER: 09310-05-17, 18,19,21,22
ACREAGE: 1.38 acres
EXISTING ZONING: RM-MD
PROPOSED ZONING: OI

PC SIGN POSTING: February 18, 2011

Staff Recommendation

Approval

Background /Zoning History

The subject properties were zoned Residential Multifamily Medium Density District (RM-MD) on September 7, 1977.

A special exception for the construction of a community center and daycare facility in a Residential Multifamily Medium Density District (RM-MD) was approved for parcels R09310-07-03, 04, 05,12, and 13 under 03-46SE (February 5, 2003).

The parcels contain three hundred (300) feet of frontage along Ridgeway Street.

Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

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

- The gross density for this site is approximately: 22 dwelling units
- The net density for this site is approximately: 15 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RM-MD, RM-MD	Undeveloped, Undeveloped
<u>South:</u>	RM-MD	Residence
<u>East:</u>	RM-MD, RM-MD	Ridgewood park, Undeveloped parcel
<u>West:</u>	RM-MD, GC	Community Center and Sanctuary

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Urban** in the **Beltway Planning Area**.

Beltway Area

Objective: Commercial/Office activities should be located at traffic junctions (intersections of arterial roads), along arterial roads, or in areas where existing commercial and office uses are located.

Compliance: There is a Community Center and Church Sanctuary to the west of the subject parcel.

Traffic Impact

The 2009 SCDOT traffic count (Station # 247) located north of the subject parcel on Monticello Road identifies 10,500 Average Daily Trips (ADT’s). Monticello Road is classified as a four lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 29,200 ADT’s. Monticello Road is currently operating at Level of Service (LOS) “A”.

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

Conclusion

The proposed map amendment is compatible with the Comprehensive Plan. The five subject parcels are a combined 1.38 acres. The northern subject parcel is the location of the Historic Holloway House. North of the Holloway house parcel are two undeveloped Residential Multifamily Medium Density District (RM-MD) parcels. The parcel south of the subject parcels is a single family residence. West of the subject parcels is a community center and sanctuary that are part of Ridgewood Baptist Church. The sanctuary and a portion of the community center to the northwest is zoned General Commercial District (GC). A portion of the community center and parking lot to the west of the subject parcels is zoned Residential Multifamily Medium Density Districts (RM-MD). East of the subject parcels is two Residential Multifamily Medium Density District (RM-MD) zoned parcels. The parcels include Ridgewood Park and an undeveloped parcel.

The subject parcels are part of the Ridgewood Community Revitalization Master Plan completed in August 2004 by the Community Development Department. The Ridgewood Community Revitalization Master Plan analyzed the existing conditions and identified measures to help improve the community. These recommendations include seeking alternative funding sources, increasing home ownership, adding community signage, and installing additional street lighting. Planning and Community Development staff reviewed the master plan and the rezoning request is consistent with the Ridgewood Community Master Plan.

The subject parcels are within School District One’s boundaries. Eau Claire High School is located two thousand three hundred and forty seven feet (2,347) south of the subject parcels.

The Eau Claire fire station (number 13) is located one mile south of the subject parcel on North Main Street. Three fire hydrants are located along the west side of Ridgeway Street. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

The proposed Zoning Map Amendment is in compliance with the Comprehensive Plan. Planning Staff recommends **Approval** of this map amendment.

