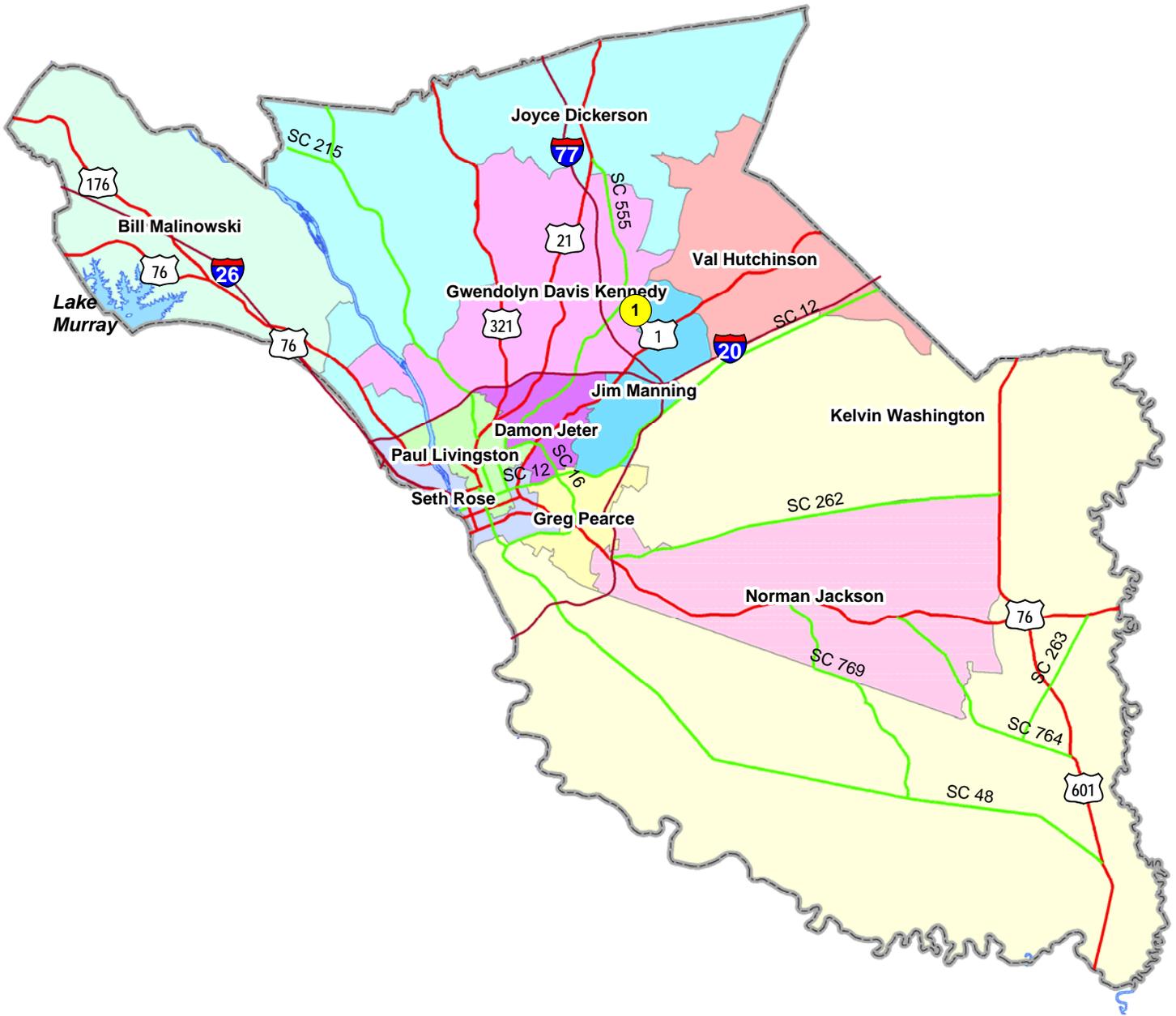


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



DECEMBER 20, 2011

*RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING
DECEMBER 20, 2011*



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 11-20 MA	Columbia Agape Presbyterian Church	17115-01-07	251 Rabon Rd.	Kennedy



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, December 20, 2011
7:00 P.M.**

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

STAFF:

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

TEXT AMENDMENTS

MAP AMENDMENTS

1. Case #11-20 MA
Columbia Agape Presbyterian Church
Claire Baxter
RU to OI (.41 acres)
251 Rabon Rd.
TMS# 17115-01-07
Page 7

