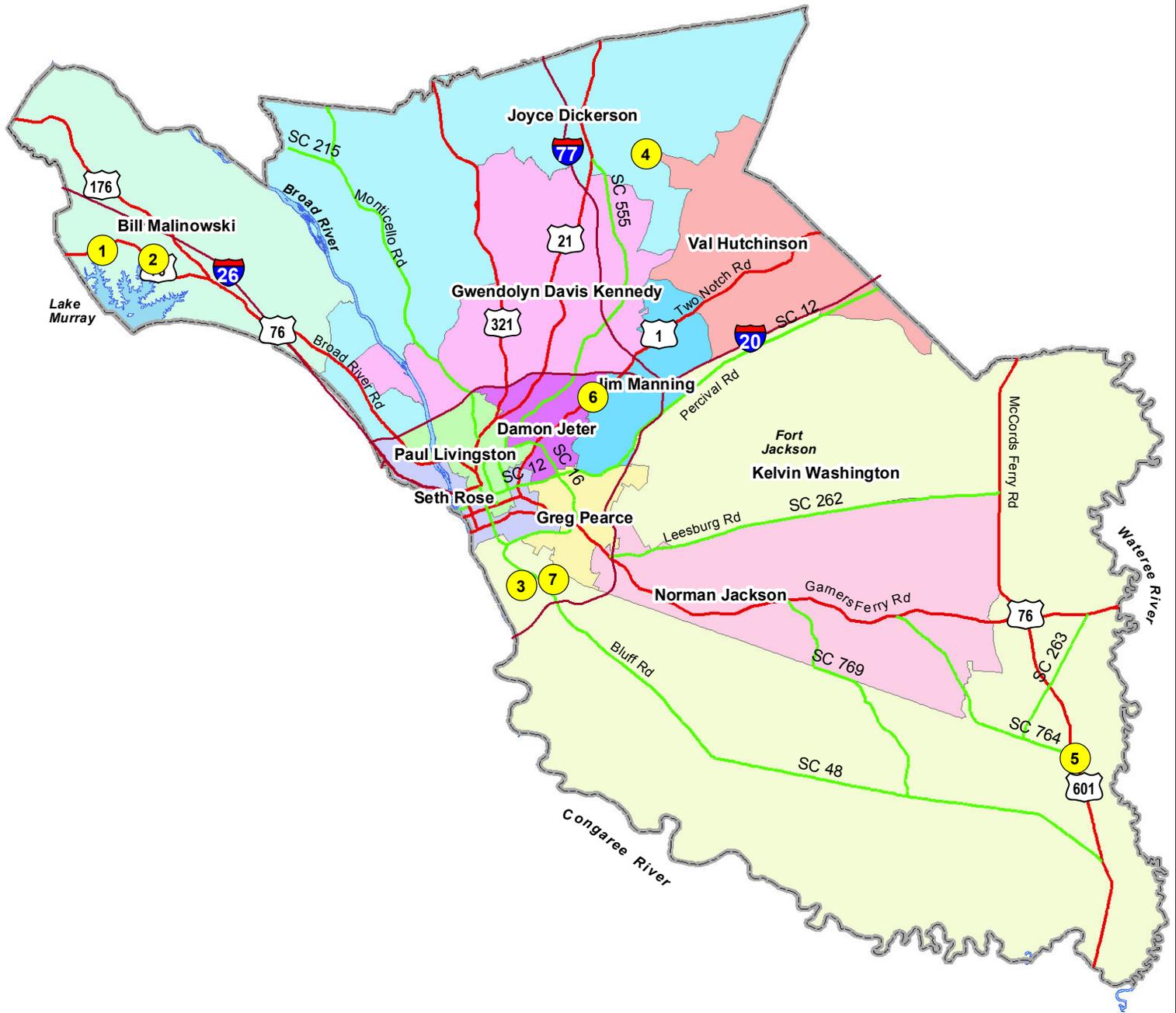


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



SEPTEMBER 27, 2011

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING SEPTEMBER 27, 2011



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 11-11 MA	Kenneth D. Richardson	01506-01-08	Dutch Fork Rd.	Malinowski
2. 11-12 MA	Edward Holcombe	02505-02-09/14	1016 Rauch Metz Rd.	Malinowski
3. 11-13 MA	Fred Gantt, III	11115-01-01/02/03/04/05/06/07	Simmons St.	Washington
4. 11-14 MA	Steve McNair	20500-05-02	Longtown Rd. E & W	Dickerson
5. 11-15 MA	Bill Jones	38900-02-04	Old Eastover Rd.	Washington
6. 11-16 MA	Margaret Smith	14215-09-08	6624 Shakespeare Rd.	Jeter
7. 11-17 MA	Margaret Grimsley, Josh Williamson	11115-05-05 (p)	1840 Bluff Rd.	Washington



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, September 27, 2011
7:00 P.M.**

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

STAFF:

Anna Fonseca, AICP..... Planning Director
Amelia R. Linder, Esq Attorney
Geonard Price Deputy Planning Director/Zoning Administrator
Holland Leger, AICP Planning Services Manager

CALL TO ORDER.....Honorable Paul Livingston
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS

1. Case #11-11 MA
Dan Douglas
Kenneth D. Richardson
RU to GC (2.50 acres)
Hwy. 76
TMS# 01506-01-08 [**FIRST READING**]
Planning Commission Approved 7-0
Page 1

2. Case #11-12 MA
Edward Holcombe
PDD to GC (2.26 acres)
1016 Rauch Metz Rd.
TMS# 02505-02-09/14 [**FIRST READING**]
Planning Commission Approved 7-0
Page 9

3. Case #11-13 MA
Fred Gantt III
RM-MD to LI (4.40 acres)
Simmons St.
TMS# 11115-01-01/02/03/04/05/06/07 [**FIRST READING**]
Planning Commission Approved 7-2
Page 17

4. Case #11-14 MA
Ron Johnson
Longcreek Plantation
RU to RS-LD (4.91acres)
Longtown Rd. East & Longtown Rd. West
TMS# 20500-05-02 [**FIRST READING**]
Planning Commission Approved 9-0
Page 25
5. Case #11-15 MA
Bill Jones
Robert Scott
RU to GC (2.9 acres)
Highway 601
TMS# 38900-02-04 [**FIRST READING**]
Planning Commission Approved 7-2
Page 33
6. Case #11-16 MA
Margaret Smith
RM-HD to NC (0.414 acres)
6624 Shakespeare Rd.
TMS# 14215-09-08 [**FIRST READING**]
Planning Commission Approved 9-0
Page 41
7. Case #11-17 MA
Josh Williamson
Margaret Grimsley
RM-MD to GC (1.0 acres)
1840 Bluff Rd.
TMS# 11115-05-05 (p) [**FIRST READING**]
Planning Commission Approved 9-0
Page 49

TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-173, OFF-STREET PARKING STANDARDS; SUBSECTION (D), DESIGN OF PARKING AREAS; PARAGRAPH (4), ACCESSIBLE SPACES; SO AS TO COMPLY WITH ADA ACCESS REQUIREMENTS. [**FIRST READING**]
Planning Commission Approved 9-0
Page 57

OTHER BUSINESS

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 1, 2011
RC PROJECT: 11-11 MA
APPLICANT: Dan Douglas
PROPERTY OWNER: Kenneth D. Richardson

LOCATION: 2341 Dutch Fork Road

TAX MAP NUMBER: 01506-01-08
ACREAGE: 2.5
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: August 11, 2011

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Rural District (RU), reflects the original zoning as adopted September 7, 1977. A Special Exception for an office in a Rural District (RU) was approved in 1996 under 96-002SE. In October of 1996 Tax Map No: R01500-02-09 was rezoned Planned Development District (PDD) under map amendment 06-039MA (Ordinance No. 095-06HR). In June of 1996 Tax Map No: R01500-02-15 was rezoned General Commercial District (GC) under map amendment 06-019MA (Ordinance No. 062-06HR). There are five parcels to the west of the subject property along Dutch Fork Road that contain nonconforming commercial uses.

The parcels contain two hundred and ninety-four (294) feet of frontage on Dutch Fork Road.

Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential 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.

- The gross density for this site is approximately: 40 dwelling units
- The net density for this site is approximately: 28 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Storage facility
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	RU	Cemetery
<u>West:</u>	RU	Specialized mobility service

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Priority Investment Area** in the **North West Planning Area**.

North West Area PIA

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

Compliance: The parcel is located near existing commercial uses and is located along a minor arterial road.

Traffic Impact

The 2011 SCDOT traffic count (Station # 145) located east of the subject parcel on Dutch Fork Road identifies 20,100 Average Daily Trips (ADT’s). Dutch Fork Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Dutch Fork Road is currently operating at Level of Service (LOS) “F”.

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road has been identified for road widening on the 2035 COATS Cost Constrained Plan. The project is ranked 24th and funding has not been identified at this time.

Conclusion

The subject property is occupied by an existing general contracting business. The existing use is currently considered legal nonconforming as the property is zoned RU, would be permitted outright under the General Commercial District (GC) classification. According to Section 26-256. (3):

A nonconforming use of a structure may be enlarged or extended only into portions of the structure that existed at the time that the use became nonconforming. No structural alterations will be allowed to any structure containing a nonconforming use....

The majority of commercial uses along this portion of Dutch Fork Road can be characterized as legal non-conforming commercial uses. To the west of the subject parcel is a retail store specializing in lifts, power chairs, and scooters. Further west is restaurant and a boat repair shop. All three commercial uses are contiguous and are operating in the Rural District (RU). The Residential Single Family Medium Density District (RS-MD) to the south is part of an undeveloped subdivision.

The General Commercial District (GC) permits uses outright such as exterminating and pest care services, rental centers with outside storage, banks, drugstores/pharmacies with drive through, and minor automobile repair and maintenance services.

The parcel is currently served by the City of Columbia for water, sewer service is available through Richland County, and there are no fire hydrants located near the subject parcel. The Dutch Fork/Spring Hill fire station (number 21) is located 2.3 miles north of the subject parcel on Miller Eleazer Road. Planning staff acknowledges the traffic analysis places Dutch Fork Road at a Level Of Service "F", however it should be noted that the count station is over 3 miles east of the subject parcel. Staff is of the opinion that the proposed map amendment would not negatively impact public services or traffic.

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

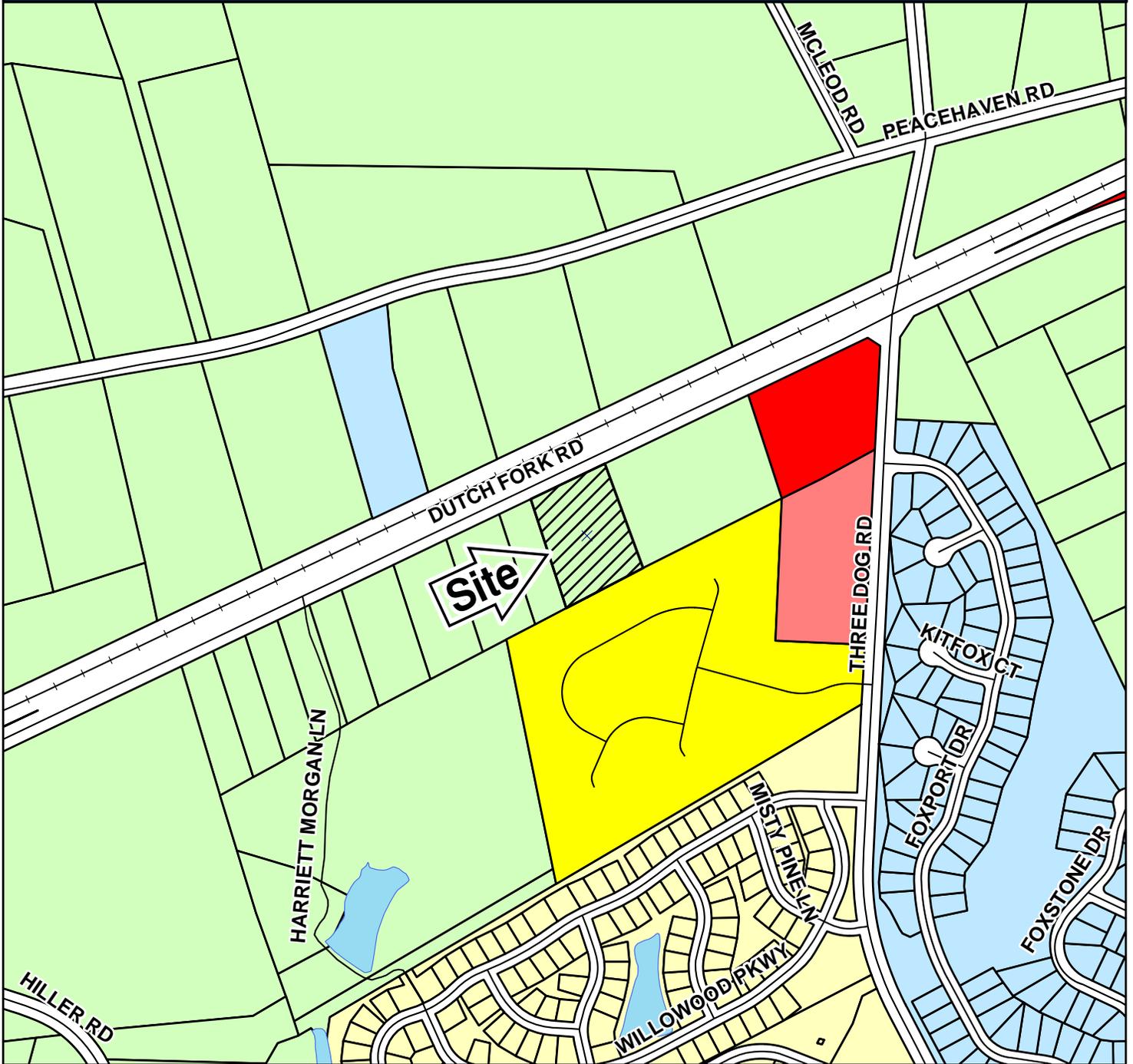
Zoning Public Hearing Date

September 27, 2011

Planning Commission Action

At their meeting of **September 1, 2011** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 11-11 MA** at the next available opportunity

