

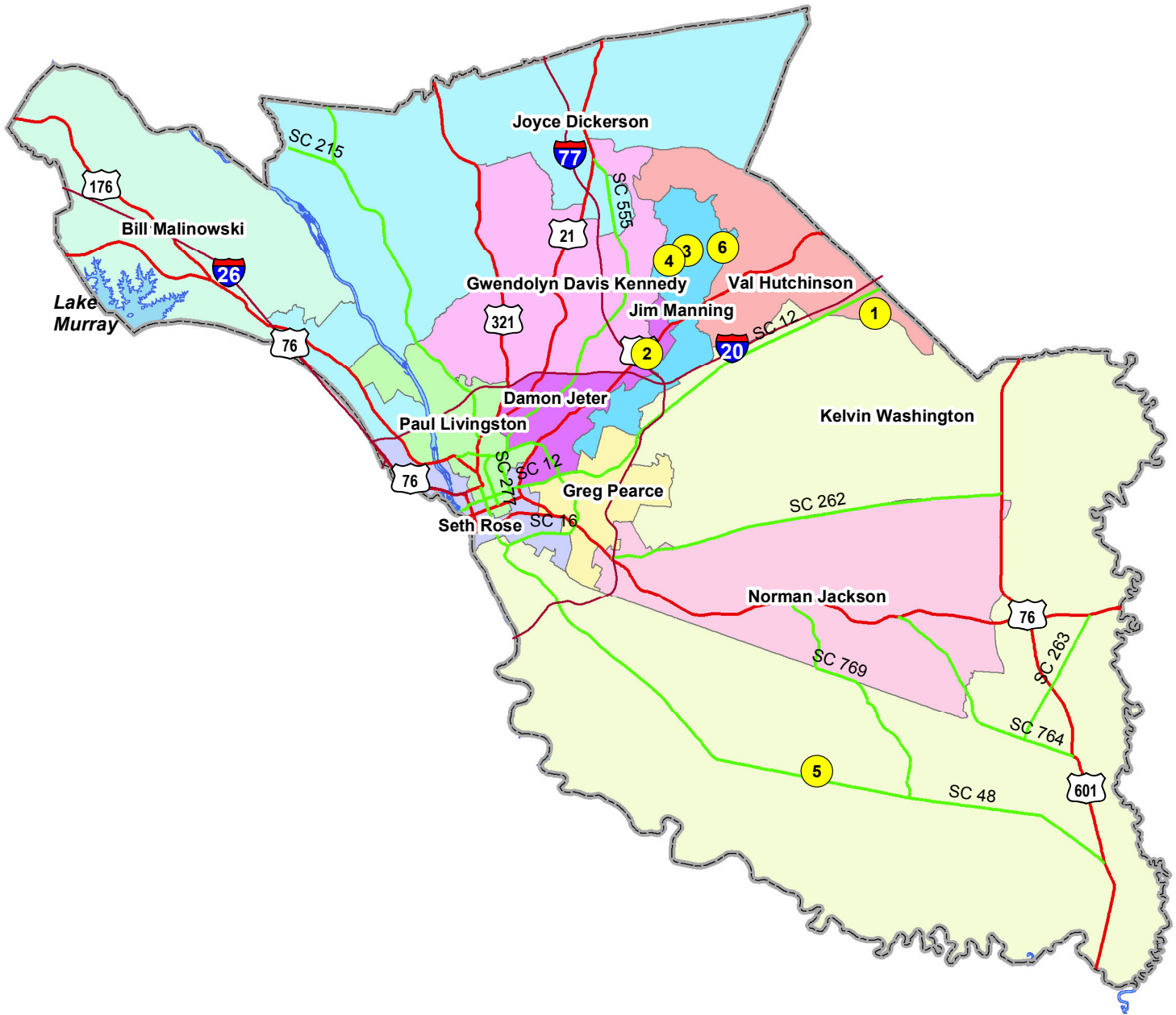
RICHLAND COUNTY  
PLANNING COMMISSION



MAY 7, 2012



# RICHLAND COUNTY PLANNING COMMISSION MAY 7, 2012



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 12-07 MA	Terri Darragh	31600-02-17/18	Screaming Eagle Rd.	Hutchinson
2. 12-15 MA	Tanya Boyd	19901-02-28	2400 Alpine Rd.	Jeter
3. 12-18 MA	Myung Chan Kim	20200-03-34	4114 Hard Scrabble Rd.	Manning
4. 12-19 MA	Myung Chan Kim	20281-01-45	2201 Clemson Rd.	Manning
5. 12-20 MA	Jacqueline Bush Reese	27300-07-03/05	Bluff Road	Washington
6. 12-21 MA	Ismail Ozbek	23011-01-02	Summit Parkway & Summit Centre Dr.	Manning





**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, May 7, 2012**

**Agenda**

**1:00 PM**

***2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers***

**STAFF** Tracy Hegler, AICP.....Planning Director  
Geonard Price.....Deputy Planning Director/Zoning Administrator  
Amelia R. Linder, Esq. .... Attorney  
Holland Jay Leger, AICP..... Planning Services Manager

**PUBLIC MEETING CALL TO ORDER** ..... Patrick Palmer, Chairman

**PUBLIC NOTICE ANNOUNCEMENT**

**PRESENTATION OF MINUTES FOR APPROVAL**

March & April 2012 Minutes

**ROAD NAMES**

**MAP AMENDMENTS**

1. Case #12-07 MA  
Terri Darragh  
Richland County Landfill, Inc.  
RU to HI (232.91 acres)  
Screaming Eagle Rd.  
TMS# 31600-02-17/18  
Page 1
2. Case #12-15 MA  
Tanya Boyd  
RS-LD to GC (0.34 acres)  
2400 Alpine Rd.  
TMS# 19901-02-28  
Page 9
3. Case # 12-18 MA  
Myung Chan Kim  
NC to GC (1.84 acres)  
4114 Hardscrabble Rd.  
TMS# 20200-03-34  
Page 21