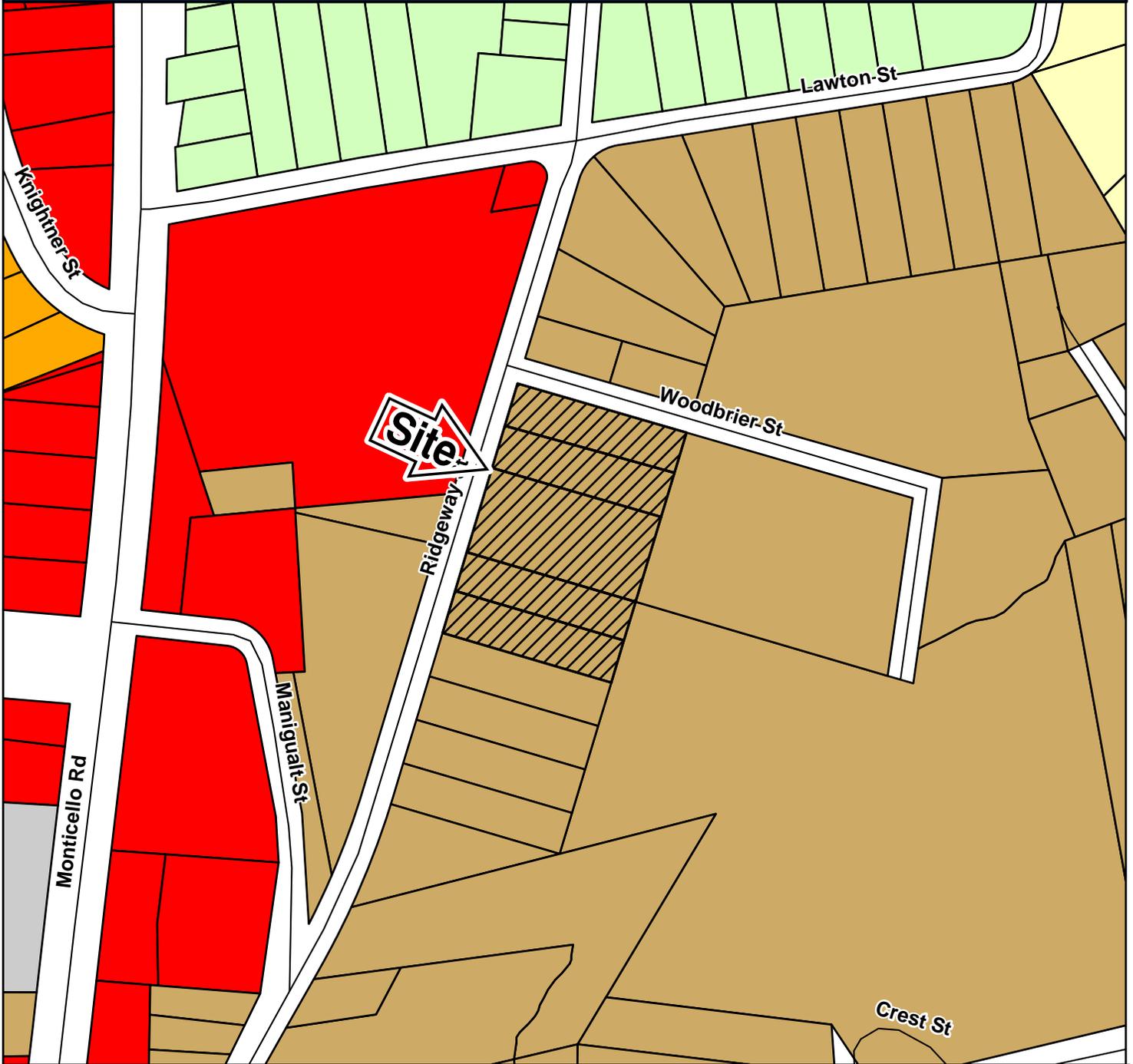
Zoning Public Hearing Date

March 22, 2011

Planning Commission Action

At their meeting of **March 7, 2011** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 11-03 MA** at the next available opportunity

Case 11-03 MA RM-MD to OI

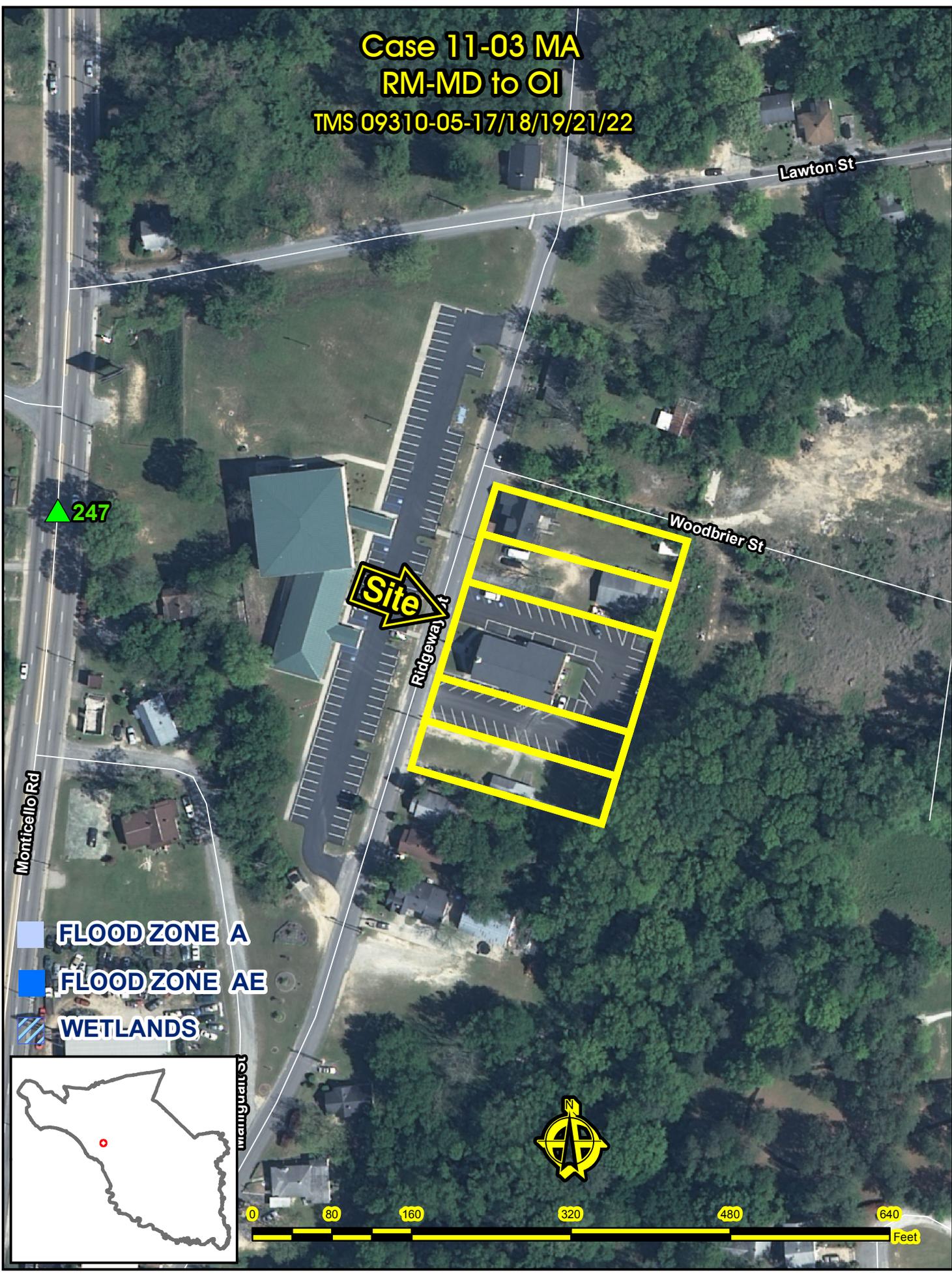


ZONING CLASSIFICATIONS

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



**Case 11-03 MA
RM-MD to OI
TMS 09310-05-17/18/19/21/22**



CASE 11-03 MA

From RM-MD to OI

TMS# 09310-05-17,18,19,21,22

Ridgeway Street



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-11HR

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 # 09310-05-17/18/19/21/22 FROM RM-MD (RESIDENTIAL, MULTI-FAMILY, MEDIUM DENSITY DISTRICT) TO OI (OFFICE AND INSTITUTIONAL 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 # 09310-05-17/18/19/21/22 from RM-MD (Residential, Multi-Family, Medium Density District) zoning to OI (Office and Institutional 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 _____, 2011.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2011.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: March 22, 2011 (tentative)
First Reading: March 22, 2011 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 7, 2011
RC PROJECT: 11-04 MA
APPLICANT: Elias Dib
PROPERTY OWNER: Elias Dib

LOCATION: Hardscrabble Road and Summer Valley Drive

TAX MAP NUMBER: 17216-10-22(P)
ACREAGE: 1.29 acres
EXISTING ZONING: OI
PROPOSED ZONING: NC

PC SIGN POSTING: February 18, 2011

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Office and Institutional District (OI) reflects the zoning as adopted March 21, 2000. Prior to the March 21, 2000 rezoning, the property was zoned Residential Single-family Medium Density District (RS-MD) and Light Industrial District (M-1).