Case 11-11 MA RU to GC

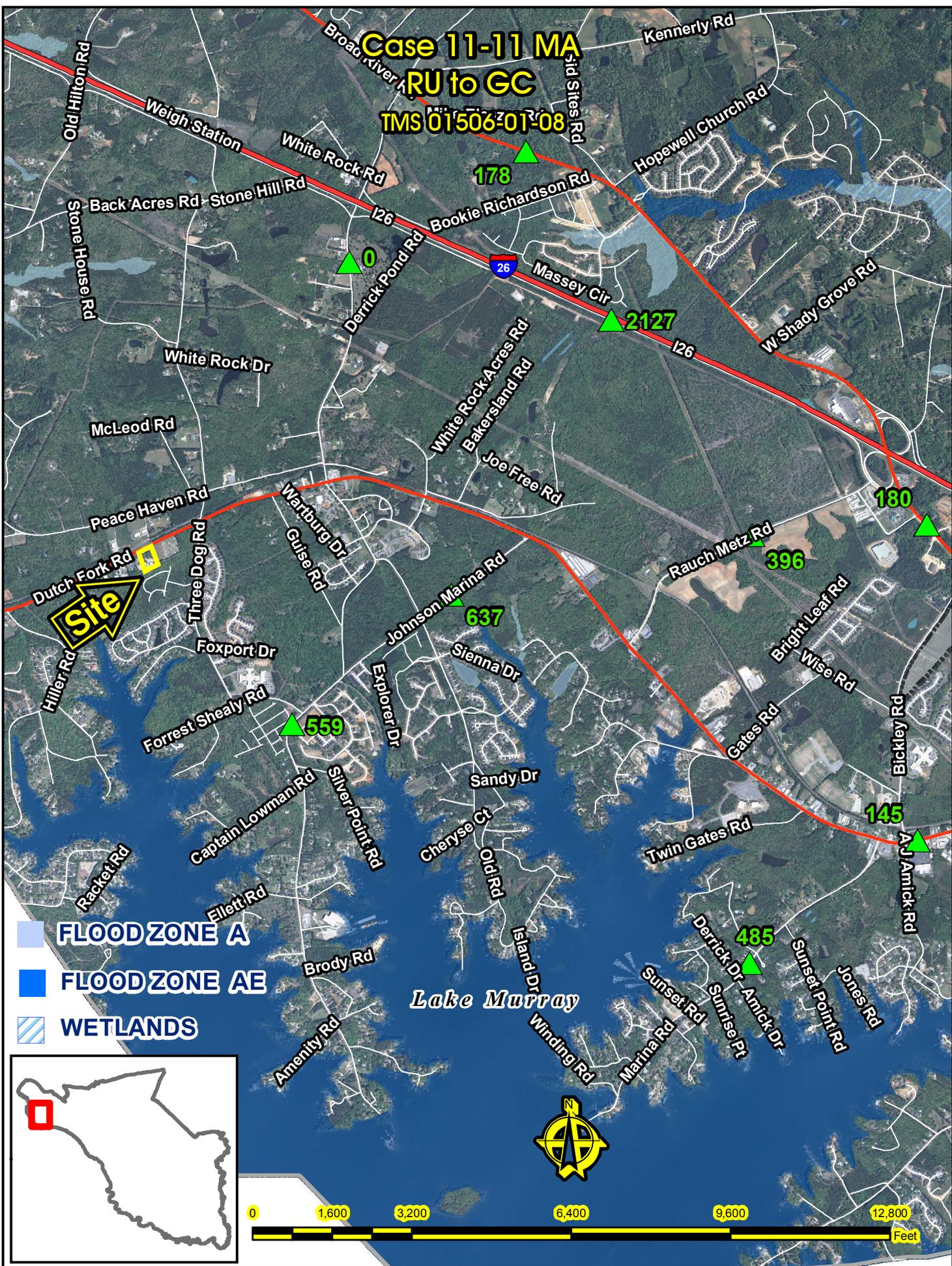


ZONING CLASSIFICATIONS

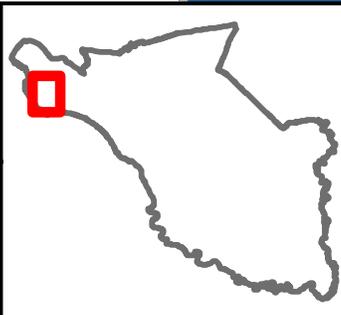
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 11-11 MA
RU to GC
TMS 01506-01-08**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

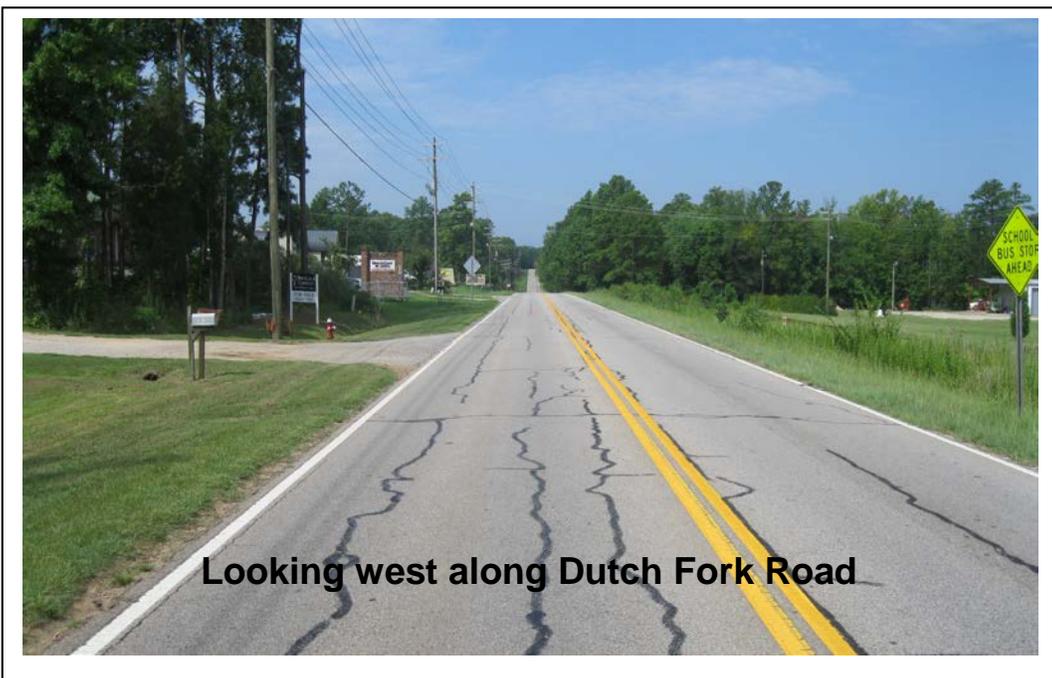


CASE 11-11 MA

From RU to GC

TMS# 01506-01- 08

Dutch Fork Road



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 PROPERTY DESCRIBED AS TMS # 01506-01-08 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 # 01506-01-08 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 _____, 2011.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2011.

Michelle M. Onley
Assistant Clerk of Council

Public Hearing: September 27, 2011 (tentative)
First Reading: September 27, 2011 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 1, 2011
RC PROJECT: 11-12 MA
APPLICANT: Edward Holcombe
PROPERTY OWNER: Edward Holcombe

LOCATION: 1016 Rauch Metz Road

TAX MAP NUMBER: 02505-02-09 & 14
ACREAGE: 2.26
EXISTING ZONING: PDD
PROPOSED ZONING: GC

PC SIGN POSTING: August 11, 2011

Staff Recommendation

Approval

Background /Zoning History

The subject parcel had been originally zoned (RU) Rural District; in May 1994 the parcel was rezoned C2 district under map amendment 94-006MA (Ordinance No. 035-94HR). In February of 1996 the parcel was rezoned Planned Development District (PDD) district under map amendment 95-062MA (Ordinance No. 011-96HR); and in April of 2000, the amended Planned Development District (PDD) was approved under map amendment 00-10MA (Ordinance No. 020-00HR).

The parcels contain two hundred and thirty-nine (239) feet of frontage on Rauch Metz Road.

Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential 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.

- The gross density for this site is approximately: 36 dwelling units
- The net density for this site is approximately: 25 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	GC	Undeveloped
<u>South:</u>	OI/RU	Vacant building/residence
<u>East:</u>	RU/RU	Undeveloped/undeveloped
<u>West:</u>	PDD	Dry Cleaner & Gas station

Plans & Policies

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

North West 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 parcel is located near existing commercial uses and would not encroach or penetrate established residential areas.

Traffic Impact

The 2011 SCDOT traffic count (Station # 145) located east of the subject parcel on Dutch Fork Road identifies 20,100 Average Daily Trips (ADT’s). Dutch Fork Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Dutch Fork Road is currently operating at Level of Service (LOS) “F”.

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road has been identified for road widening on the 2035 COATS Cost Constrained Plan. The project is ranked 24th and funding has not been identified at this time.

Conclusion

The subject parcel with frontage along Rauch Metz Road is an existing PDD approved for a car wash and a 16,200 square foot office and retail space on the southeastern parcel. The second parcel to the southeast is undeveloped and vegetated. The surrounding area near the intersection of Dutch Fork Road and Rauch Metz Road is characterized by a mixture of commercial uses; to the west of the subject parcels is a convenience store with gas pumps and a dry cleaner. Property to the south was zoned Neighborhood Commercial District, however, it was rezoned to Office and Institutional District according to map amendment 08-36MA. South of the Office and Institutional District (OI) parcel on Dutch Fork Road is a parcel zoned General Commercial (GC) with a nursery operating onsite.

The General Commercial District (GC) permits uses outright such as exterminating and pest care services, rental centers with outside storage, banks, drugstores/pharmacies with drive throughs, minor automobile repair and maintenance services, and restaurants. The General Commercial District (GC) also permits residential at sixteen dwelling units per acre.

The site is currently served by the City of Columbia for water and sewer service is available through Richland County. There is a fire hydrant located south of the subject parcel on Dutch Fork Road; and the Dutch Fork/Ballentine fire station (number 20) is located 2.1 miles southeast of the subject parcels on Broad River Road. Planning staff acknowledges the traffic analysis

places Dutch Fork Road at a level of service "F", however it should be noted that the count station is over a mile east of the intersection. Staff is of the opinion that the proposed map amendment would not negatively impact public services or traffic.