4. Case # 12-19 MA  
Myung Chan Kim  
NC to GC (1.93 acres)  
2201 Clemson Rd.  
TMS# 20281-01-45  
Page 29
5. Case # 12-20 MA  
Jacqueline Bush Reese  
RU to RC (2 acres)  
Bluff Rd.  
TMS# 27300-07-05  
Page 37
6. Case # 12-21 MA  
Ismail Ozbek (0.83 acres)  
Lexington County Health Services District, Inc.  
PDD to PDD  
Summit Parkway & Summit Centre Dr.  
TMS# 23011-01-02  
Page 47

## **TEXT AMENDMENTS**

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; SO AS TO PERMIT "RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS" IN THE M-1 (LIGHT INDUSTRIAL DISTRICT), AS A SPECIAL EXCEPTION RATHER THAN WITH SPECIAL REQUIREMENTS.  
Page 53

## **OTHER BUSINESS**

## **COUNTY COUNCIL REPORT OF ACTION**

## **ADJOURNMENT**



# **Planning & Development Services Department**

2020 Hampton Street, 1<sup>st</sup> Floor • Columbia, South Carolina 29204-1002  
 Post Office Box 192 • Columbia, South Carolina 29202-0192

**TO:** Planning Commission Members; Interested Parties  
**FROM:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist  
**DATE:** April 27, 2012  
**SUBJECT:** Street Name(s) Approval

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 emergency road/subdivision naming requirements.

### **Action Requested**

The Addressing Coordinator Specialist recommends the Commission give **final** approval of the road name(s) listed below. **Unless specifically stated, the street name suffix (es) is/ are added after receipt of the subdivision lot layout.**

<b>PROPOSED NAME(S)</b>	<b>PETITIONER/ INITIATOR</b>	<b>LOCATION</b>	<b>PROPERTY Tax Map Number (s)</b>	<b>COUNCIL DISTRICT</b>
1. Louis Lee LN (private roadway)	Debra Richards	Off Lee and Hard Scrabble Roads	R20300-04-03, 5-11	Jim Manning ( 8)
2. Golf View Turnwall	WCC Engineering	The Courtyards @ Woodcreek Farms SD	R28900-01-11	Val Hutchinson (9)





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 7, 2012  
**RC PROJECT:** 12-07 MA  
**APPLICANT:** Terry Darragh  
**PROPERTY OWNER:** Richland County Landfill, Inc.

**LOCATION:** Percival Road and Screaming Eagle Road  
**TAX MAP NUMBER:** 31600-02-17 and 18  
**ACREAGE:** 232.91 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** HI

**PC SIGN POSTING:** April 19, 2012

**Staff Recommendation**

Approval

**Background /Zoning History**

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

The parcels contain three hundred and forty eight (348) feet of frontage along Percival Road.

**Summary**

The proposed zoning, Heavy Industrial (HI) District is intended to primarily accommodate uses of a manufacturing and industrial nature, and secondly, uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district.

No minimal lot area except as required by DHEC; and no maximum density standard.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU/RU	Residential/Mineral Extraction
<b><u>South:</u></b>	RU/RU	Waste to Energy Plant/Fort Jackson
<b><u>East:</u></b>	RU	Landfill
<b><u>West:</u></b>	RU/RU	Residential/Undeveloped

## Plans & Policies

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

### Rural Area

Objective: Industrial uses 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.

Compliance: The site is located 1.6 miles from the Interstate 20 interchange at Clemson Road. Additionally the site is adjacent to the Richland County Landfill and an operating sand mine.

## Traffic Impact

The 2010 SCDOT traffic count (Station # 307) located west of the subject parcel on Screaming Eagle Road identifies 5,900 Average Daily Trips (ADT's). Screaming Eagle Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Screaming Eagle Road is currently operating at Level of Service (LOS) “B”.

The 2010 SCDOT traffic count (Station # 217) located west of the subject parcel on Percival Road identifies 9,800 Average Daily Trips (ADT's). Percival Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Percival Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Screaming Eagle Road or Percival Road.

## Conclusion

The subject parcel is undeveloped, wooded, and has a rolling topography. The eastern parcel of the two subject parcels was previously mined for Kaolin (a type of clay typically used in ceramics, porcelain, medicines and paints). The surrounding area is characterized by residential and industrial uses. West of the site are a number of residential parcels. Located to the east of the subject parcels is the Richland County landfill. There is a sand mining operation (Hardaway Sand Plant) to the north of the subject parcels. The mine was originally zoned Rural District (RU) and was rezoned to Development District (D-1) in 1989, (case number 89-06MA) and subsequently expanded. However, in the countywide zoning map update that took place in 2005, the D-1 zoning was eliminated and the D-1 District became the RU district. The mine is allowed to continue operating as a legal nonconforming use. The existing mineral extraction operation (sand mine to the north) would not be allowed to expand without a rezoning. South of the subject parcels is a waste-to-energy plant operating in conjunction with the landfill. The large parcel to the south is Fort Jackson. In accordance with Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, Article 13 Section 6-29 1630, any land use or zoning decision located within 3,000 feet of any military installation requires notification to the commander of the installation. Fort Jackson's Department of Public Works (DPW) Master Planning Division has reviewed the proposal and has deemed the proposal will not adversely affect Fort Jackson.

The Heavy Industrial District (HI) permits certain uses outright, such as recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, manufacturing, mining, and industrial, and retail trade and food services.