TEXT AMENDMENTS

1. An ordinance amending the Richland County Code of Ordinances, so as to properly reference section 26-186 rather than "section 26-184" wherever applicable and/or deleting reference to section 26-184 (as section 26-184 is currently "reserved").
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OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 5, 2011
RC PROJECT: 11-20 MA
APPLICANT: Claire Baxter
PROPERTY OWNER: Columbia Agape Presbyterian Church

LOCATION: Rabon Road

TAX MAP NUMBER: 17115-01-07
ACREAGE: .41
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: November 17, 2011

Staff Recommendation

Approval

Background /Zoning History

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

The parcels contain sixty nine (69) feet of frontage on Rabon Road.

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: 6 dwelling units
- The net density for this site is approximately: 4 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residence
<u>South:</u>	RU	Vacant
<u>East:</u>	RU/GC	Vacant/storage facility
<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: 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 staff is of the opinion that the proposed change in zoning is appropriate at this time considering the mixture of non-residential uses in the area. In the immediate area there are two storage facilities, a garage door repair/installation shop, several churches and several vacant parcels.

Traffic Impact

The 2010 SCDOT traffic count (Station # 611) located north west of the subject parcel on Rabon Road identifies 8,700 Average Daily Trips (ADT's). Rabon Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Rabon Road is currently operating at Level of Service (LOS) “C”.

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

Conclusion

The subject parcel contains two existing structures; a red brick building on the front previously utilized as a place of worship and a beige-colored, concrete block building to the rear. The property has gentle to moderate slopes, little or no vegetation, a pole sign out front and an unpaved parking lot. Otherwise, the surrounding area is characterized by older residential homes, manufactured housing and commercial/office/light industrial uses. The parcel is located seventy (70) feet west of a General Commercial District (GC) zoned property which is currently being utilized as a self-storage facility. To the west of the subject parcel are a number of Light Industrial District (M-1) parcels. One of the Light Industrial District (LI) parcels contains a garage door repair/installation company and the other contains a self-storage facility. There is also a place of worship four hundred and fifty (450) feet west of the subject parcel on Rabon Road. Adjacent to the place of worship, west of the subject parcel, is a realty office in a General Commercial District (GC) zoned parcel.

The Office and Institutional District (OI) permits certain uses outright, such as physical fitness centers, dry cleaning services (non-coin operated), places of worship, medical/healthcare offices, pharmacies with drive throughs, convenience stores with gasoline pumps, bank, finance, and insurance agencies.

Water service would be provided by the City of Columbia and sewer service would be provided by East Richland County Public Service District. There is a fire hydrant located three hundred and seventeen (317) feet east of the property on Rabon Road. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .66 miles east of the subject parcel.

Based upon the mix of residential zoning and commercial uses in the vicinity, the availability of water and sewer services, as well as the compatibility to the Comprehensive Plan recommendation for Office and Institutional uses, the staff is of the opinion that the proposed

map amendment would not negatively impact public services or traffic and can support the rezone request. As such, approval of the proposed zoning would allow for development in an area with existing services and commercial uses in accordance with the recommendations of the Comprehensive Plan.