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

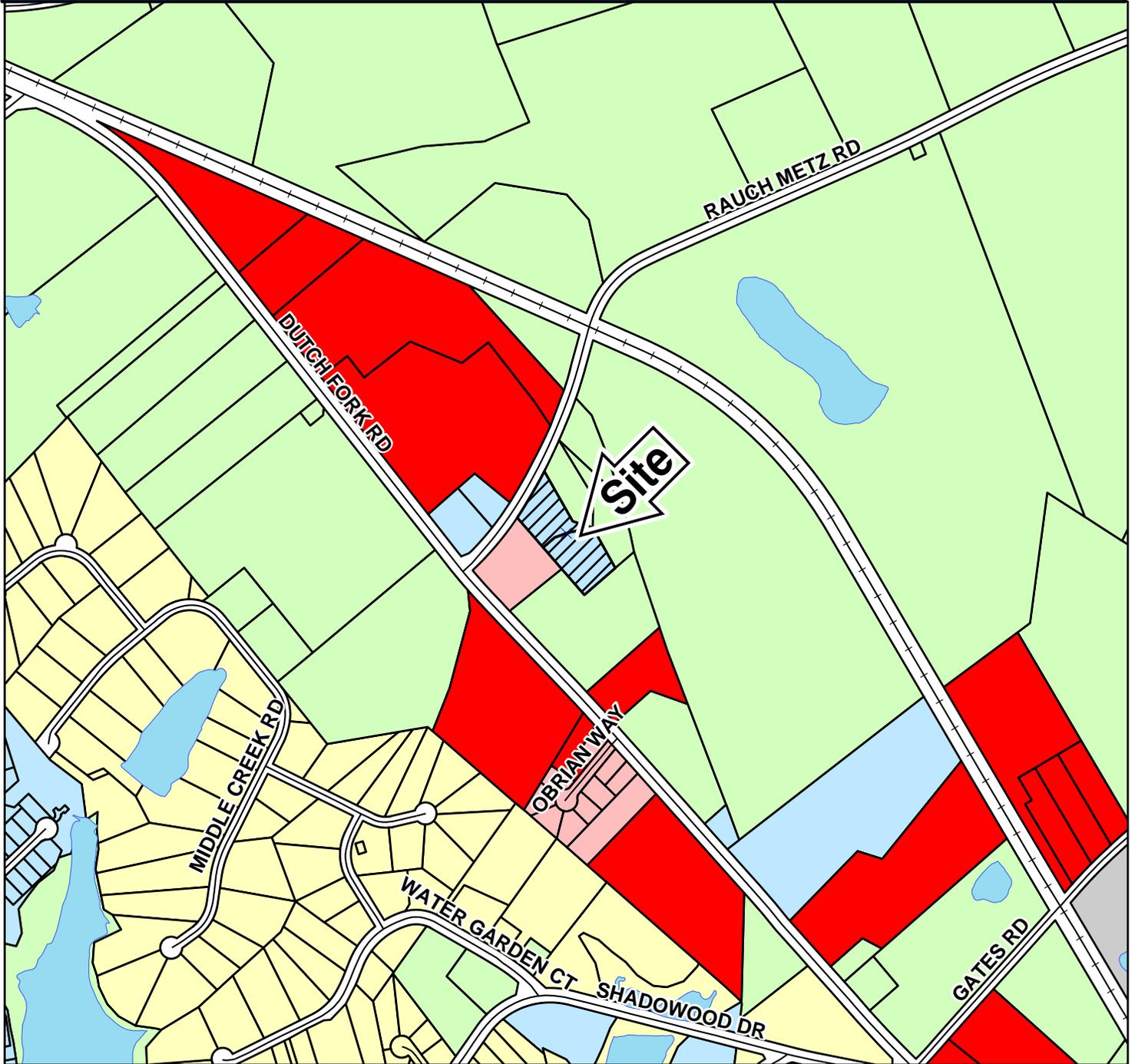
Zoning Public Hearing Date

September 27, 2011

Planning Commission Action

At their meeting of **September 1, 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 # 11-12 MA** at the next available opportunity.

Case 11-12 MA PDD to GC

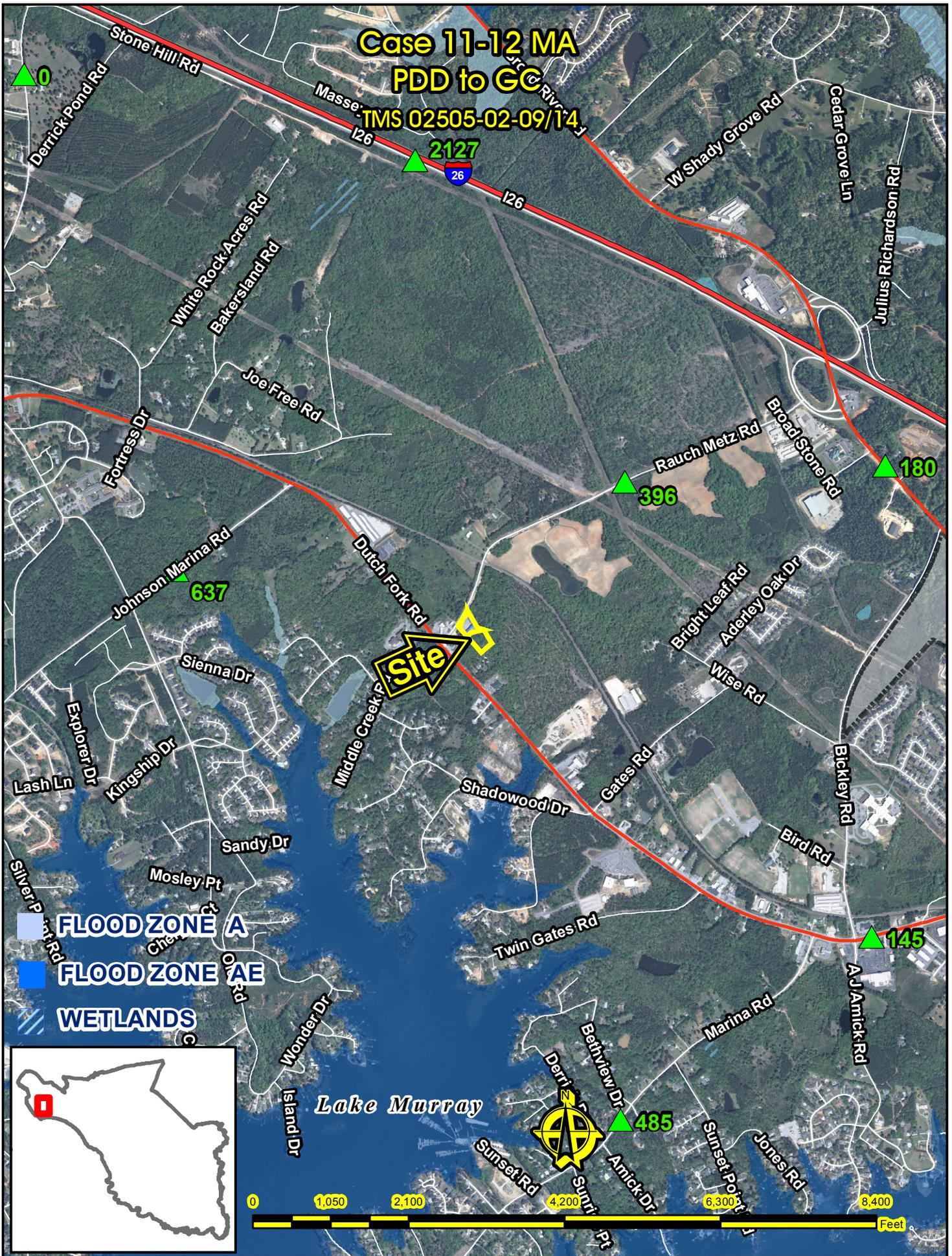


ZONING CLASSIFICATIONS

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 11-12 MA
PDD to GC
TMS 02505-02-09/14**



CASE 11-12 MA

From PDD to GC

TMS# 02505-02-09, 14

1016 Rauch Metz Road



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 PROPERTY DESCRIBED AS TMS # 01506-01-08 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 # 01506-01-08 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 _____, 2011.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2011.

Michelle M. Onley
Assistant Clerk of Council

Public Hearing: September 27, 2011 (tentative)
First Reading: September 27, 2011 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 1, 2011
RC PROJECT: 11-13 MA
APPLICANT: Fred Gantt
PROPERTY OWNER: Paul L. Dengal, Mr. and Ms. Roddey Belton Knox

LOCATION: Simmons Street

TAX MAP NUMBER: 11115-01-01 though 07
ACREAGE: 4.4 total
EXISTING ZONING: RM-MD
PROPOSED ZONING: LI

PC SIGN POSTING: August 11, 2011

Staff Recommendation

Denial

Background /Zoning History

The current zoning, Residential Multi-family Medium Density District (RM-MD), reflects the original zoning as adopted September 7, 1977.

On November 1, 2001 Tax Map No. R-11115-01-08 was approved for a Special Exception to construct a church in the RG-1 District under 01-034SE.

The parcels contain ninety two (92) feet of frontage at the intersection of Simmons Street and Zion Avenue.

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	Industrial uses, distribution and storage
<u>South:</u>	RM-MD	Vacant pastureland and residences
<u>East:</u>	RM-MD	Church and vacant parcels
<u>West:</u>	RM-MD	Vacant pastureland and wooded parcels

Plans & Policies

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

Beltway Area

Objective: Industrial activities should be compatible with the surrounding land uses and should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure, and access to major arterials and/or highways. Sites will be considered during the rezoning process and periodically updated.

Non-Compliance: The proposed rezoning would encroach upon the existing residential neighborhood, does not provide adequate space for buffering/setbacks and does not have access to major arterials and/or highways.

Traffic Impact

The 2010 SCDOT traffic count (Station # 238) located northwest of the subject parcel on Bluff Road identifies 19,800 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided Principle Arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Bluff Road is currently operating at Level of Service (LOS) “B”.

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

Conclusion

The surrounding area to the west, south and southwest is characterized by residences. To the east of the subject parcel is a church and existing residences. North and northwest are a number of industrial uses; including a fence supplier and a commercial vehicle sales and repair yard (International Trucking). There are sidewalks along Simmons Street and Zion Avenue in keeping with the residential character of the community.

The intent of the Light Industrial District (LI) is that the permitted uses are usually clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. The Light Industrial District (LI) permits uses such as physical fitness centers, indoor shooting ranges, car and light truck washes, landscape and horticultural services, and restaurants.

The Industrial Park fire station (station number 3) is located on “A” Street roughly 1.5 miles southeast of the subject parcel. There is a fire hydrant located along Zion Avenue and several along Bluff Road; water service is provided by the City of Columbia. According to the City of Columbia the parcel is currently not connected to municipal sewer service; however it is available in the area. Although the proposed rezoning may not have a negative impact on public services, the potential effect of heavy truck traffic in this neighborhood would be counterproductive to any revitalization effort in the Zion Avenue/Sugar Hill Lane communities and to the established residential character nearby. Staff is of the opinion that the northern property lines of the subject property provide a boundary between the industrial uses to the north and the residential uses to the south. The residential-medium density uses remain suitable for this site.

Since the proposed Zoning Map Amendment is not in compliance with the Comprehensive Plan the Planning Staff recommends **Denial** of this map amendment.