The subject parcels are within the boundaries of School District Two. Pontiac Elementary School is 1.84 miles west of the subject parcel on Spears Creek Church Road. The Northeast fire station (number 4) is located 2.1 miles west of the subject parcel on Spears Creek Church Road. There are no fire hydrants located near the subject property. Water and sewer would be provided by well and septic.

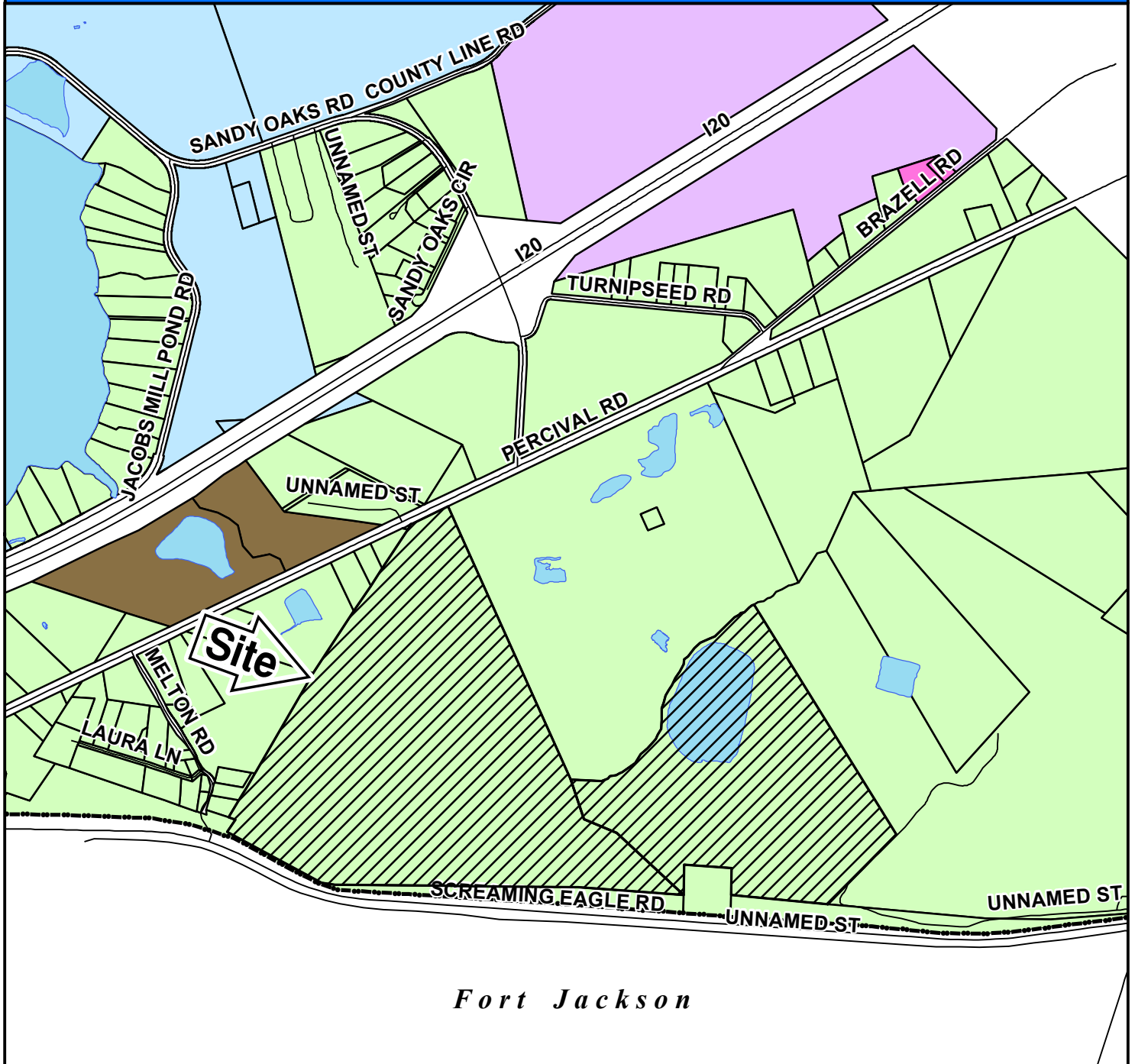
With a review of nearby land use characteristics, staff has found that the area is made up of a mixture of uses that include scattered, large lot, single family homes, manufactured housing, wooded tracts, mining operations, Fort Jackson and the Richland County's landfill. Both Percival and Screaming Eagle Roads are two-lane roads, with existing heavy truck traffic generated by the landfill and local logging operations. The site is located adjacent to the landfill, which is a use permitted by special exception in the RU District. Given the nature of the uses east of the site, staff is of the opinion that the rezoning request would be in character with the industrial type uses in the area. The site has access to a major highway, Percival Road, which is operating at or near capacity.

In summary, based upon this rationale and the lack of compliance with the Comprehensive Plan, the planning staff recommends **Approval** of this map amendment.

<b>Zoning Public Hearing Date</b>
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**May 22, 2012**