In 2000, a map amendment request (99-59MA) was submitted to the Planning Commission. On March 21, 2000 County Council approved the rezoning request from Residential Single-family Medium Density District (RS-MD) and Light Industrial District (M-1) to Office and Institutional District (OI) under Ordinance Number 010-00HR.

The parcel contains two hundred and fifty (250) feet of frontage along Hardscrabble Road and three hundred and twelve (312) feet of frontage along Summer Valley Drive.

Summary

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

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

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density: no more than eight (8) units per acre.

- The gross density for this site is approximately: 10 dwelling units
- The net density for this site is approximately: 7 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	M-1, GC	Undeveloped, Automotive garage
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RS-MD	Residential

Plans & Policies

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates this area as **Suburban** in the **Northeast Planning Area**.

Northeast Area

Objective: Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.

Compliance: The subject parcel is contiguous to commercial uses to the north. The parcel is at the front of a residential development and does not encroach upon the single family residents.

Traffic Impact

The 2009 SCDOT traffic count (Station # 438) located south of the subject parcel on Hardscrabble Road identifies 19,900 Average Daily Trips (ADT's). Hardscrabble Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Hardscrabble Road is currently operating at Level of Service (LOS) “F”.

This section of Hardscrabble Road beginning at the intersection of Farrow Road and ending at the intersection of Clemson Road has been identified for road widening from two lanes to five lanes. The project is programmed 5th in the Long Range Transportation Plan. The programmed improvements include road widening and right of way acquisition. The preliminary engineering and design phase for the project is currently underway. Funding for the right of way acquisition and road widening has not been identified at this time.

Conclusion

The proposed map amendment is compatible with the Comprehensive Plan. The subject parcel is currently zoned Office and Institutional District (OI) which allows for a number of office and institutional uses. The proposed Neighborhood Commercial District (NC) would allow for uses such as Convenience stores (with or without gas pumps), Florist, Martial Arts Instructional Schools, Restaurants (dine in and carry out), Physical Fitness Centers, and Medical/Healthcare offices. The zoning district is designed to be located within or adjacent to residential neighborhoods. The subject parcel is located at the front of the Summer Valley subdivision. The Office and Institutional District parcel to the east of the subject parcel would act as a transition area between the Neighborhood Commercial District (NC) and the Residential Single-family Medium Density District (RS-MD) parcels further to the east.

The Residential Single-family Medium Density Districts (RS-MD) to the west of the subject parcel contains residences. The General Commercial District (GC) north of the subject parcel contains an automotive garage and the Light Industrial District (M-1) to the north is undeveloped. South of the subject parcel is zoned Residential Single-family Medium Density District (RS-MD) and is undeveloped. East of the subject parcel on Summer Valley Drive is undeveloped and zoned Office and Institutional District (OI). There are commercial uses both east and west of the site along Hardscrabble Road.

The Killian fire station (number 27) is located 1.42 miles north of the subject parcel on Farrow Road. There is a fire hydrant located at the intersection of Hardscrabble Road and Summer Valley Drive and one south of the parcel on Summer Valley. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer is provided by East Richland County Public Service District.

The proposed Zoning Map Amendment is in compliance with the Comprehensive Plan. Planning Staff recommends **Approval** of this map amendment.