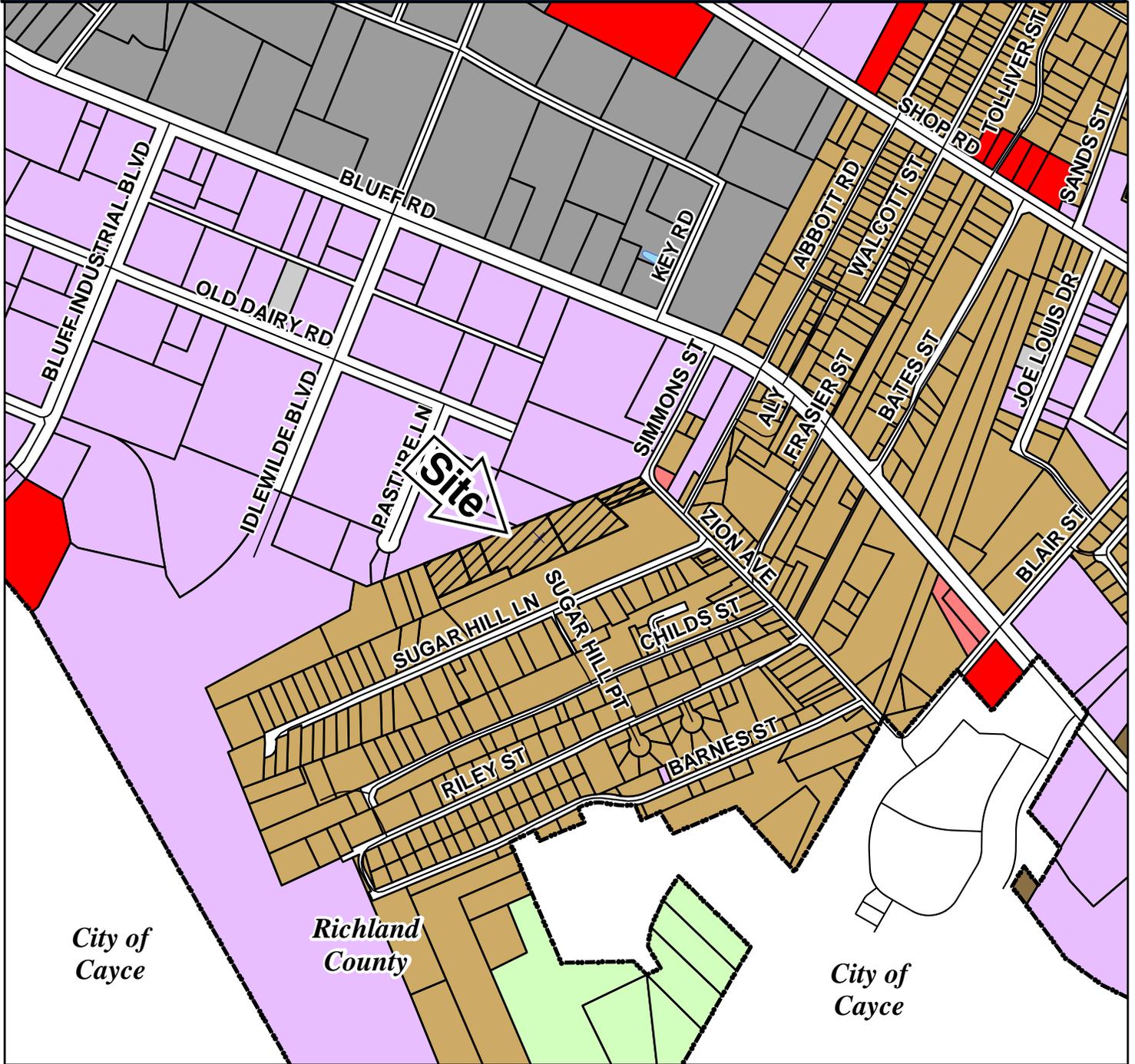
Zoning Public Hearing Date

September 27, 2011

Planning Commission Action

At their meeting of **September 1, 2011** the Richland County Planning Commission **disagreed** with the PDSD recommendation. The Planning Commission felt that the proposed Light Industrial (LI) zoning district is compatible with the Northern adjacent parcels and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 11-13 MA** at the next available opportunity.

Case 11-13 MA RM-MD to LI



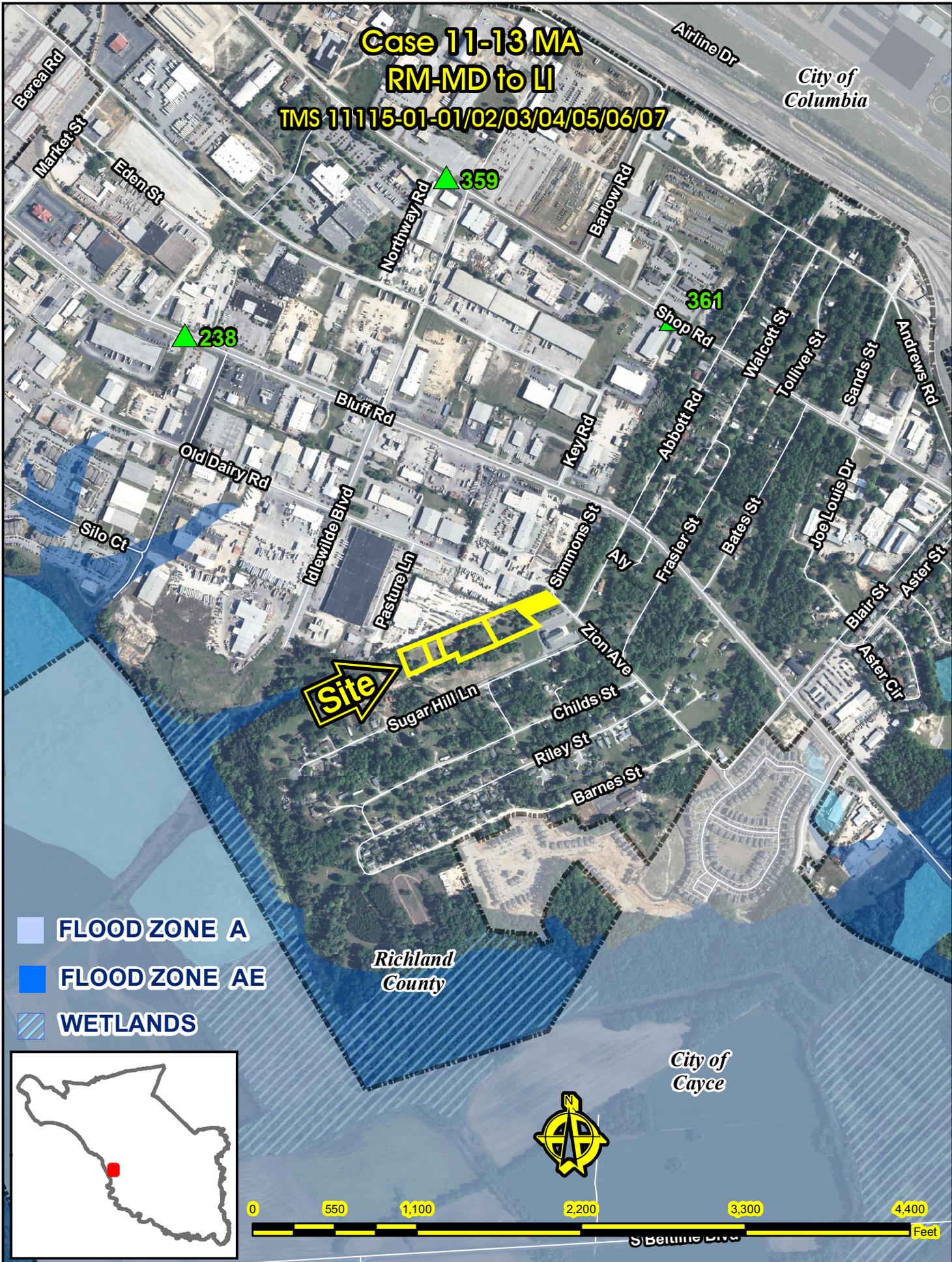
ZONING CLASSIFICATIONS

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	

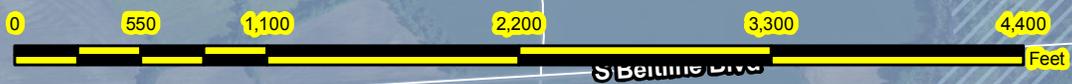
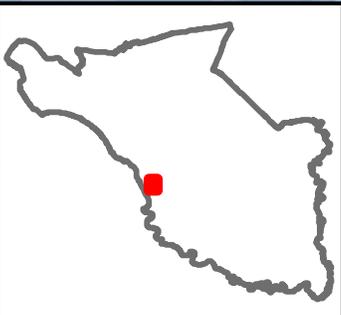


**Case 11-13 MA
RM-MD to LI
TMS 11115-01-01/02/03/04/05/06/07**

City of
Columbia



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 11-13 MA

From RM-MD to LI

TMS# 11115-01-01 through 07

Simmons 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 # 11115-01-01/02/03/04/05/06/07 FROM RM-MD (RESIDENTIAL, MULTI-FAMILY – MEDIUM DENSITY DISTRICTS) TO LI (LIGHT INDUSTRIAL DISTRICTS); 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 # 11115-01-01/02/03/04/05/06/07 from RM-MD (Residential, Multi-Family – Medium Density 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 _____, 2011.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2011.

Michelle M. Onley
Assistant Clerk of Council

Public Hearing: September 27, 2011 (tentative)
First Reading: September 27, 2011 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 1, 2011
RC PROJECT: 11-14 MA
APPLICANT: Ron Johnson
PROPERTY OWNER: Longcreek Associates, LLC

LOCATION: Longtown Road West and Longtown Road East

TAX MAP NUMBER: 20500-05-02
ACREAGE: 4.91
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: August 11, 2011

Staff Recommendation

Approval

Background /Zoning History

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

The parcel contains one thousand three hundred and ninety six (1,396) feet of frontage on Longtown Road West. The parcel also has two hundred and twenty six (226) feet of frontage on Longtown Road East.

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 sq ft. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 17 dwelling units
- The net density for this site is approximately: 12 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Blythewood Middle School
<u>South:</u>	RU/RU	Residence/Undeveloped
<u>East:</u>	RS-LD	Undeveloped and vegetated
<u>West:</u>	RU	Residence

Plans & Policies

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

North East Area

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

Compliance: The proposed Residential Single Family Low Density District (RS-LD) is more in keeping with the character in the surrounding area than the existing RU, Rural District.

Traffic Impact

The 2010 SCDOT traffic count (Station # 713) located north of the subject parcel on Longtown Road identifies 8,000 Average Daily Trips (ADT’s). Longtown Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Longtown Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Longtown Road. A portion of Longtown Road West is County Maintained while the remainder is maintained by SCDOT.

Conclusion

The subject property is currently undeveloped, heavily wooded and has road frontage along both, Longtown Road East and West. The parcel is contiguous to existing large-lot, suburban, well-established, residential development and is north of the Columbia Country Club golf course. Otherwise, the surrounding area contains small and large tracks of undeveloped forested lands with lot sizes varying from approximately 20,000 square feet to several acres. Approval of the proposed zoning would allow for infill development in keeping with the character of the surrounding area and more in line with the recommendations of the Comprehensive Plan.

The subject parcel is contiguous to Blythewood Middle School and within .3 miles of Round Top Elementary School. The Blythewood fire station (station number 26) is located on Main Street, approximately 3 miles northwest of the subject parcel. There are no fire hydrants located within the vicinity of the parcels along Longtown Road East or Longtown Road West. The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer are

available in the area. Water would be provided by the City of Columbia and sewer would be provided by Palmetto Utilities.

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

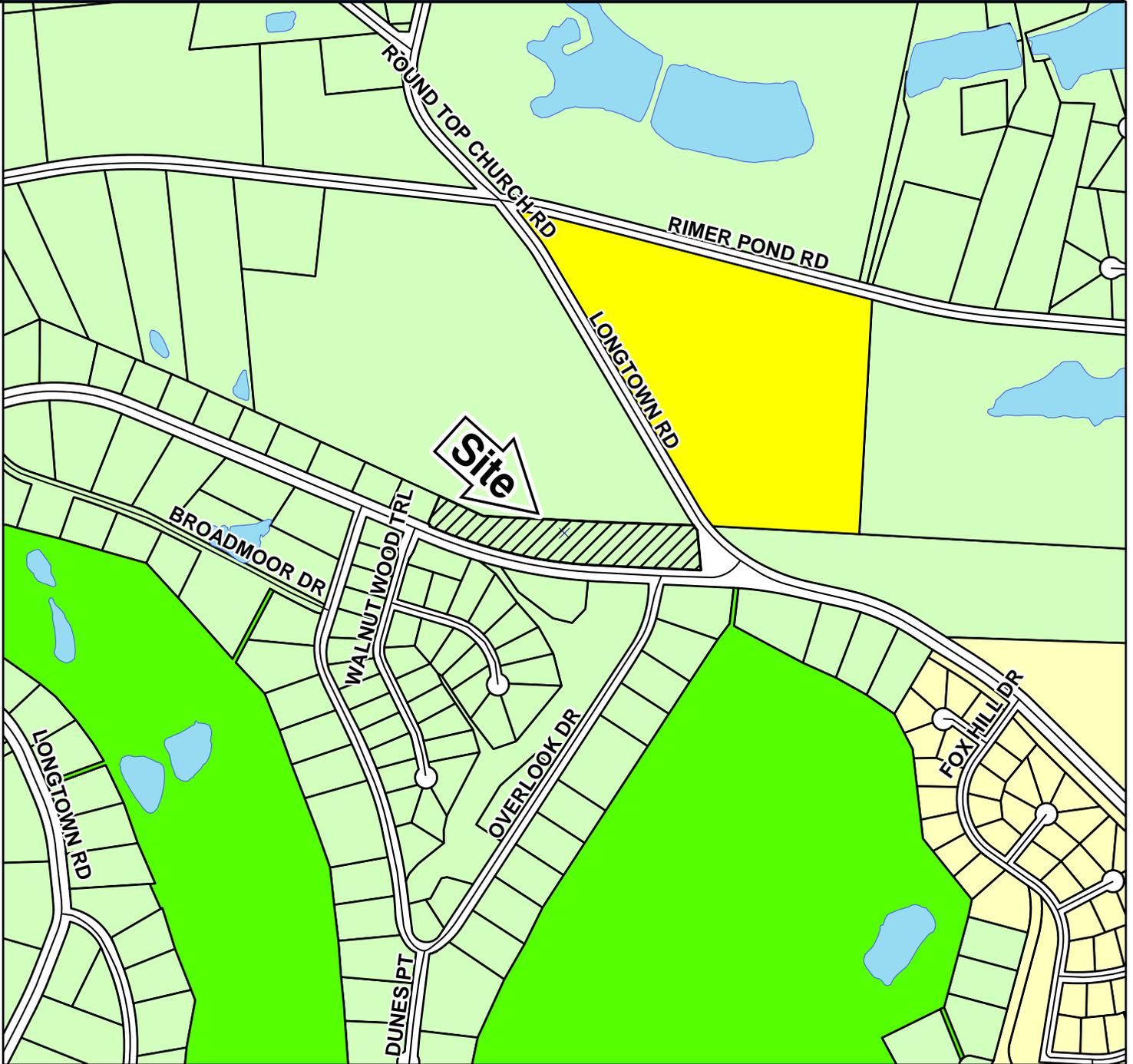
Zoning Public Hearing Date

September 27, 2011

Planning Commission Action

At their meeting of **September 1, 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 # 11-14 MA** at the next available opportunity.