# Case 12-07 MA RU to HI



*Fort Jackson*

## ZONING CLASSIFICATIONS

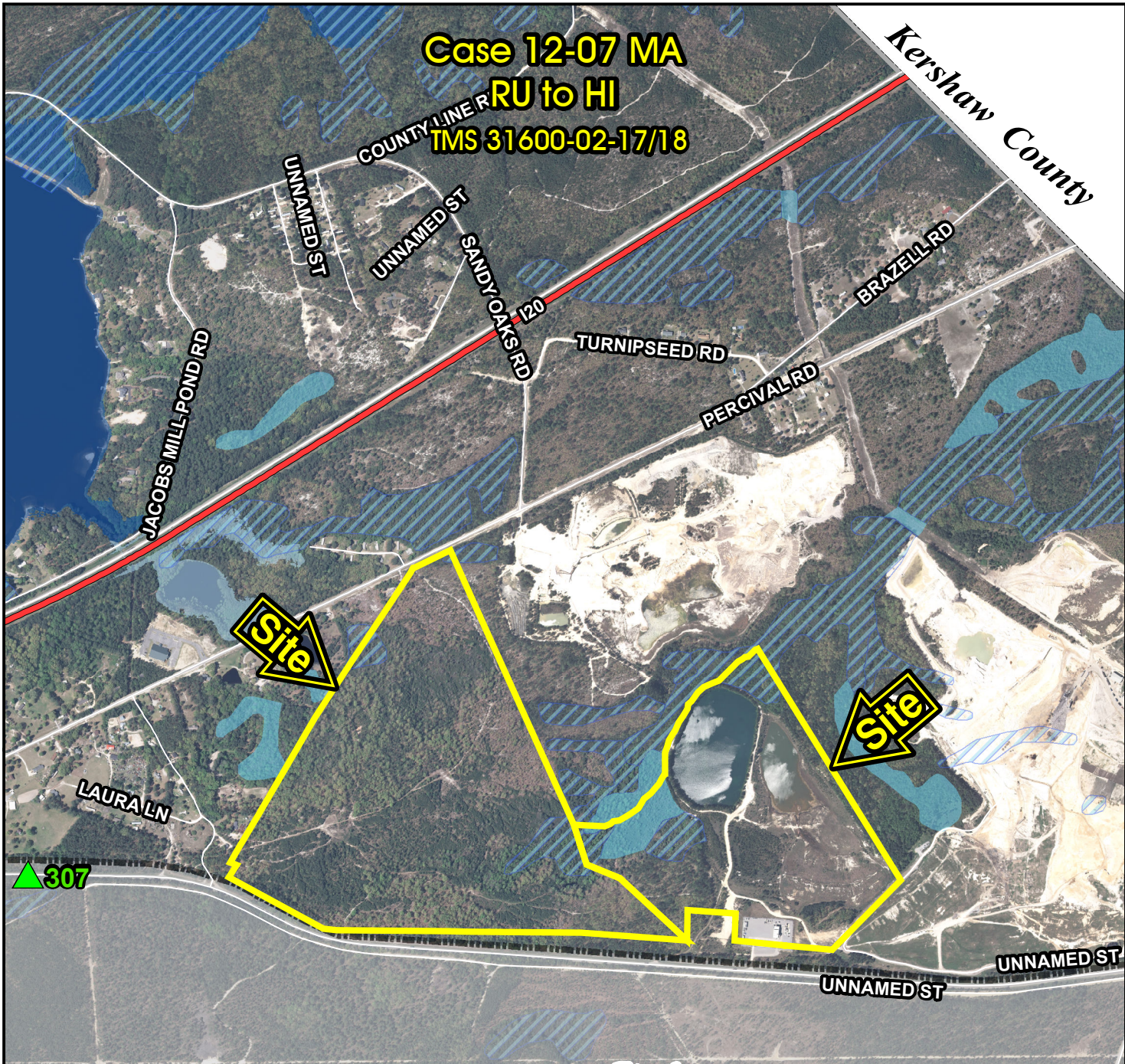
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	





**Case 12-07 MA  
RU to HI  
TMS 31600-02-17/18**

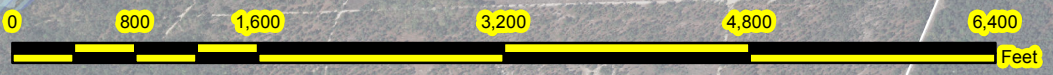
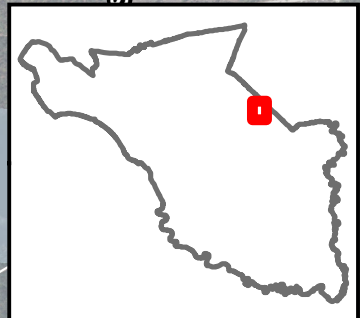
*Kershaw County*



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

*City of Columbia*

*Fort Jackson*





**The zoning change from RU (Rural) to HI (Heavy Industrial) would permit the introduction of the following uses which were not allowed previously in the original zoning**

<b>USE TYPES</b>	<b>HI</b>
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	P
Post Offices	P
Schools, Truck Driving	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Construction, Building, General Contracting, with Outside Storage	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Heavy, with Outside Storage	P
Construction, Heavy, without Outside Storage	P

Construction, Special Trades, with Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Furniture Repair Shops and Upholstery	P
Janitorial Services	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Linen and Uniform Supply	P
Packaging and Labeling Services	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Publishing Industries	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	P
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Research and Development Services	P
Septic Tank Services	P

Tire Recapping	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Electronic Shopping and Mail Order Houses	P
Fuel Sales (Non- Automotive)	SR
Truck Stops	P
Used Merchandise Stores	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Petroleum and Petroleum Products	SR
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Airports or Air Transportation Facilities and Support Facilities	P
Bus Facilities, Interurban	P

Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Power Generation, Natural Gas Plants, and Similar Production Facilities	P
Rail Transportation and Support Facilities	P
Recycling Collection Stations	P
Remediation Services	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	
Warehouses, Self-Storage	P
Waste Collection, Hazardous	SE
Waste Collection, Other	P
Warehouses, Self-Storage	P
Waste Collection, Solid, Non-Hazardous	P
Waste Treatment and Disposal, Hazardous	SE
Waste Treatment and Disposal, Non-Hazardous	P
Water Treatment Plants,	P