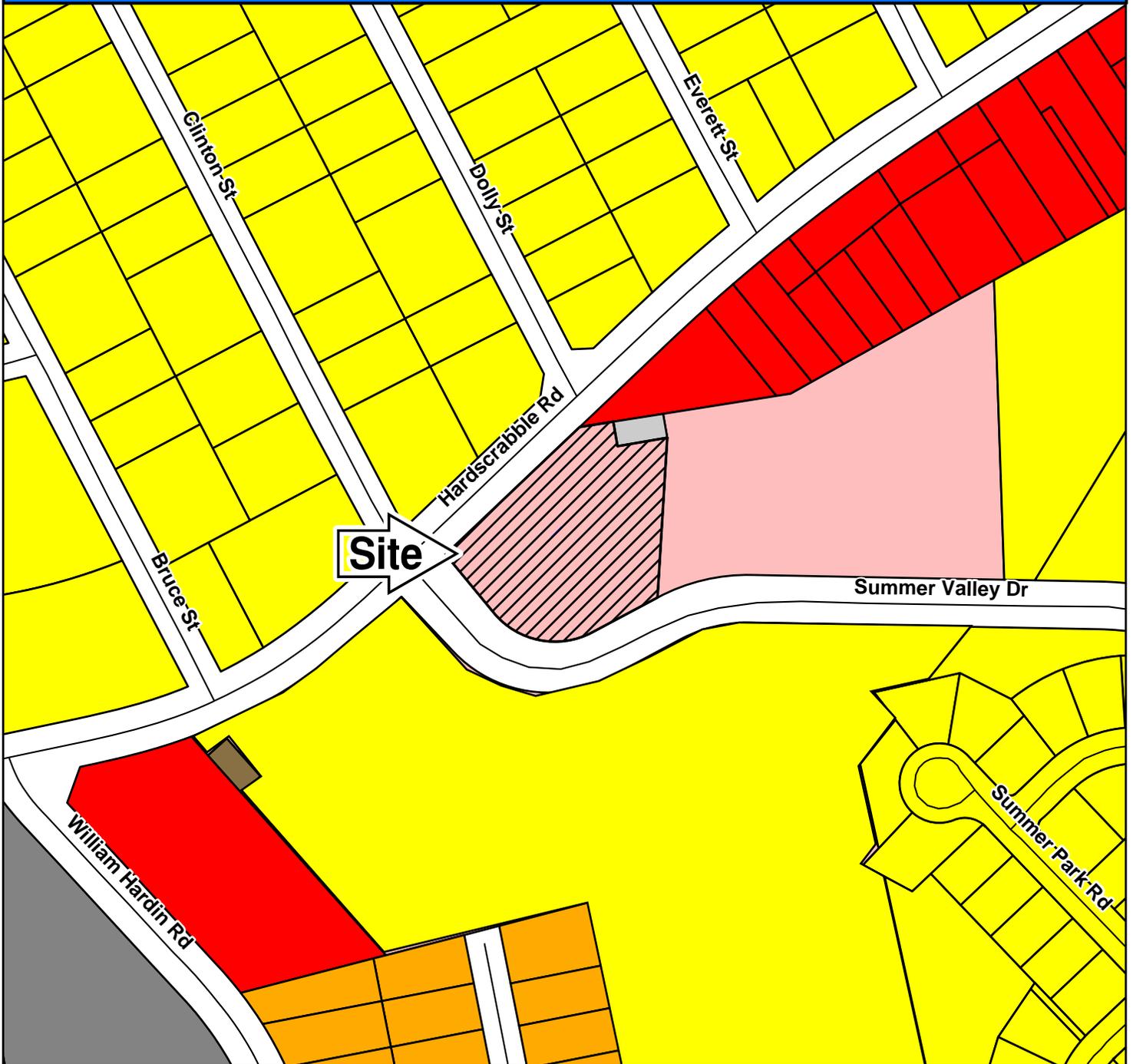
Zoning Public Hearing Date

March 22, 2011

Planning Commission Action

At their meeting of **March 7, 2011** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 11-04 MA** at the next available opportunity