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

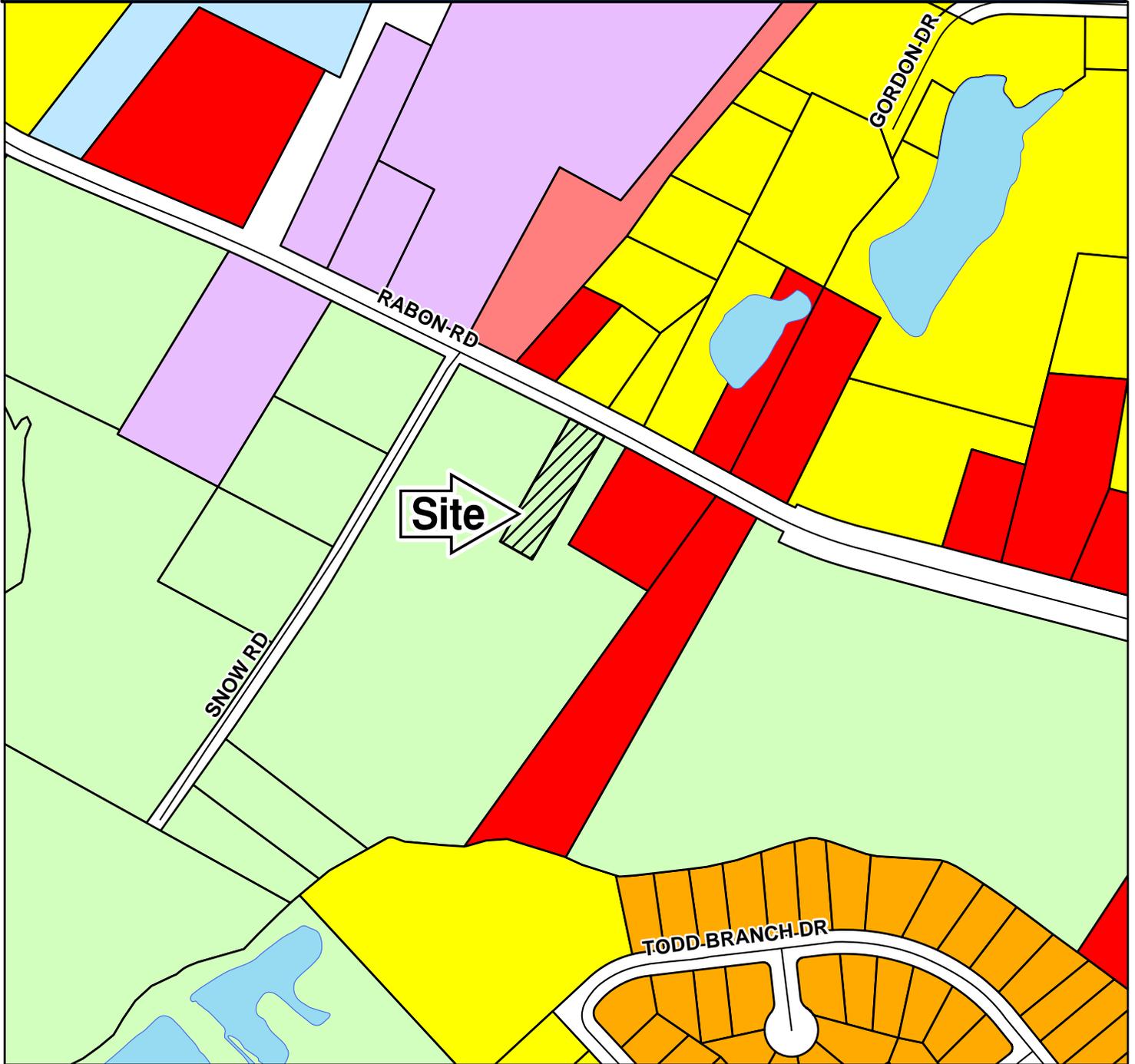
Zoning Public Hearing Date

December 20, 2011

Planning Commission Action

At their meeting on December 5, 2011 the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initial the ordinance consideration process to **approve the proposed Amendment** for **RC Project #11-20** at the next available opportunity.