Non-Governmental, Public	
Animal Food	P
Animal Slaughtering and Processing	P
Apparel	P
Bakeries, Manufacturing	P
Beverage, Other Than Soft Drink and Water, and Tobacco	P
Beverage, Soft Drink and Water	P
Cement and Concrete Products	P
Chemicals, Basic	P
Chemical Products, Not Otherwise Listed	P
Clay Products	P
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	P
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	P
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Leather and Hide Tanning and Finishing	P
Lime and Gypsum Products	P
Machinery	P
Manufacturing, Not Otherwise Listed	P
Medical Equipment and Supplies	P
Mining/Extraction Industries	P
Office Supplies (Not Paper)	P
Paint, Coating, and Adhesives	P

Paper Products (Coating and Laminating)	P
Paper Products (No Coating and Laminating)	P
Petroleum and Coal Products Manufacturing	SR
Primary Metal Manufacturing	P
Printing and Publishing	P
Pulp, Paper, and Paperboard Mills	P
Rubber and Plastic Products	P
Seafood Product Preparation and Packaging	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Mills	P
Textile Product Mills	P
Transportation Equipment	P
Wood Products, Chip Mills	P
Wood Products, Excluding Chip Mills	P
Sexually Oriented Businesses	SR



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 7, 2012  
**RC PROJECT:** 12-15 MA  
**APPLICANT:** Tanya Boyd  
**PROPERTY OWNER:** Tanya Boyd

**LOCATION:** 2400 Alpine Road

**TAX MAP NUMBER:** 19901-02-28  
**ACREAGE:** .34 acres  
**EXISTING ZONING:** RS-LD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** April 19, 2012

**Staff Recommendation**

**Disapproval**

**Background /Zoning History**

The current zoning, Residential Single-family Low Density District (RS-LD), reflects the original zoning as adopted September 7, 1977.

The parcel contains one hundred and sixteen (116) feet of frontage along Alpine 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: 5 dwelling units
- The net density for this site is approximately: 3 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC	Railroad and Undeveloped
<b><u>South:</u></b>	M-1	Hydraulic parts and service center
<b><u>East:</u></b>	RS-LD	Residence
<b><u>West:</u></b>	M-1	Storage facility

## Plans & Policies

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

### Suburban 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.

Non-Compliance: The parcel is not located at a traffic junction. The proposed commercial zoning would encroach upon an established residential area.

## Traffic Impact

The 2010 SCDOT traffic count (Station # 499) located east of the subject parcel on Alpine Road identifies 8,600 Average Daily Trips (ADT's). Alpine Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Alpine Road is currently operating at Level of Service (LOS) “C”.

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

## Conclusion

The subject parcel contains an existing brick, single-family residence. The property is adjacent to an active railroad right-of-way. The immediate surrounding area is characterized by residential and an industrial use. South of the subject parcel is a Light Industrial District (M-1) parcel that contains a hydraulic parts retail and service center. North and east of the subject parcel properties have developed residentially. The General Commercial District (GC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services. Otherwise, all properties to the south of the railway and east of Alpine Road are residential in nature.

The subject parcel is within the boundaries of School District Two. The E.L. Wright Middle School is located .49 miles east of the subject parcel on Alpine Road. 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 south of the subject parcel on Alpine Road. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .94 miles northeast of the subject parcel.

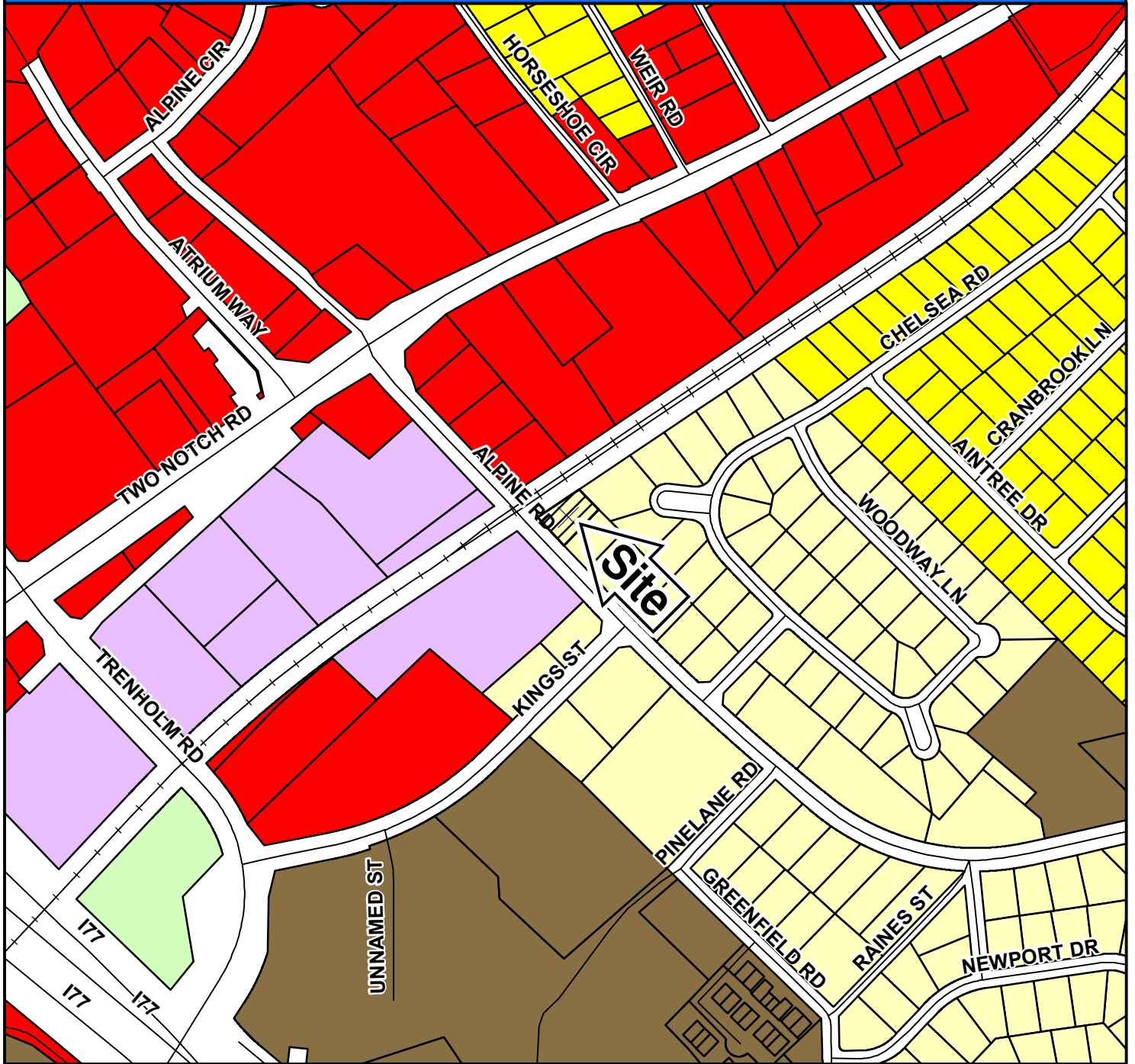
From the viewpoint of staff, the railway serves as an appropriate boundary to separate the commercial zoning and uses to the northwest from the established residential uses along Alpine Road. Rezoning of this parcel would establish a precedent for the rezoning of additional parcels along Alpine Road and serve to the detriment of the neighborhoods nearby. Furthermore, allowing commercial zoning eastward along Alpine Road would encroach upon the established residential areas identified in the “Objectives” of the Comprehensive Plan.