Case 11-04 MA OI to NC

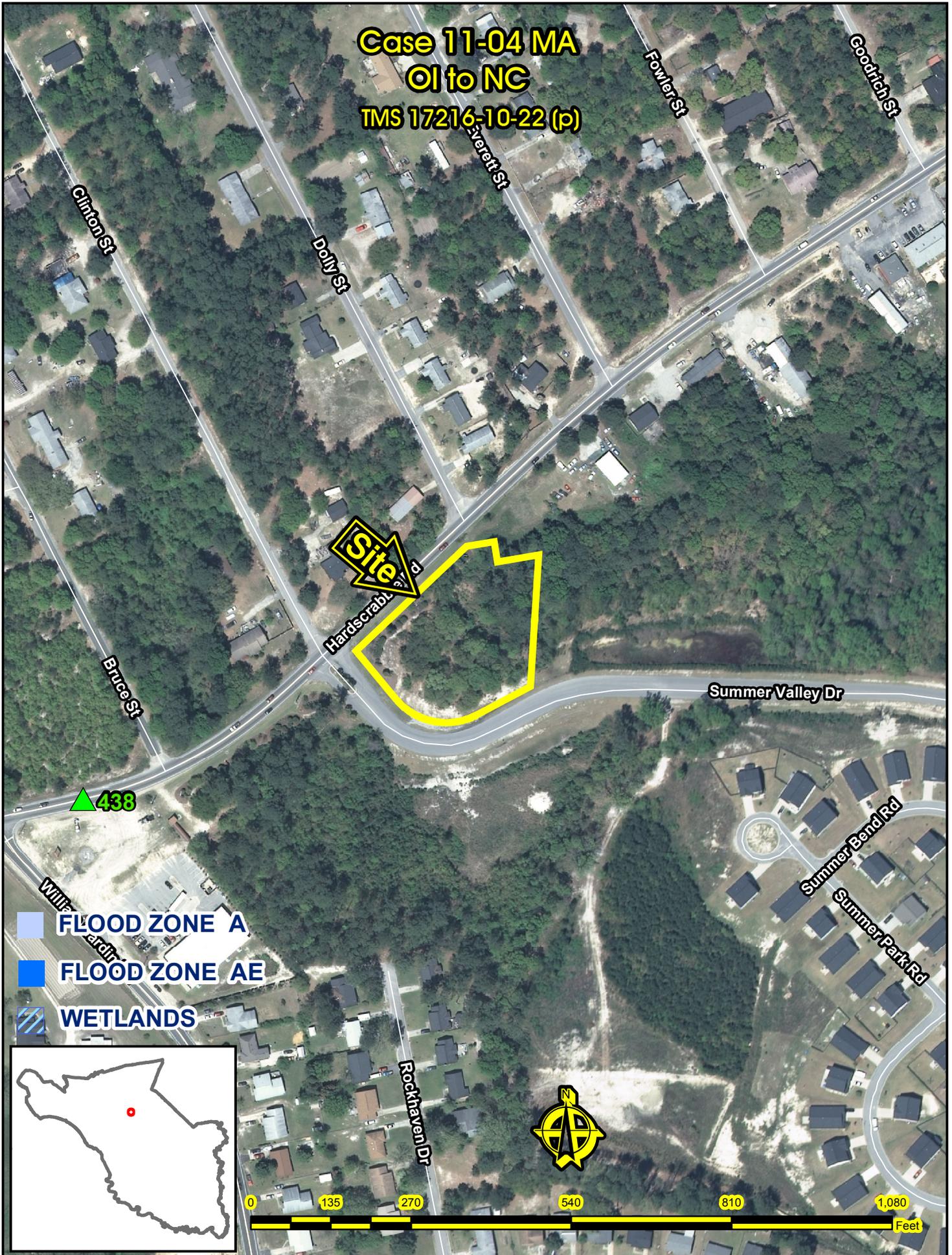


ZONING CLASSIFICATIONS

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



**Case 11-04 MA
OI to NC
TMS 17216-10-22 (p)**



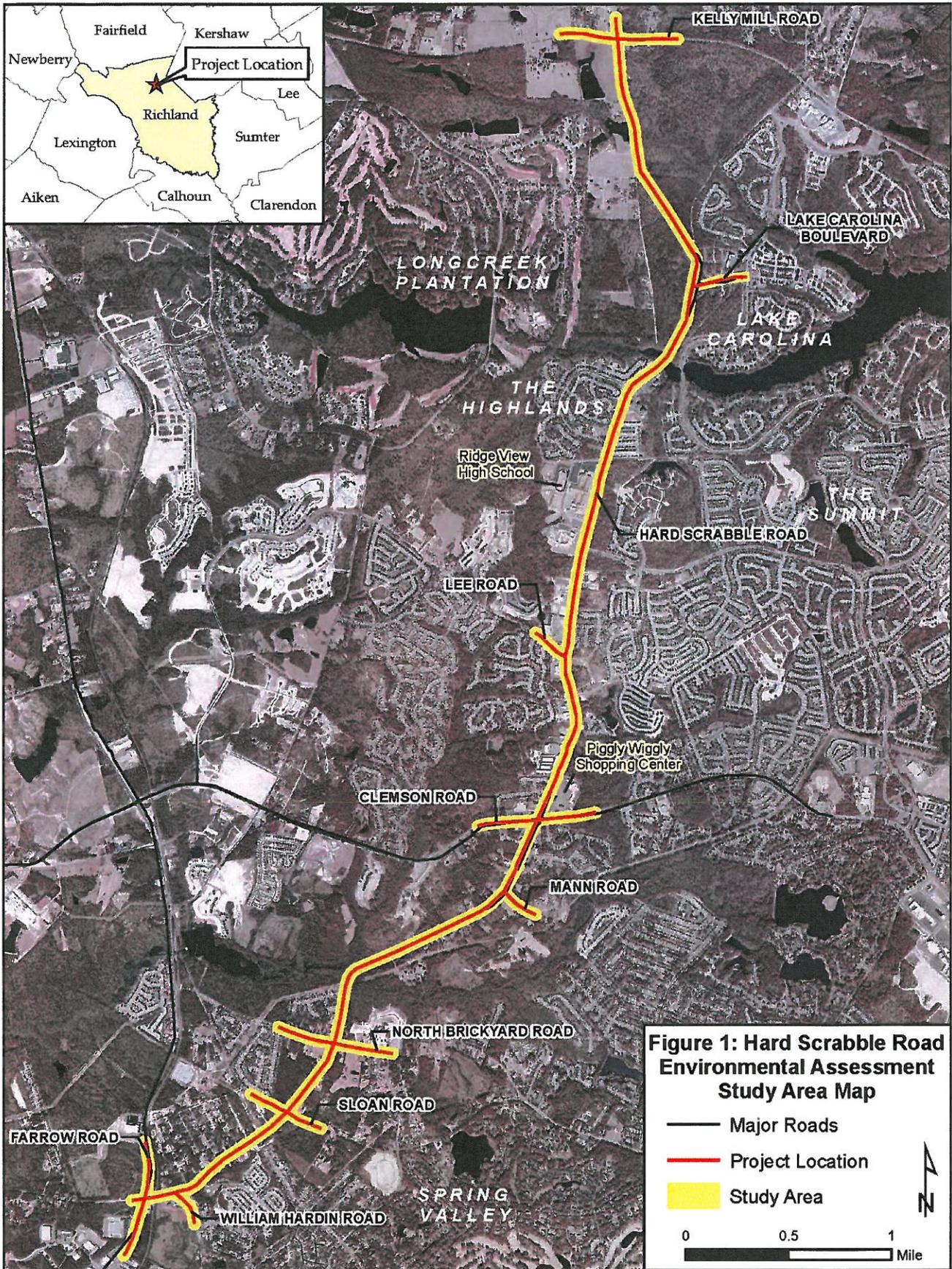
COATS 2035 PRIORITIZED LIST OF WIDENING PROJECTS

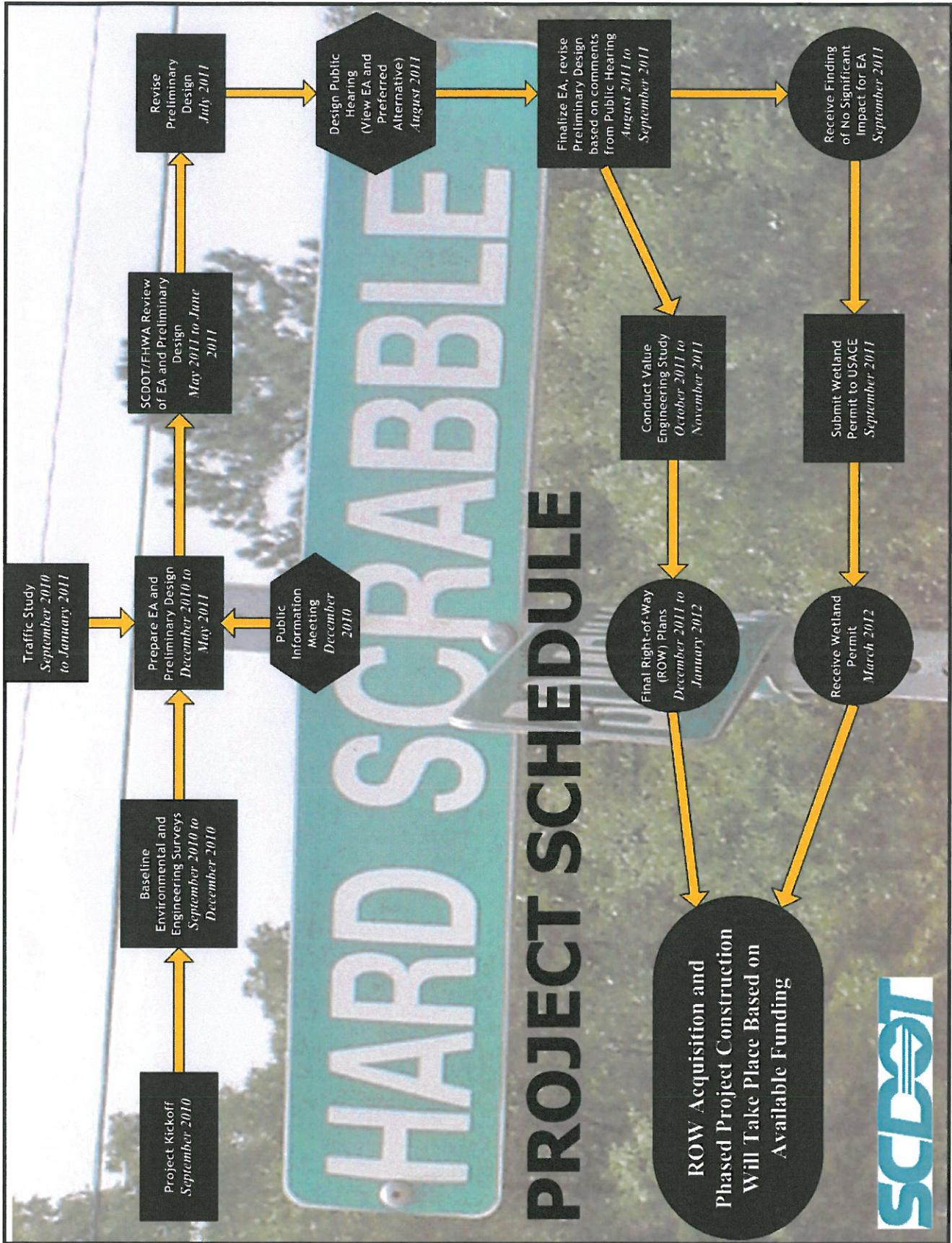
(30-Year Improvement Plan for Widening Projects - Revised January 28, 2010)