Case 11-20 MA RU to OI

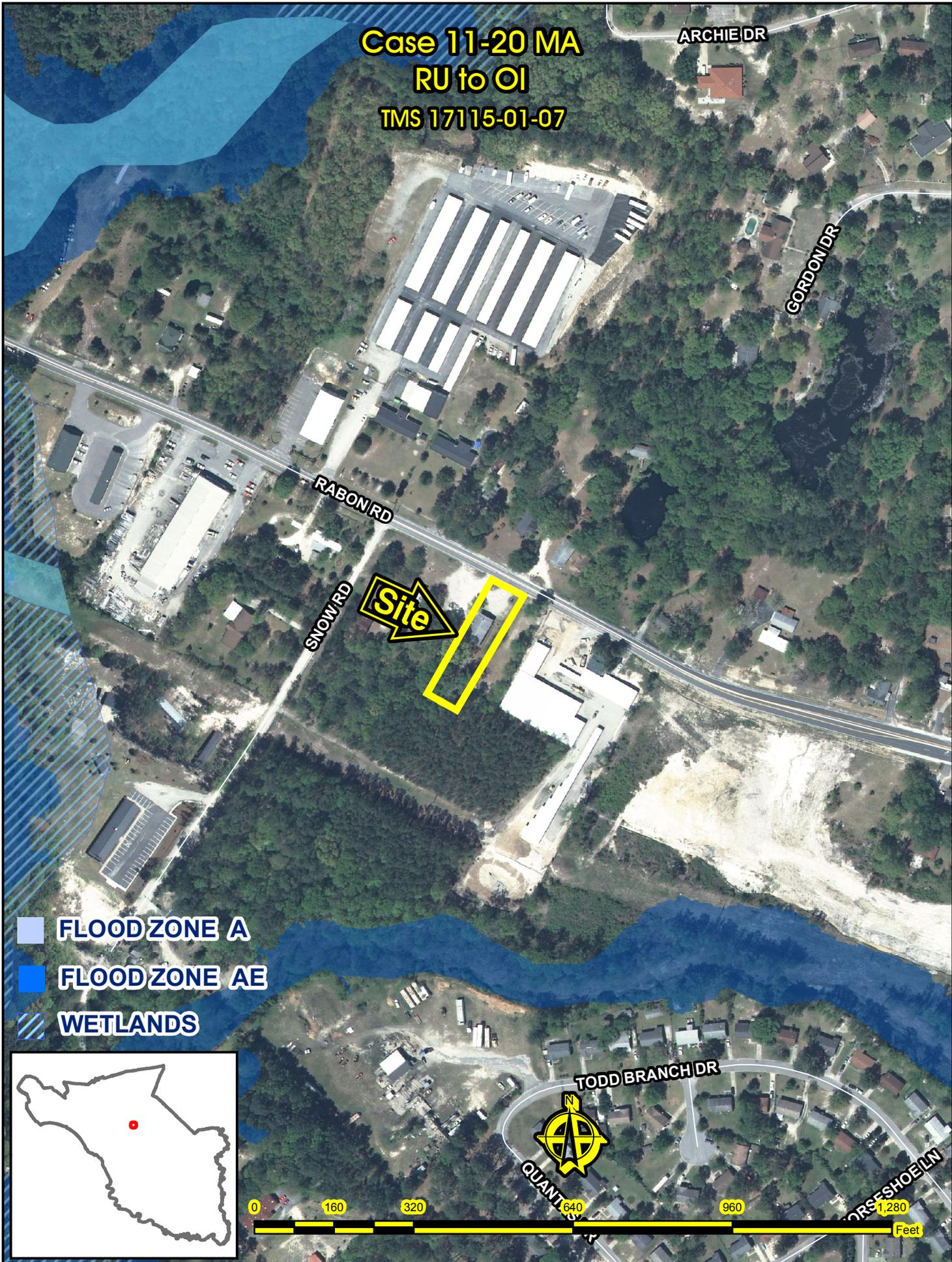


ZONING CLASSIFICATIONS

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 11-20 MA
RU to OI
TMS 17115-01-07



CASE 11-20 MA

From RU to OI

TMS# 17115-01-07

Rabon Road



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-12HR

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 # 17115-01-07 FROM RU (RURAL 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 property described as TMS # 17115-01-07 from RU (Rural 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 _____, 2012.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2012.

Michelle M. Onley
Assistant Clerk of Council

Public Hearing: December 20, 2011 (tentative)
First Reading: December 20, 2011 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-12HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SO AS TO PROPERLY REFERENCE SECTION 26-186 RATHER THAN “SECTION 26-184” WHEREVER APPLICABLE AND/OR DELETING REFERENCE TO SECTION 26-184 (AS SECTION 26-184 IS CURRENTLY “RESERVED”).

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-105, C Conservation Overlay District; Subsection (d), Development Standards; Paragraph (6); is hereby amended to read as follows:

- (6) *Recreational/open space standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the provisions established in Section ~~26-184~~ 26-186 of this chapter.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-109, CRD Corridor Redevelopment Overlay District; Subsection (d), Development Standards; Paragraph (7), (the introductory paragraph only); is hereby amended to read as follows:

- (7) Recreation/Open Space Standards: All CRD developments that include residential units shall be required to dedicate open space. The amount of useable open space required for dedication shall be determined using the Open Space Dedication Matrix below. Unless otherwise specified below, the requirements of Section ~~26-184~~ 26-186 of this chapter shall apply.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (44), Manufactured Home Parks; Subparagraph k.; is hereby amended to read as follows:

- k. ~~Common area open space (meeting the requirements set forth in Sections 26-184(b)(2)&(3) of this chapter) shall be provided for each manufactured home park.~~ A minimum of twenty percent (20%) of the total development area shall be reserved for open space. However, in no event shall the required open space within a manufactured home development be less than three hundred (300) square feet. In order to expand an existing manufactured home

park development, the minimum open space requirements must be met.

SECTION IV. 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 V. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VI. Effective Date. This ordinance shall be effective from and after _____, 2012.

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: December 20, 2011 (tentative)
First Reading: December 20, 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