Based upon this rationale and the fact that the proposed zoning map amendment **is not in compliance** with the Comprehensive Plan, planning staff recommends **Disapproval** of this map amendment.

**Zoning Public Hearing Date**

**May 22, 2012**

# Case 12-15 MA RS-LD to GC



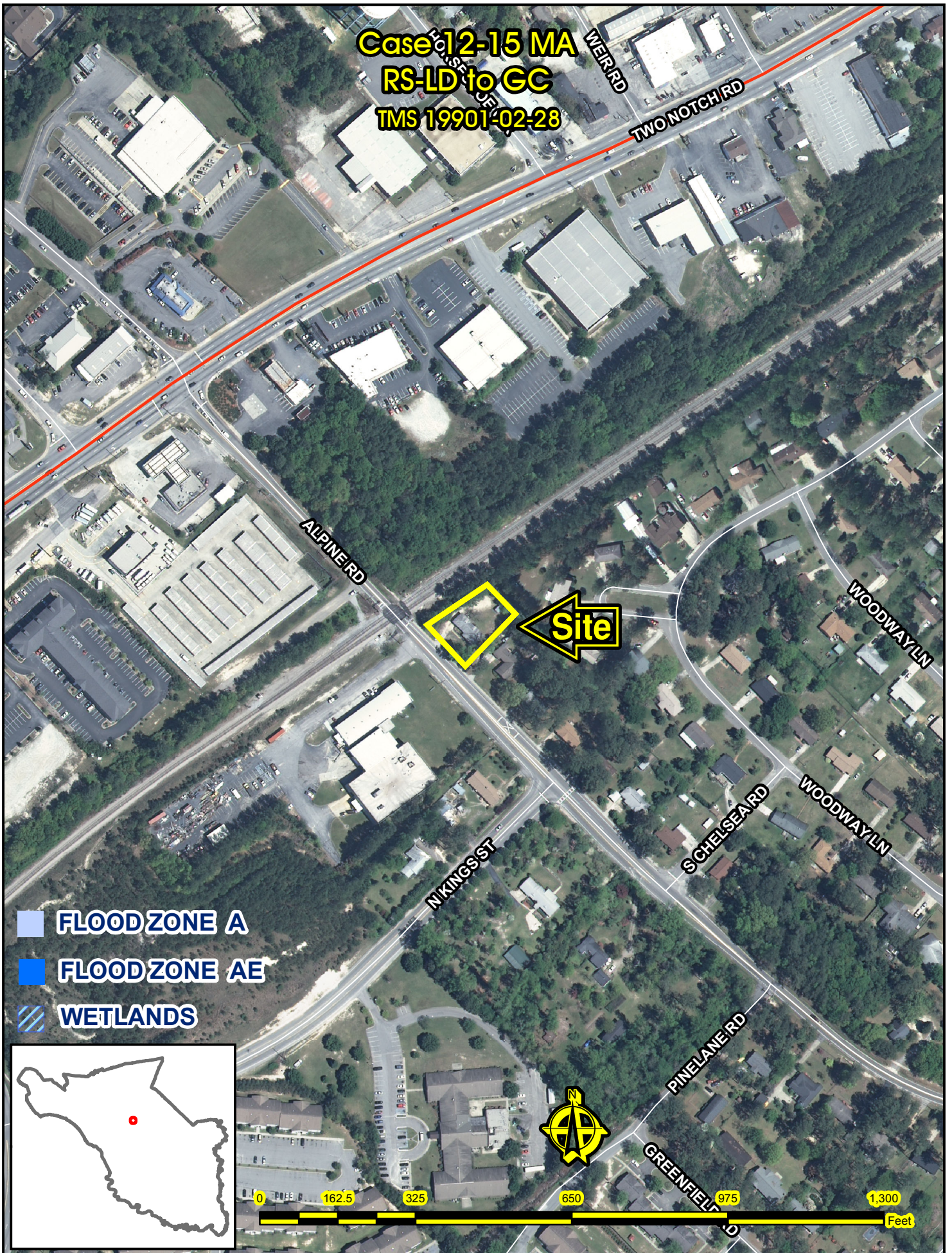
## ZONING CLASSIFICATIONS

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 12-15 MA  
RS-LD to GC  
TMS 19901-02-28**