Case 11-14 MA RU to RS-LD

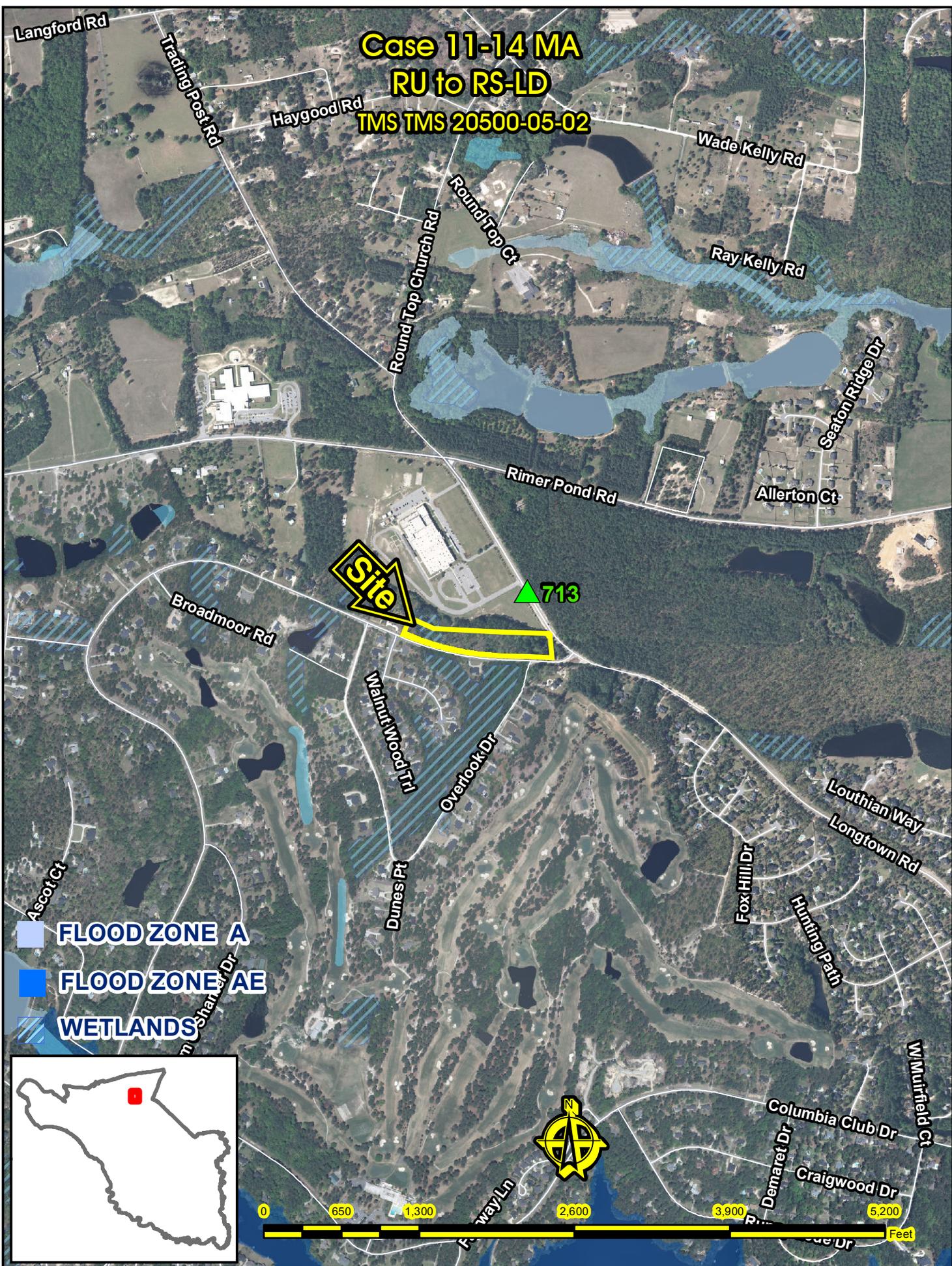


ZONING CLASSIFICATIONS

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 11-14 MA
RU to RS-LD
TMS TMS 20500-05-02**



CASE 11-14 MA

From RU to RS-LD

TMS# 20500-05-02

Longtown Road East & West



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 PROPERTY DESCRIBED AS TMS # 20500-05-02 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 # 20500-05-02 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 _____, 2011.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2011.

Michelle M. Onley
Assistant Clerk of Council

Public Hearing: September 27, 2011 (tentative)
First Reading: September 27, 2011 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 1, 2011
RC PROJECT: 11-15 MA
APPLICANT: Bill Jones
PROPERTY OWNER: Robert Scott

LOCATION: McCords Ferry Road (SC Highway 601)

TAX MAP NUMBER: 38900-02-04
ACREAGE: 2.9
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: August 11, 2011

Staff Recommendation

Denial

Background /Zoning History

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

The parcel contains two hundred and fifty-nine (259) feet of frontage on McCords Ferry Road and has four hundred and fifty-one (451) feet of frontage along the CSX Railroad line.

Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential 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.

- The gross density for this site is approximately: 46 dwelling units
- The net density for this site is approximately: 32 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	CSX railroad tracks
<u>South:</u>	RU	Undeveloped/vegetative
<u>East:</u>	HI	Undeveloped/vegetative
<u>West:</u>	RU	Undeveloped/vegetative

Plans & Policies

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

South East Area

Objective: Commercial/Office activities should be located at major traffic junctions where existing commercial and office uses are located and not encroach or penetrate established residential areas. Small scale agricultural related commercial uses, located on-site with residences, are appropriate provided adequate buffering/setbacks are available and the commercial use is in character with the area.

Non-Compliance: The proposed map amendment is not located at a major traffic junction or in an area with existing commercial uses.

Traffic Impact

The 2010 SCDOT traffic count (Station # 197) located north of the subject parcel on McCords Ferry Road identifies 2,800 Average Daily Trips (ADT's). McCords Ferry Road is classified as a two lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 14,600 ADT's. McCords Ferry Road is currently operating at Level of Service (LOS) “A”.

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

Conclusion

The subject property is currently zoned Rural District (RU) and located across McCords Ferry Road to the west of several thousand acres zoned Heavy Industrial (HI) and owned by International Paper. The property is unoccupied; however contains the remnants of the previous use, a former fertilizer plant that has not been in operation for some time. The surrounding area is characterized by large undeveloped and vegetated parcels. East of the subject parcel is a large vegetated parcel with a large oxidation pond owned by International Paper. The paper mill is located 1.45 miles to the northeast of the subject parcel. The northern parcel line is contiguous to the Norfolk Southern Railroad right-of-way and railroad tracks. There are no commercial or residential uses located along this section of McCords Ferry Road.

The General Commercial District (GC) permits uses outright such as exterminating and pest care services, rental centers with outside storage, banks, drugstores/pharmacies with drive throughs, minor automobile repair and maintenance services, and restaurants. The General Commercial District (GC) also permits residential uses at sixteen dwelling units an acre.

The Eastover fire station (station number 28) is located on Henry Street 2.1 miles northwest of the subject parcel and there are no fire hydrants located within the vicinity. The proposed rezoning would not have a negative impact on public services or traffic; however would be contrary to the existing pattern of rural zoning and uses in the vicinity. Water is provided by well and sewer is serviced by septic tank.

Since the proposed Zoning Map Amendment is not in compliance with the Comprehensive Plan Staff recommends **Denial** of this map amendment.

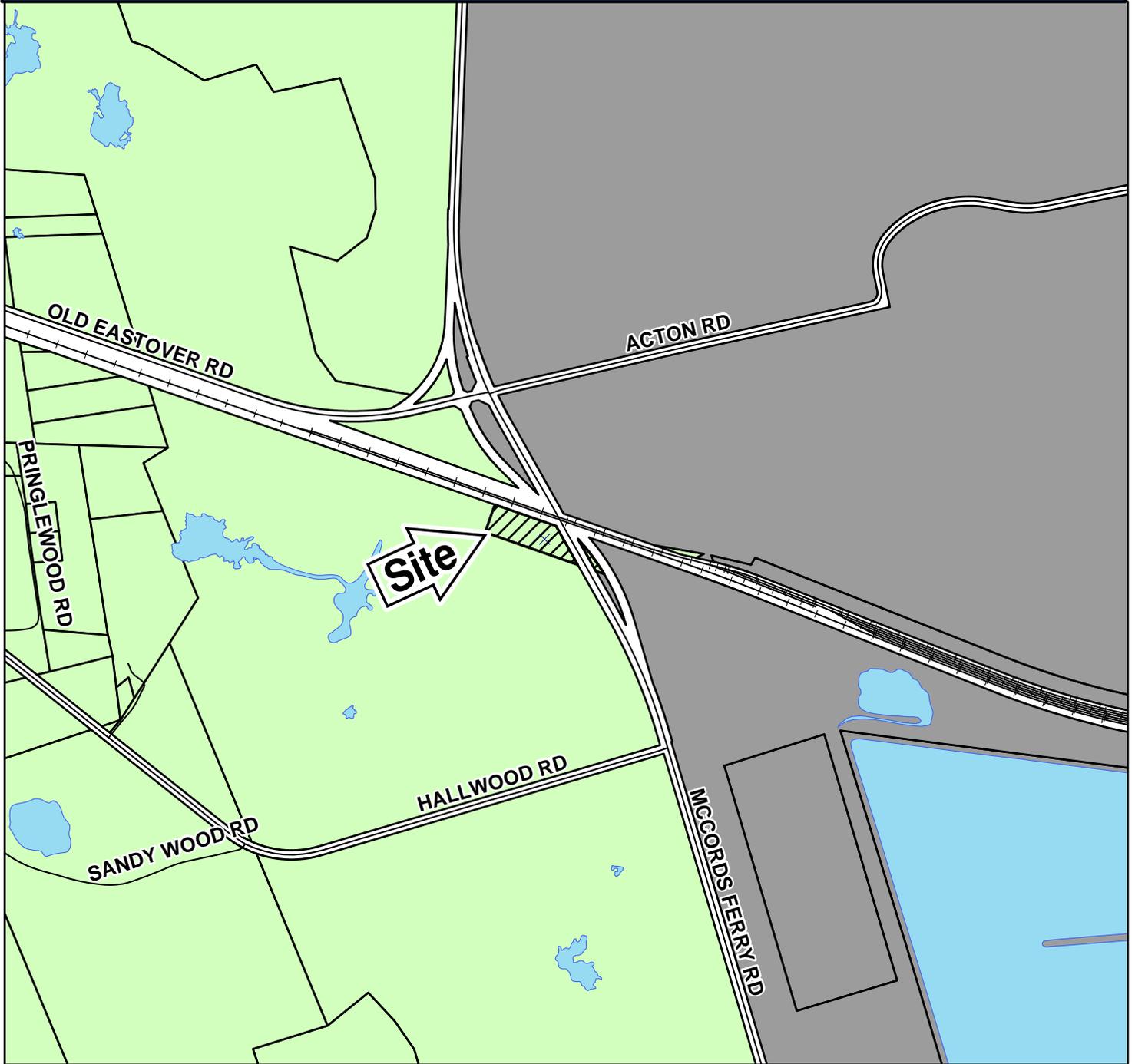
Zoning Public Hearing Date

September 27, 2011

Planning Commission Action

At their meeting of **September 1, 2011** the Richland County Planning Commission **disagreed** with the PSDS recommendation. The Planning Commission felt that due to the location of the parcel the General Commercial (GC) zoning district won't promote development or growth in that area. The Planning Commission also feels that traffic for this zoning will be minimal and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 11-15 MA** at the next available opportunity.