Overall COATS Rank	Project ID	Route	Route Name	Length	County	Project Limits	Existing Lanes	Improved # of lanes	Total Score	Estimated Project Cost with a 2.5% Inflationary Rate	Running Total of Estimated Project Cost
1	78	US 1	Two Notch Road	2.34	Richland	Steven Campbell Road (S-407, Kershaw Co.) to end of S-53 Spears Creek Church Road	2	5	79.868	\$ 17,208,718.92	\$ 17,208,718.92
2	38	S-204	Longs Pond Road	3.30	Lexington	Barr Road (S-77) to Nazareth Road (S-243)	2	5	78.689	\$ 24,268,706.17	\$ 41,477,425.08
3	17	US 1	West Main Street	0.66	Lexington	Columbia Avenue to N. Lake Drive (SC 6)	2	5	69.148	\$ 4,853,741.23	\$ 46,331,166.32
4	89	SC 6/302	Edmund Highway	1.61	Lexington	S. Lake Drive (SC 6) to SC 6	2	5	68.479	\$ 11,840,186.95	\$ 58,171,353.27
5	84	S-83	Hard Scrabble	3.70	Richland	Farrow Road (SC 255)/I-77 to Clemson Road (S-52)	2	5	66.602	\$ 27,210,367.52	\$ 85,381,720.79
6	42	SC 262	Leesburg Road	3.72	Richland	Fairmount Drive (S-404) to Lower Richland Blvd. (S-37)	2	5	66.470	\$ 27,357,450.59	\$ 112,739,171.37
7	67	SC 16	Sunset Drive	0.80	Richland	River Drive (US 176) to SC 277 interchange	2	5	66.280	\$ 5,883,322.71	\$ 118,622,494.08
8	27	SC 6	South Lake Drive	3.52	Lexington	Platt Springs Road (SC 602) to Boiling Springs Road (S-279)	2	5	63.886	\$ 25,886,619.91	\$ 144,509,113.99
9	7	S-129	Kennerly Road	1.23	Richland	Hollingshed Road (S-635) to Broad River Road	2	5	63.562	\$ 9,045,608.66	\$ 153,554,722.65
10	86	S-83	Hard Scrabble	2.85	Richland	Clemson Road (S-52) to Lake Carolina	2	5	62.427	\$ 20,959,337.14	\$ 174,514,059.80
11	90	SC 302	Edmund Highway	2.87	Lexington	Princeton Road (S-1287) to S. Lake Drive (SC 6)	2	5	60.545	\$ 21,106,420.21	\$ 195,620,480.01
12	101	SC 602	Platt Springs Road	4.75	Lexington	Emmanuel Church Road (S-168) to Old Orangeburg Road (S-244)	2	5	58.758	\$ 34,932,228.57	\$ 230,552,708.58
13	88	S-73	Fish Hatchery Road	2.16	Lexington	Charleston Highway (US 321) to Pine Ridge Road (S-103)	2	5	58.279	\$ 15,884,971.31	\$ 246,437,679.89
14	55	US 1	Jefferson Davis Hwy	1.95	Kershaw	Steven Campbell Road (S-407) to Sessions Road (S-47)	2	5	57.655	\$ 14,340,599.10	\$ 260,778,278.99
15	69	US 176	Broad River Road	1.74	Richland	Dutch Fork Road (US 76) to Woodrow Street (S-27)	2	5	57.459	\$ 12,796,226.89	\$ 273,574,505.88
16	72	S-48	Columbia Avenue	2.08	Lexington	I-26 to Chapin Road (US 76)	2	5	56.682	\$ 15,296,639.04	\$ 288,871,144.92
17	48	S-52	Clemson Road	2.79	Richland	Quality Court to Sparkleberry Crossing	2	5	53.591	\$ 20,518,087.94	\$ 309,389,232.86
18	6	US 76	Broad River Road	0.93	Richland	Woodrow St. to I-26 Interchange	2	5	52.887	\$ 6,839,362.65	\$ 316,228,595.50
19	28	SC 302	Edmund Highway	4.28	Lexington	S. Lake Drive (SC 6) to Old Charleston Road (S-625)	2	5	51.334	\$ 35,611,952.02	\$ 351,840,547.52
20	63	S-59	Blythewood Road	1.71	Richland	Muller Road to Wilson Blvd.	2	5	51.325	\$ 14,228,139.71	\$ 366,068,687.23
21	11	S-273	Bush River Road	1.14	Lexington	Seawright Rd S-1002 to Woodlands Dr	2	5	49.426	\$ 9,485,426.47	\$ 375,554,113.70
22	74	US 76	Chapin Road/Dutch Fork Rd	2.13	Richland/Lexington	Sid Bickley Road (S-715, Lex) to Three Dog Road	2	5	49.151	\$ 17,722,770.51	\$ 393,276,884.22
23	13	S-408	Pilgrim Church Road	1.47	Lexington	N. Lake Drive (SC 6) Old Cherokee Road	2	5	48.783	\$ 12,231,207.82	\$ 405,508,092.04
24	73	US 76	Dutch Fork Road	3.12	Richland	Twin Gates Road (S-1151) to Three Dog Road (S-1403)	2	5	48.524	\$ 25,960,114.56	\$ 431,468,206.59
25	66	SC 555	Farrow Road	2.68	Richland	N Pines Road (S-1437) to Hard Scrabble Road	2	5	48.484	\$ 22,299,072.76	\$ 453,767,279.35
26	94	SC 6	S. Lake Drive	1.39	Lexington	Industrial Dr S-626 to US 1 (Main Street)	2	5	47.614	\$ 11,565,563.86	\$ 465,332,843.21
27	35	S-168	Emmanuel Church Road	1.70	Lexington	Old Barnwell Road (S-104) to W. Dunbar Road (S-72)	2	5	47.349	\$ 14,144,934.21	\$ 479,477,777.42
28	56	US 1	Jefferson Davis Hwy	1.76	Kershaw	Sessions Road (S-101) to Watts Hill Road (S-757)	2	5	46.328	\$ 14,644,167.19	\$ 494,121,944.61
29	34	S-73	Fish Hatchery Road	0.59	Lexington	Pine Ridge Drive (S-103) to Bachman Road (S-1257)	2	5	46.081	\$ 5,554,223.47	\$ 499,676,168.08
30	2	S-51	Amicks Ferry Road	1.72	Lexington	Paul Fulmer Road to South of Shady Acres Drive	2	5	45.900	\$ 16,191,973.50	\$ 515,868,141.58