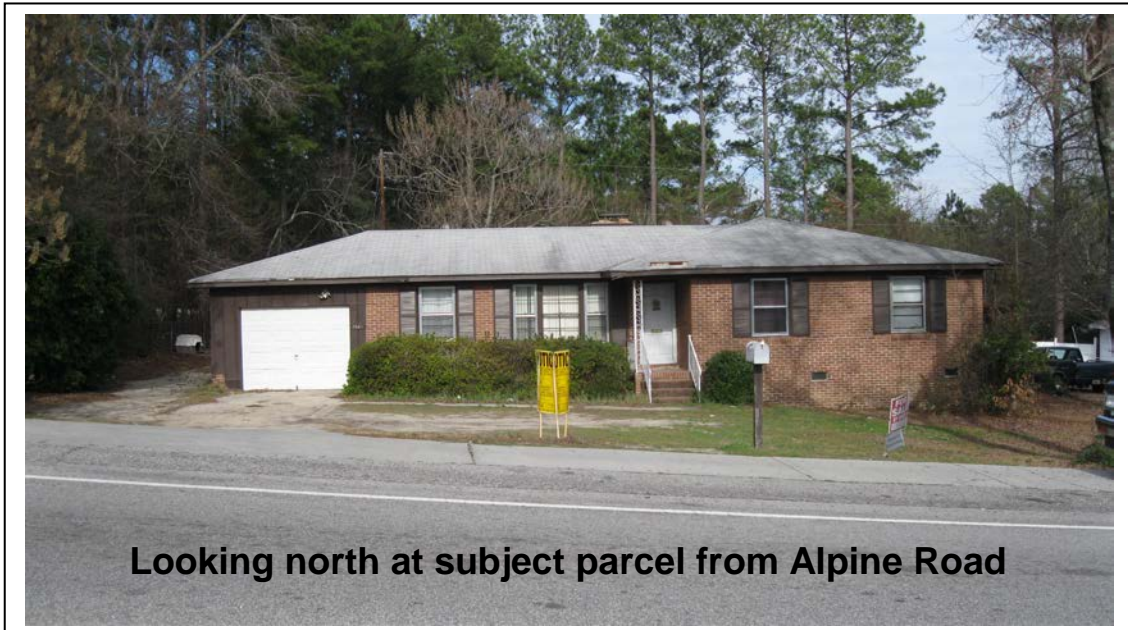


# CASE 12-15 MA

## From RS-LD to GC

TMS# 19901-02-28

Alpine Road



**The zoning change from RS-LD (Residential –Low Density) to GC (General Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning**

<b>USE TYPES</b>	<b>GC</b>
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Bating Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges ( <b>Ord No.054-08HR; 9-16-08</b> )	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums ( <b>Ord. 069-10HR</b> )	SR

Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult ( <b>Ord. 008-09HR; 2-17-09</b> )	SR
Day Care, Child, Licensed Center ( <b>Ord. 008-09HR; 2-17-09</b> )	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P

Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns ( <b>Ord. 020-10HR; 5-4-10</b> )	SR
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P

Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P

Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities ( <a href="#">Ord 010-07HR: 2-20-07</a> and <a href="#">Ord No. 054-08HR: 9-16-08</a> )	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P

Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P

Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P

Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P

Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR

Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P

Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 7, 2012  
**RC PROJECT:** 12-18 MA  
**APPLICANT:** Myung Chan Kim  
**PROPERTY OWNER:** Myung Chan Kim

**LOCATION:** 4114 Hardscrabble Road

**TAX MAP NUMBER:** 20200-03-34  
**ACREAGE:** 1.84  
**EXISTING ZONING:** NC  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** April 19, 2012

**Staff Recommendation**

**Disapproval**

**Background /Zoning History**

The current zoning, Neighborhood Commercial District (NC), reflects the zoning as approved on April 24<sup>th</sup>, 2001 (case number 01-15MA, Ordinance No. 24-01HR).

The parcel contains seven hundred and twenty four (724) feet of frontage on Hardscrabble Road and sixty five (65) feet of frontage on Mann 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: 29 dwelling units
- The net density for this site is approximately: 20 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU/RU	Residence/residence
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	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.

Non-Compliance: The site is not located at a significant traffic junction or in an area with existing commercial and/or office uses. Rezoning this property from its current status of NC, Neighborhood Commercial to GC, General Commercial would provide an opportunity for greater conflict between the surrounding residential uses and the proposed intensity of commercial uses.

## Traffic Impact

The 2010 SCDOT traffic count (Station # 437) located north of the subject parcel on Hardscrabble Road identifies 17,900 Average Daily Trips (ADT's). An additional traffic count (Station # 438) located south of the subject parcel on Hardscrabble Road identifies 21,000 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. In both locations, Hardscrabble Road is currently operating at Level of Service (LOS) “F”.

A 3.7 mile section of Hardscrabble Road from Farrow Road to Clemson Road has been identified for widening from two lanes to five lanes. The project is fifth on the COATS 2035 Prioritized Project List and includes very limited funding at this time.

## Conclusion

The subject parcel contains a commercial structure, occupied by Mr. Kim's Tae Kwan Do business and a beauty salon, and surrounded by residential structures to the north, west, and east. The surrounding area is characterized by large-lot residential homes. Further to the northeast located near the intersections of Hardscrabble Road and Clemson Road are a number of General Commercial District (GC) zoned parcels and office uses. West of the subject parcel along Hardscrabble Road are a number of Rural District (RU) parcels that are residential.