Case 11-15 MA RU to GC

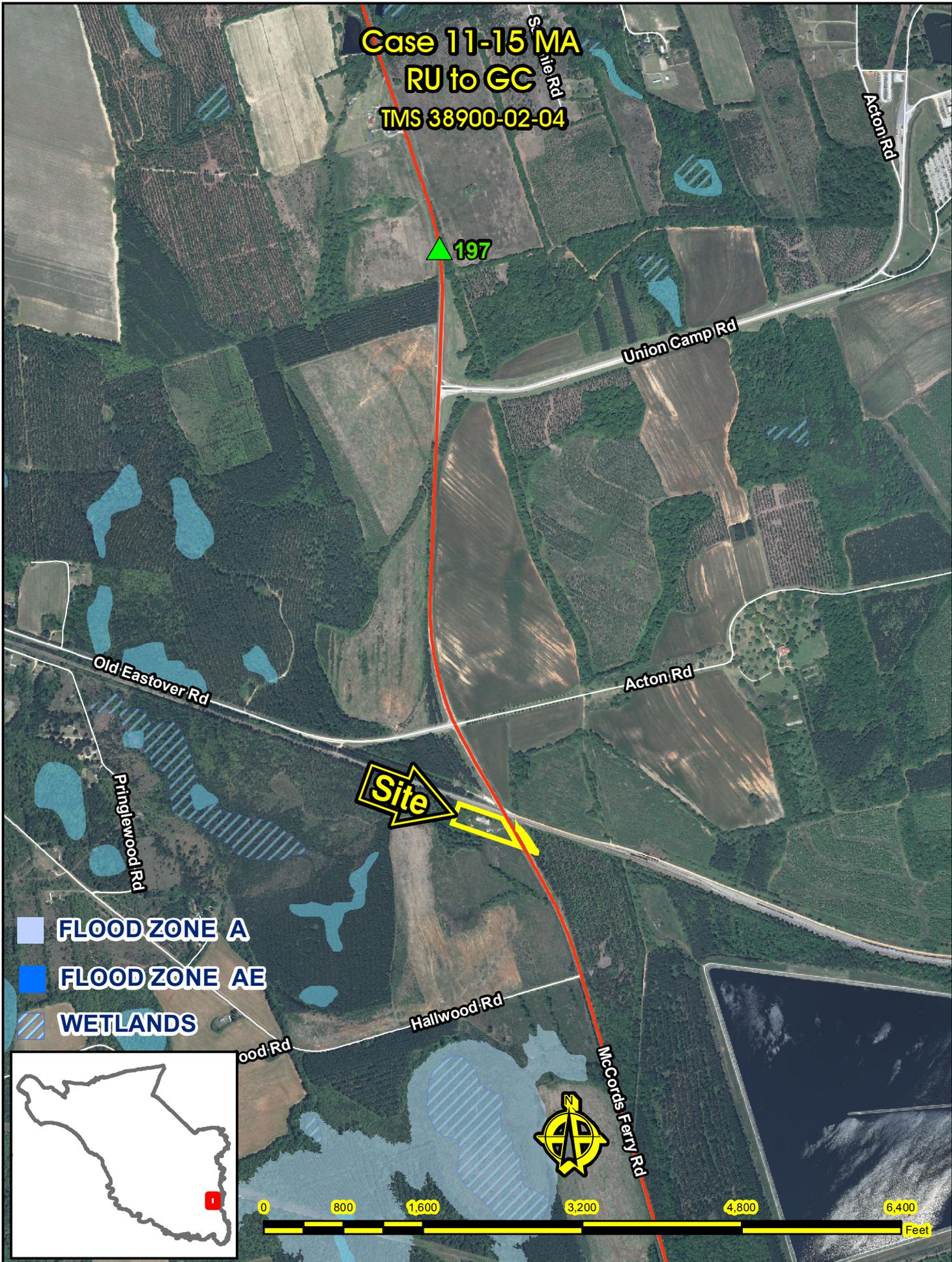


ZONING CLASSIFICATIONS

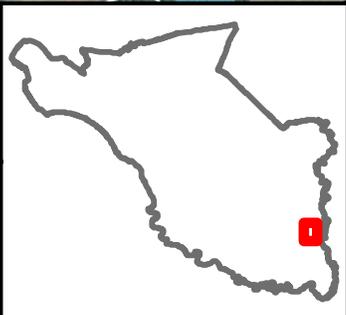
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 11-15 MA
RU to GC
TMS 38900-02-04**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 11-15 MA

From RU to GC

TMS# 38900-02- 04

McCords Ferry Road



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 PROPERTY DESCRIBED AS TMS # 38900-02-04 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 # 38900-02-04 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 _____, 2011.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2011.

Michelle M. Onley
Assistant Clerk of Council

Public Hearing: September 27, 2011 (tentative)
First Reading: September 27, 2011 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 1, 2011
RC PROJECT: 11-16 MA
APPLICANT: Margaret Smith
PROPERTY OWNER: Margaret Smith

LOCATION: 6624 Shakespeare Road

TAX MAP NUMBER: 14215-09-08
ACREAGE: 0.414
EXISTING ZONING: RM-HD
PROPOSED ZONING: NC

PC SIGN POSTING: August 11, 2011

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Residential Multifamily High Density District (RM-HD), reflects the original zoning as adopted September 7, 1977.

The parcel contains one hundred and fifteen (115) feet of frontage on Shakespeare Road.

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 than 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.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residence
<u>South:</u>	RM-HD	Modular home park
<u>East:</u>	RM-HD	Residence
<u>West:</u>	RM-HD	Modular home park

Plans & Policies

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

Beltway Area

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

Compliance: There is existing commercial uses in the Shakespeare Road area.

The October 2009 Trenholm Acres/Newcastle Neighborhood (TANN) Master Plan “Proposed Land Use Plan Map” designates Mixed Use for the parcel. In addition, the Neighborhood Master Plan recommends several Catalyst Projects, for which this parcel is a part. Specifically, Catalyst Project Two recommends several blocks of retail/office space with residential lofts on the floor(s) above as well as office buildings and an assisted living center. The subject parcel is designated for large office building according to the catalyst project land use plan.

Traffic Impact

The 2010 SCDOT traffic count (Station # 589) located east of the subject parcel on Shakespeare Road identifies 4,300 Average Daily Trips (ADT's). Shakespeare Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Shakespeare Road is currently operating at Level of Service (LOS) “B”.

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

Conclusion

The subject property is currently occupied by a 6,624 square foot, vacant office/commercial structure with limited parking in the front and a grassed area in the rear; once the location of a small church, a daycare and a TV repair shop. The immediate surrounding area is characterized by a mixture of residential uses including manufactured housing and standard stick-built homes. However, this section of Shakespeare Road parallels Two Notch Road and has a mixture of commercial uses. In the immediate vicinity surrounding the subject property is primarily residential, the larger Shakespeare Road community contains a variety of land uses including residential, commercial, and industrial.

The Neighborhood Commercial District (NC) 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. The Neighborhood Commercial District (NC) permits the following uses outright; martial arts instructional schools, schools, technical and trade (except truck driving), medical/healthcare offices, antique stores, florists, and convenience stores with gasoline pumps. The Neighborhood Commercial District (NC) permits some residential uses including group homes (10 or more) and rooming and boarding houses.

The subject parcel is located within 1.3 miles of Forest Lake Elementary School and within .6 miles of Dentsville Middle School. The Dentsville fire station (station number 14) is located on Firelane Road 1.25 miles northeast of the subject a fire hydrant located east of the subject parcel at the intersection of Shakespeare Road and Roof Street. The proposed rezoning would

not have a negative impact on public services or traffic. Water is provided by the City of Columbia and sewer is available through East Richland County Public Service District.

The proposed Zoning Map Amendment is in compliance with the Comprehensive Plan and meets the intents and purposes of the Trenholm Acres/Newcastle Neighborhood Master Plan staff recommends **Approval** of this map amendment.

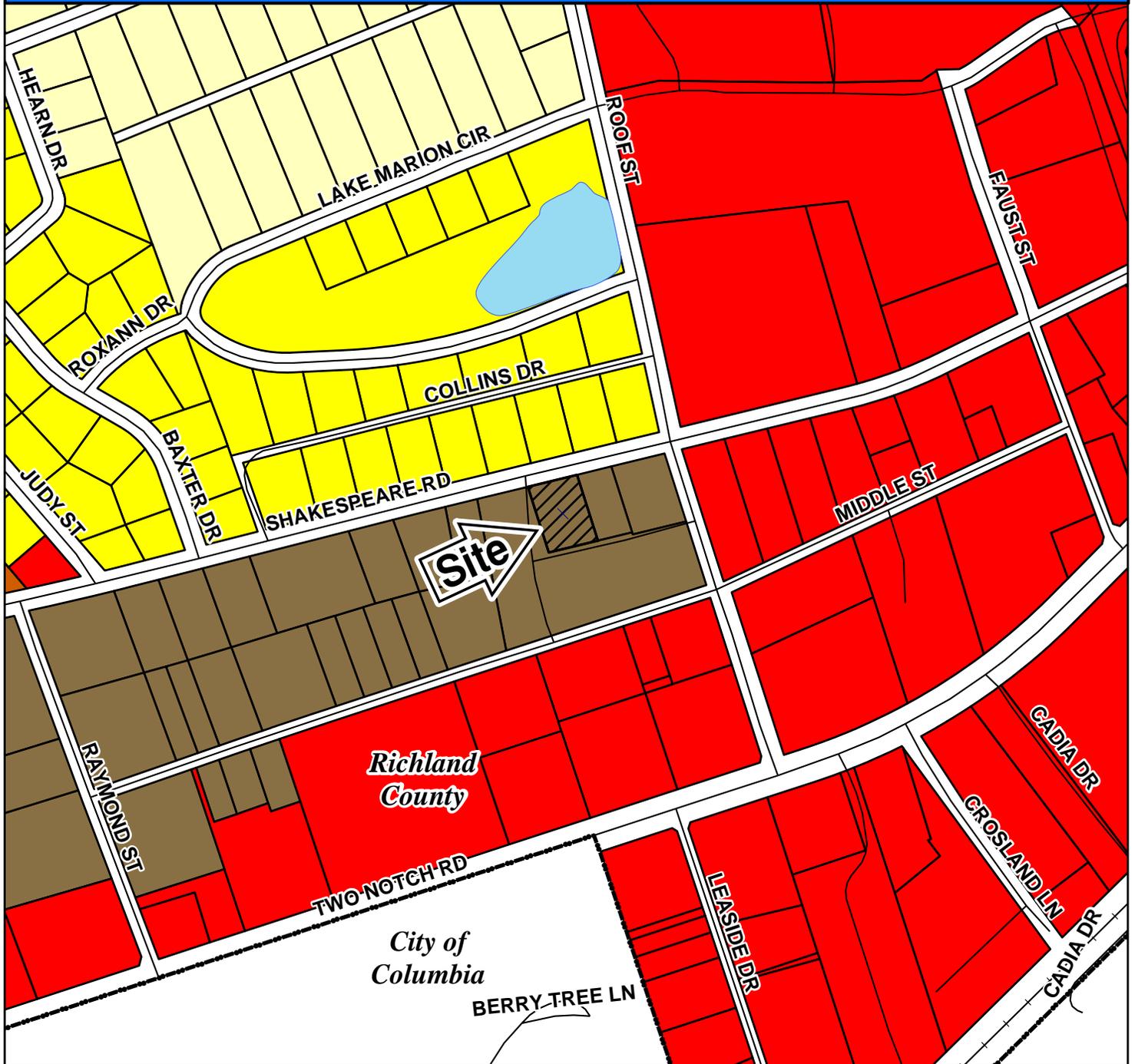
Zoning Public Hearing Date

September 27, 2011

Planning Commission Action

At their meeting of **September 1, 2011** the Richland County Planning Commission **agreed** with the PSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment for RC Project # 11-16 MA** at the next available opportunity.