31	46	SC 12	Percival Road	2.73	Richland	Spears Creek Road (S-53) to Highway Church Road	2	5	45.053	\$ 25,700,050.96	\$ 541,568,192.54
32	61	S-54	Langford Road	3.98	Richland	Wilson Blvd. (US 21) to Grover Wilson Road (S-60)	2	5	44.750	\$ 37,467,473.57	\$ 579,035,666.11
33	77	US 21	Wilson Road	2.86	Richland	I-77 to Blythewood Road (S-59)	3	5	44.586	\$ 26,923,862.92	\$ 605,959,529.03
34	80	S-53	Spears Creek Church Road	2.25	Richland	I-20 to Two Notch Road (US 1)	2	5	44.362	\$ 21,181,360.69	\$ 627,140,889.71
35	47	SC 12	Percival Road	3.47	Richland	Smallwood Road to Spears Creek Church Road	2	5	43.164	\$ 32,666,365.15	\$ 659,807,254.86
36	87	SC 768	Pineview Road	2.93	Richland	Bluff Road (SC 48) to Garners Ferry Road (US 76)	3	5	43.140	\$ 27,582,838.58	\$ 687,390,093.44
37	68	S-51	Amicks Ferry Road	3.17	Lexington	Chapin Road to Paul Fulmer Road	2	5	42.758	\$ 29,842,183.72	\$ 717,232,277.16
38	29	SC 6	SC 6	1.67	Lexington	Edmund Highway to Meadowfield Road (S-65)	2	5	42.514	\$ 15,721,276.60	\$ 732,953,553.76
39	59	S-47	White Pond Road	2.10	Kershaw	US 1 (Main Street) to Heath Pond Road	2	5	41.942	\$ 22,367,114.41	\$ 755,320,668.17
40	60	S-54	Langford Road	2.52	Richland	Hard Scrabble Road to Heins Road	2	5	40.790	\$ 26,840,537.29	\$ 782,161,205.46
41	93	S-485/S-408S-486	Old Cherokee Road	6.11	Lexington	N. Lake Drive (SC 6) to Sunset Blvd (US 378)	2	5	40.276	\$ 65,077,651.93	\$ 847,238,857.38
42	102	S-54	Heins Road	1.01	Richland	Langford Road to Cherokee Blvd.	2	5	40.135	\$ 10,757,516.93	\$ 857,996,374.31
43	26	US 378	US 378	3.39	Lexington	Old Lexington Road (S-157) to Beulah Church Road	2	5	39.318	\$ 36,106,913.26	\$ 894,103,287.58
44	9	S-107	Bush River Rd	3.75	Lexington	N. Lake Drive (SC 6) to St. Andrews Road	2	5	38.991	\$ 39,941,275.73	\$ 934,044,563.31
45	1	S-29	St. Peters Church Road	2.47	Lexington	Chapin Road to Paul Fulmer Road	2	5	37.894	\$ 26,307,986.95	\$ 960,352,550.26
46	62	S-83	Hard Scrabble	2.20	Richland	Langford Road to Summit Parkway	2	5	36.626	\$ 23,432,215.10	\$ 983,784,765.35
47	22	S-204	Pisgah Church Road	1.87	Lexington	Hermitage Road (S-172) to Barr Road (S-77)	2	5	34.392	\$ 19,917,382.83	\$ 1,003,702,148.19
48	36	S-73	Fish Hatchery Road	2.87	Lexington	Casa Dell Dr S-868 to Glenn Road (S-875)	2	5	34.252	\$ 30,568,389.69	\$ 1,034,270,537.88
49	43	SC 262	Leesburg Road	4.35	Richland	Lower Richland Blvd. (S-37) to Harmon Road (S-86)	2	5	33.347	\$ 52,420,269.38	\$ 1,086,690,807.26
50	64	US 21	Wilson Boulevard	1.95	Richland	Raines Road (S-2126) to Langford Road (S-54)	2	5	33.333	\$ 23,498,741.45	\$ 1,110,189,548.71
51	70	US 176	Broad River Road	3.24	Richland	I-26 to Chapin Road (S-39)	2	5	32.953	\$ 39,044,062.71	\$ 1,149,233,611.42
52	76	US 321	Winnsboro Road	4.47	Richland	Koon Store Road (S-61) to Blythewood Road (S-2200)	2	5	32.106	\$ 53,866,345.78	\$ 1,203,099,957.19
53	100	S-34/S-63	Platt Springs Road	4.77	Lexington	White Knoll HS past SC 6 to Boiling Springs Rd. (S-279)	2	5	31.419	\$ 57,481,536.77	\$ 1,260,581,493.96
54	25	S- 278	Caulks Ferry Road	3.74	Lexington	I-20 to Pond Branch Road (S-34)	2	5	30.436	\$ 45,069,381.03	\$ 1,305,650,874.99
55	65	US 21	Wilson Boulevard	3.82	Richland	Fulmer Road (S-1352) to south of Pisgah Church Road (S-34)	2	5	30.120	\$ 46,033,431.96	\$ 1,351,684,306.95
56	58	S-53	Bookman	3.88	Kershaw/Richland	Robinhood Road (S-1051) to Two Notch Road	2	5	29.967	\$ 46,756,470.16	\$ 1,398,440,777.11
57	3	US 76	Chapin Road	1.78	Lexington	Murray Lindler Road (S-82) to Sid Bickley Road (S-715)	2	5	29.909	\$ 21,450,133.22	\$ 1,419,890,910.33
58	14	S-68	Corley Mill Road	2.48	Lexington	Lee Kleckley Road to Sunset Boulevard (US 378)	2	5	29.827	\$ 29,885,578.86	\$ 1,449,776,489.20
59	4	US 176	Broad River Road	1.47	Richland	Chapin Road (S-39) to north of Jake Eargle Road (S-592)	2	5	28.467	\$ 20,042,258.22	\$ 1,469,818,747.41
60	44	SC 262	Leesburg Road	5.09	Richland	Harmon Road (S-86) to McCords Ferry Road	2	5	27.464	\$ 69,398,023.35	\$ 1,539,216,770.77
61	97	S-70	Two Notch Road	3.77	Lexington	S. Lake Drive (SC 6) to Longs Pond Road (S-204)	2	5	27.331	\$ 51,400,893.53	\$ 1,590,617,664.29
62	91	S-106	Mineral Springs Road	1.80	Lexington	Sunset Blvd (US 378) to Cedar Road (S-387)/Cromer	2	5	22.143	\$ 24,541,540.68	\$ 1,615,159,204.97