Case 11-16 MA RM-HD to NC

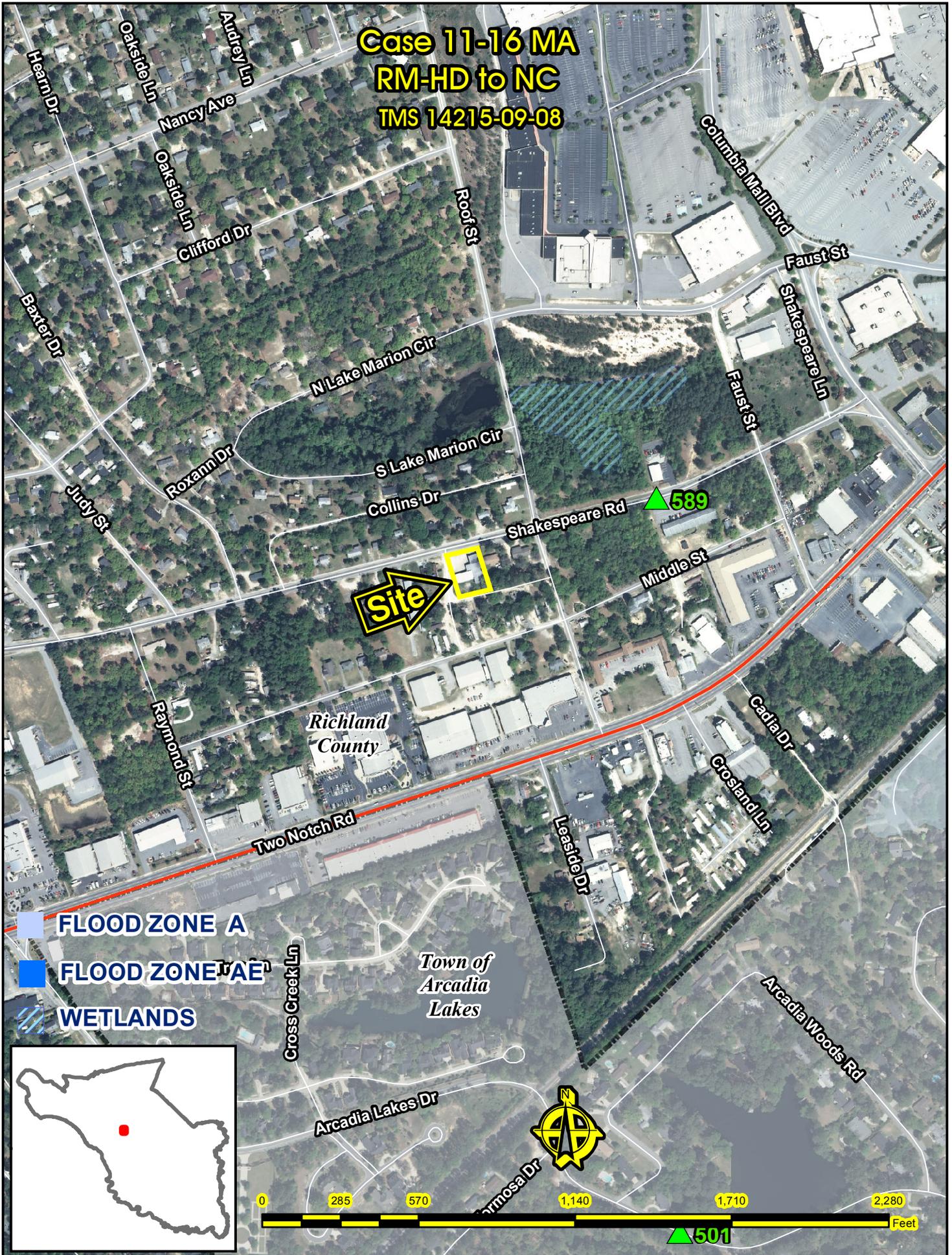


ZONING CLASSIFICATIONS

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 11-16 MA
RM-HD to NC
TMS 14215-09-08**



CASE 11-16 MA

From RM-HD to NC

TMS# 14215-09-08

Shakespeare Road



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 PROPERTY DESCRIBED AS TMS # 14215-09-08 FROM RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY 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 TMS # 14215-09-08 from RM-HD (Residential, Multi-Family – High Density District) zoning to NC (Neighborhood 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 _____, 2011.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2011.

Michelle M. Onley
Assistant Clerk of Council

Public Hearing: September 27, 2011 (tentative)
First Reading: September 27, 2011 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 1, 2011
RC PROJECT: 11-17 MA
APPLICANT: Josh Williamson
PROPERTY OWNER: Margaret Grimsley

LOCATION: 1840 Bluff Road

TAX MAP NUMBER: 11115-05-05 (P)
ACREAGE: 1.0 acre
EXISTING ZONING: RM-MD
PROPOSED ZONING: GC

PC SIGN POSTING: August 11, 2011

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Residential Multifamily Medium Density District (RM-MD), reflects the original zoning as adopted September 7, 1977.

The parcel contains one hundred and fifty (150) feet of frontage on Bluff Road and three hundred and seven (307) feet of frontage along Blair Street.

Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential 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.

- The gross density for this site is approximately: 16 dwelling units
- The net density for this site is approximately: 11 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RM-MD/RM-MD	Undeveloped/residence
<u>South:</u>	GC	Dollar General
<u>East:</u>	M-1	Consolidated Pipe and Supply
<u>West:</u>	RM-MD	Undeveloped & vegetated

Plans & Policies

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

Beltway 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 located on an arterial road at a traffic junction with existing commercial and industrial uses located in the area.

Traffic Impact

The 2010 SCDOT traffic count (Station # 238) located northwest of the subject parcel on Bluff Road identifies 19,800 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided Principle Arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Bluff Road is currently operating at Level of Service (LOS) “B”.

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

Conclusion

The subject property is located on Bluff Road, a primary arterial, and is currently occupied by a non-residential structure utilized by the Kingdom Reapers Ministry. The area is characterized by a mixture of uses including a few scattered established residential homes, residential subdivisions, University housing (Copper Beach Townhomes and the Retreat Apartments), Washington Park, as well as existing manufacturing, storage and distribution facilities. Located southeast of the subject parcel along Bluff Road is the multifamily development, Copper Beach Town Homes which consists of twenty six (26.45) acres; the Copper Beach property was successfully rezoned from Heavy Industrial District (HI) to Residential Multifamily Medium Density District (RM-MD) under map amendment 06-36MA (Ordinance 076-06HR). An additional five (5.46) acres contiguous to the Copper Beech Townhomes property was rezoned under map amendment 07-10MA (Ordinance 019-07HR) from Heavy Industrial District (HI) to Residential Multifamily High Density District (RM-HD). The contiguous property was utilized for an expansion of Copper Beech Townhomes. To the west of the Copper Beach parcels is a thirteen (13.94) acre parcel that was successful rezoned from Heavy Industrial District (HI) to Residential Multifamily High Density District (RM-HD) under map amendment 08-34MA (Ordinance 084-08HR). The thirteen acre parcel has not been developed at this time.

The large residential development to the south, known as, “The Retreat” was annexed into the City of Cayce on July 7th, 2008. The property consists of twenty-one (21.24) acres and was successfully rezoned from Rural District and Light Industrial District (RU/M-1) to Residential Multifamily High Density District (RM-HD) under map amendment 07-30MA (Ordinance 066-07HR). The parcel located at the south side, at the corner of Bluff Road and Blair Street contains a D ollar General and w as rezoned from Light Industrial District (M-1) to General Commercial District (GC) under map amendment 10-20MA (Ordinance 054-10HR). The Land Development Code r equires a minimum of two acres to be eligible for rezoning with some permitted exceptions. One of the permitted exceptions allows an addition of a G eneral Commercial District (GC) to a contiguous Industrial zoning district. The proposed General

Commercial District (GC) qualifies because the subject parcel is contiguous to an industrial zoning district (Light Industrial District (M-1)) east of the subject site.

The Industrial Park fire station (station no. 3) is located on “A” Street roughly 1.2 miles southeast of the subject parcel; there is a fire hydrant located west of the subject parcel along Bluff Road. The proposed rezoning would not have a negative impact on public services or traffic; water is provided by the City of Columbia and sewer service is provided by septic. Given the mixture of uses in the area, the fact that the site is located along a Principle Arterial and a traffic junction, does not encroach upon established residential areas, fulfills the need for convenience commercial shopping in proximity to the high-density residential uses nearby and is generally compatible with other uses at this intersection, staff can support the request for rezoning.

Since the proposed Zoning Map Amendment is in compliance with the Comprehensive Plan staff recommends **Approval** of this map amendment.

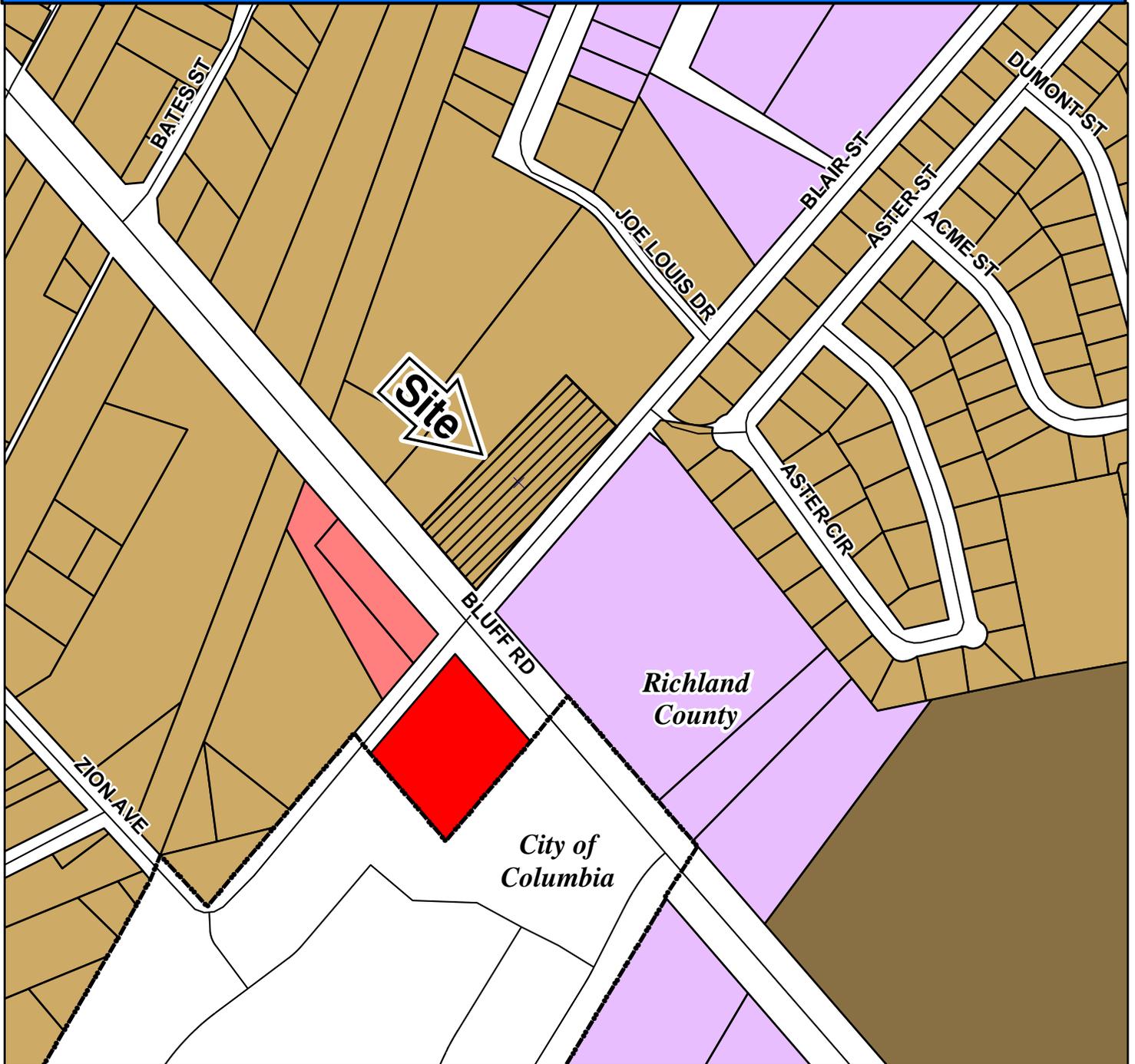
Zoning Public Hearing Date

September 27, 2011

Planning Commission Action

At their meeting of **September 1, 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 # 11-17 MA** at the next available opportunity.