COATS 2035 Cost Constrained Projects (Projects that have been identified for funding over the next 30 years)

\$320,000,000 Available Cost Constrained Funding (Improvement budget for widening projects over the next 30 years)





CASE 11-04 MA

From OI to NC

TMS# 17216-10-22(P)

Hardscrabble Rd & Summer Valley Dr



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ___-11HR

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 A PORTION OF THE REAL PROPERTY DESCRIBED AS TMS # 17216-10-22 FROM OI (OFFICE AND INSTITUTIONAL DISTRICT) TO NC (NEIGHBORHOOD 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 a portion of TMS # 17216-10-22 from OI (Office and Institutional District) zoning to NC (Neighborhood Commercial District) zoning, 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 _____, 2011.

RICHLAND COUNTY COUNCIL

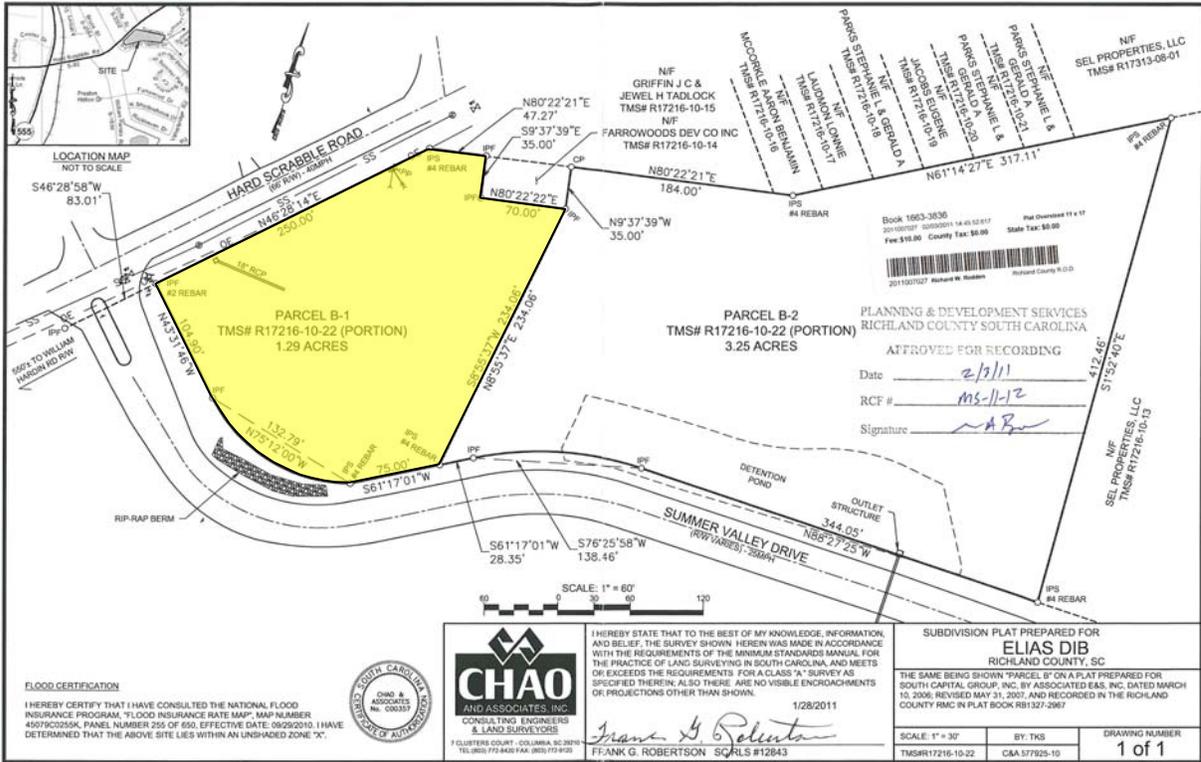
By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2011.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: March 22, 2011 (tentative)
First Reading: March 22, 2011 (tentative)
Second Reading:
Third Reading:

Exhibit A Property Description



PROCEDURES FOR SENDING REZONING MATTERS ‘BACK’ TO THE PLANNING COMMISSION

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