Case 11-17 MA RM-MD to GC

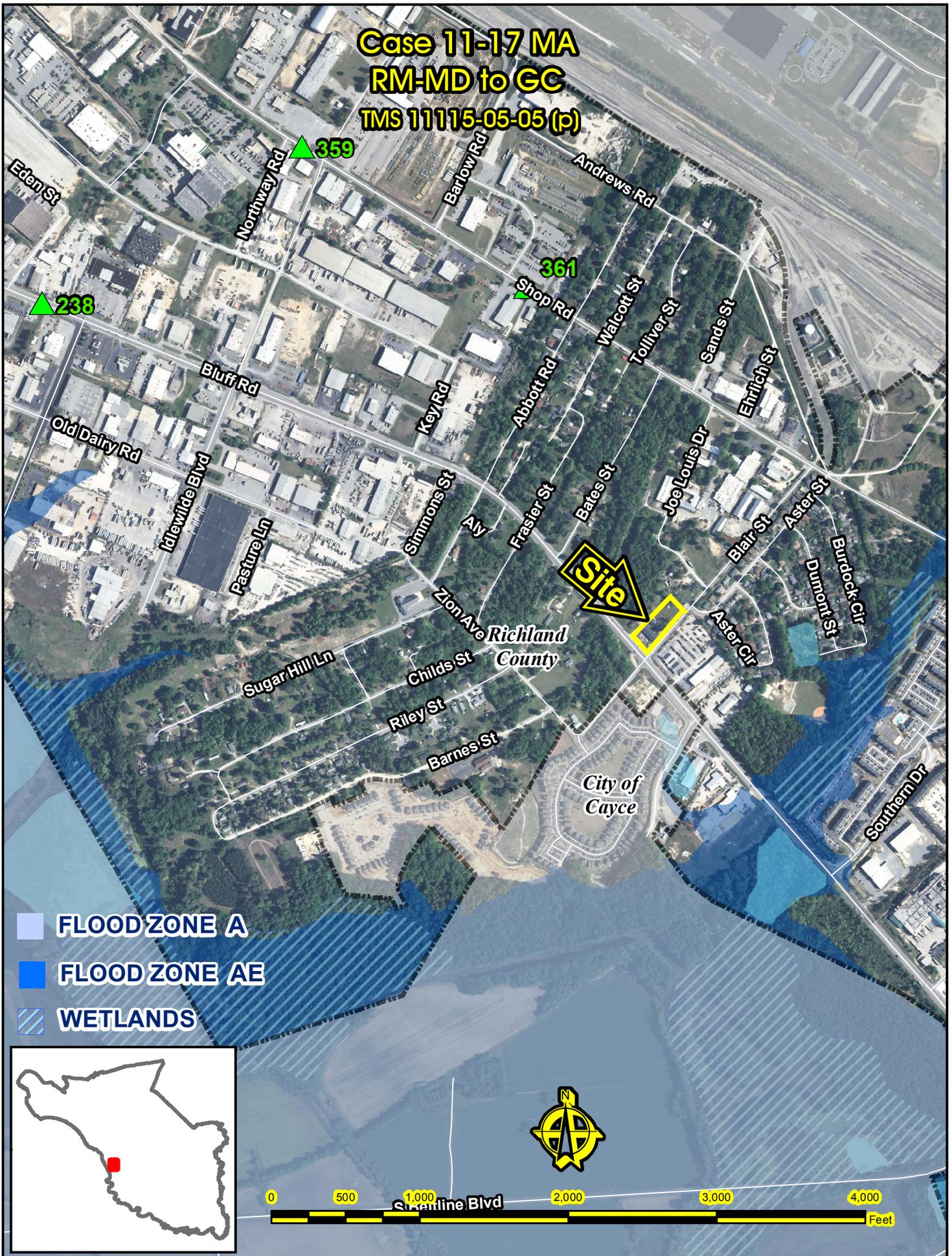


ZONING CLASSIFICATIONS

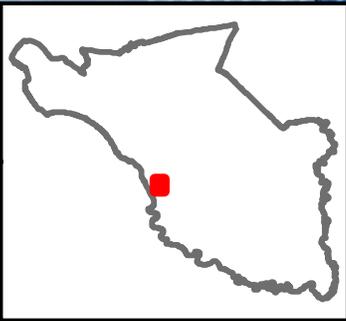
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 11-17 MA
RM-MD to GC
TMS 11115-05-05 (p)**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 11-17 MA

From RM-MD to GC

TMS# 11115-05-05 (P)

Bluff Road



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 # 11115-05-05 FROM RM-MD (RESIDENTIAL, MULTI-FAMILY – MEDIUM DENSITY 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 a portion of the real property described as TMS # 11115-05-05 from RM-MD (Residential, Multi-Family – Medium Density District) zoning to GC (General Commercial District) zoning, (as further 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

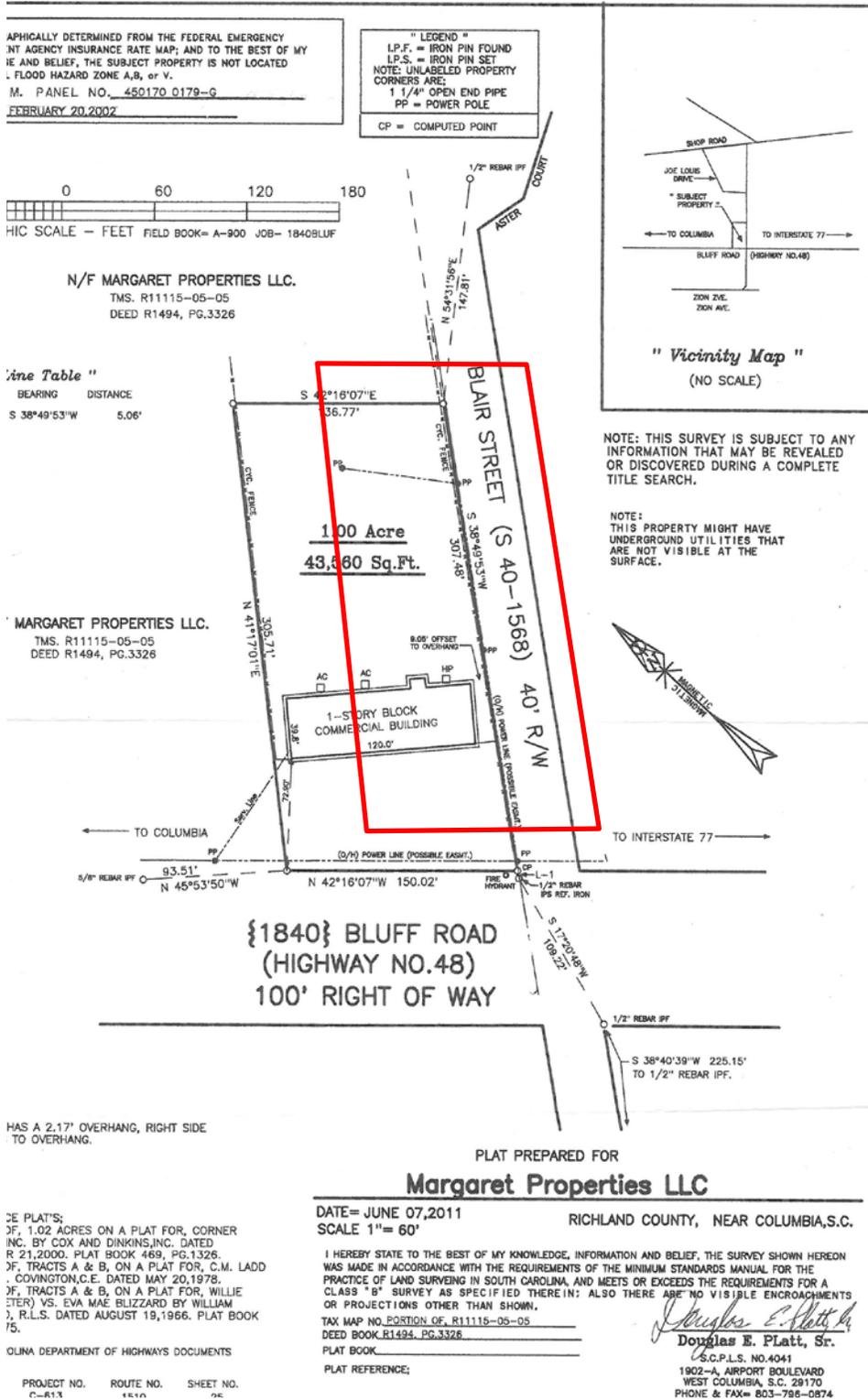
By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2011.

Michelle M. Onley
Assistant Clerk of Council

Public Hearing: September 27, 2011 (tentative)
First Reading: September 27, 2011 (tentative)
Second Reading:
Third Reading:

Exhibit A



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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-173, OFF-STREET PARKING STANDARDS; SUBSECTION (D), DESIGN OF PARKING AREAS; PARAGRAPH (4), ACCESSIBLE SPACES; SO AS TO COMPLY WITH ADA ACCESS REQUIREMENTS.

NOW, THEREFORE, 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 26-173, Off-Street Parking Standards; Subsection (d), Design of Parking Areas; Paragraph (4), Accessible Spaces; is hereby amended to read as follows:

- (4) *Accessible spaces.* Where parking is provided, accessible parking spaces shall be provided in accordance with the requirements set forth in this subsection.
 - a. *Number of spaces.* The required number of accessible parking spaces shall be provided in accordance with the following table:

TABLE VII-2

<u>Total Parking Spaces Provided</u>	<u>Required Number of Accessible Spaces</u>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	10
More than 1,000	10, plus one for each 100 over 1,000

<u>Total Number of Parking Spaces Provided (per lot)</u>	<u>(Column A) Total Minimum Number of Accessible Parking Spaces (60" and 90" aisles)</u>	<u>Van-Accessible Parking Spaces with minimum 96"-wide access aisle</u>	<u>Accessible Parking Spaces with minimum 60"-wide access aisle</u>
<u>1 - 25</u>	<u>1</u>	<u>1</u>	<u>0</u>
<u>26 - 50</u>	<u>2</u>	<u>1</u>	<u>1</u>

<u>51 – 75</u>	<u>3</u>	<u>1</u>	<u>2</u>
<u>76 – 100</u>	<u>4</u>	<u>1</u>	<u>3</u>
<u>101 – 150</u>	<u>5</u>	<u>1</u>	<u>4</u>
<u>151 – 200</u>	<u>6</u>	<u>1</u>	<u>5</u>
<u>201 – 300</u>	<u>7</u>	<u>1</u>	<u>6</u>
<u>301 – 400</u>	<u>8</u>	<u>1</u>	<u>7</u>
<u>401 – 500</u>	<u>9</u>	<u>2</u>	<u>7</u>
<u>501 – 1,000</u>	<u>2% of total parking provided in each lot</u>	<u>1/8 of Column A*</u>	<u>7/8 of Column A**</u>
<u>1,001 and over</u>	<u>20, plus 1 for each 100 over 1,000</u>	<u>1/8 of Column A*</u>	<u>7/8 of Column A**</u>

* 1 out of every 8 accessible spaces

** 7 out of every 8 accessible spaces

- b. *Location.* Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.
- c. *Size of accessible spaces.* Accessible parking spaces shall be ninety-six (96) inches wide minimum and shall have an adjacent access aisle complying with subsection d. below.
- d. *Access aisle.* Parking access aisles shall be part of the accessible route to the building and shall be provided for all accessible spaces provided in a parking area. Two (2) parking spaces shall be permitted to share a common access aisle. Access aisles shall be marked so as to discourage parking in them.
1. *Width.* Access aisles serving accessible parking spaces shall be a minimum of ninety six (96) inches wide. Van-accessible spaces require a minimum ninety-six (96)-inch wide access aisle. All other accessible spaces shall be at least sixty (60) inches wide.
 2. *Length.* Access aisles shall extend the full length of the parking spaces they serve.
- e. *Floor or ground surfaces and clearance.* Parking spaces and access aisles shall have surface slopes not steeper than 1:48 1:50. Access aisles shall be at the same level of the parking spaces they serve.

- f. *Signage.* Accessible parking spaces shall be identified by signs including the International Symbol of Accessibility. Van-accessible spaces shall have a sign designating them as van-accessible.

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 THE _____ DAY

OF _____, 2011.

Michelle M. Onley
Assistant Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: September 27, 2011 (tentative)
First Reading: September 27, 2011 (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