North of the subject parcel moving along Hardscrabble Road towards the intersection of Hardscrabble Road and Clemson Road zoning and uses transition from residential to commercial. The parcel is located seven hundred and eighty three (783) feet southwest of GC zoned property which is currently undeveloped. The GC parcel adjacent to the north of the undeveloped parcel is being utilized as a Doctor's Care. West of the subject parcel on Hardscrabble Road is the Hester Woods Subdivision and Charleston Estates Subdivision.

The GC District permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

Water service would be provided by the City of Columbia and sewer would be provided by east Richland County Public Service District. There is a fire hydrant located on the subject parcel

along Hardscrabble Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 1 mile northeast of the subject parcel. The subject parcels are within the boundaries of School District Two. Killian Elementary School is .67 miles east of the subject parcel on Clemson Road.

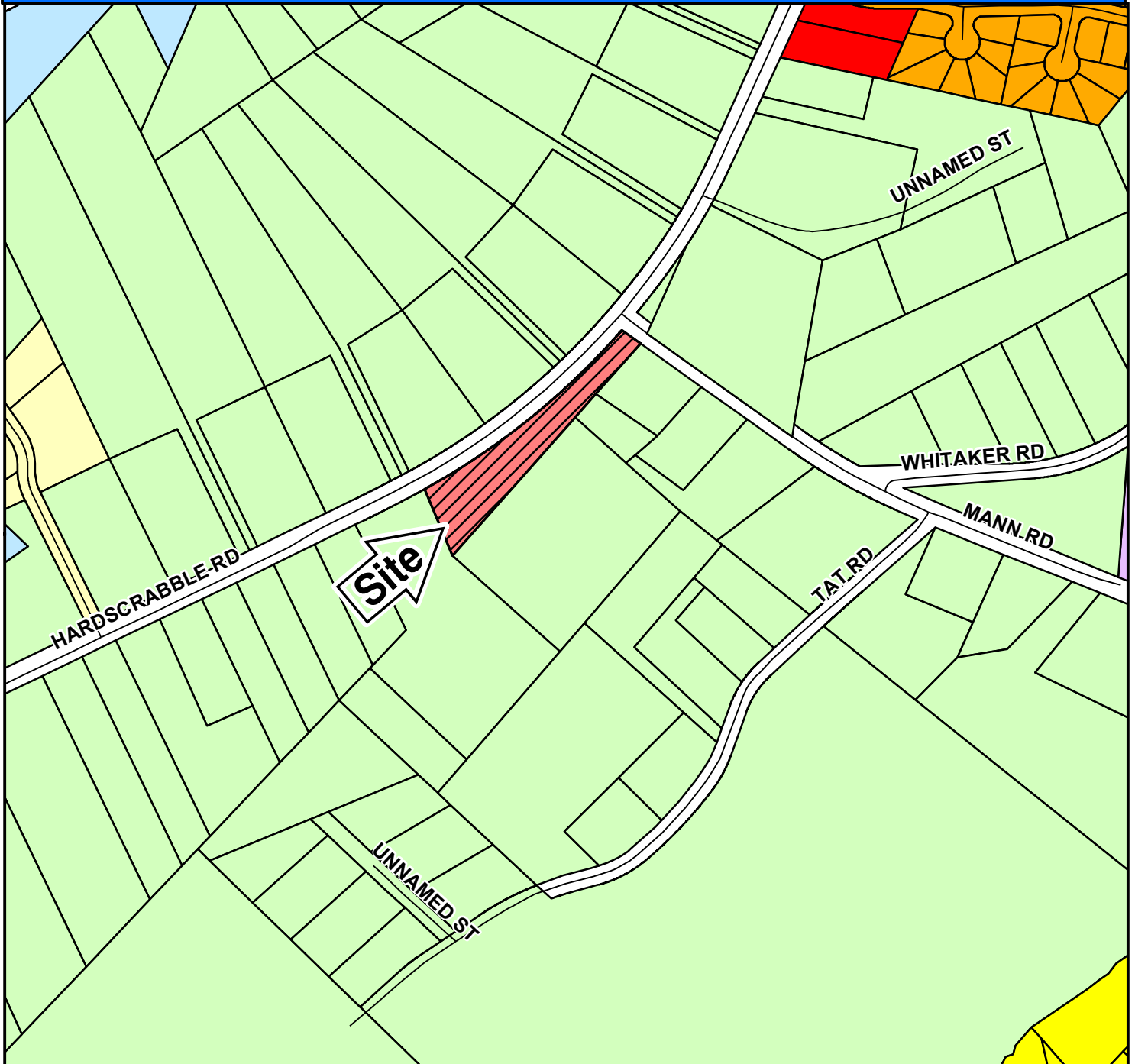
The current zoning of NC District was approved in 2001, such that the previous owner could expand a legal non-conforming feed and seed store. The rezoning was supported by staff as the area remained relatively rural in character. However, with the increase in development in the Northeast Planning Area, Hardscrabble Road became the preferred route of travel and has been burdened by traffic. Currently, the LOS on Hardscrabble Road shows that it is operating beyond the designed capacity. As a result, the staff is of the opinion that the current zoning remains appropriate for the site, as a change to the GC District could have negative impacts on the existing transportation infrastructure. As the RU zoned parcels in the vicinity are occupied residentially, rezoning the subject parcel to GC would be out of character with the existing residential nature. Staff cannot support the rezoning request based upon the existing residential uses and the lack of existing commercial uses within the immediate vicinity, and the additional traffic impacts associated with GC uses.

As the proposed zoning map amendment is not in compliance with the Comprehensive Plan recommendations and out of character with surrounding zoning and uses the planning staff recommends **Disapproval** of this map amendment.

<b>Zoning Public Hearing Date</b>
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**May 22, 2012**

# Case 12-18 MA NC to GC



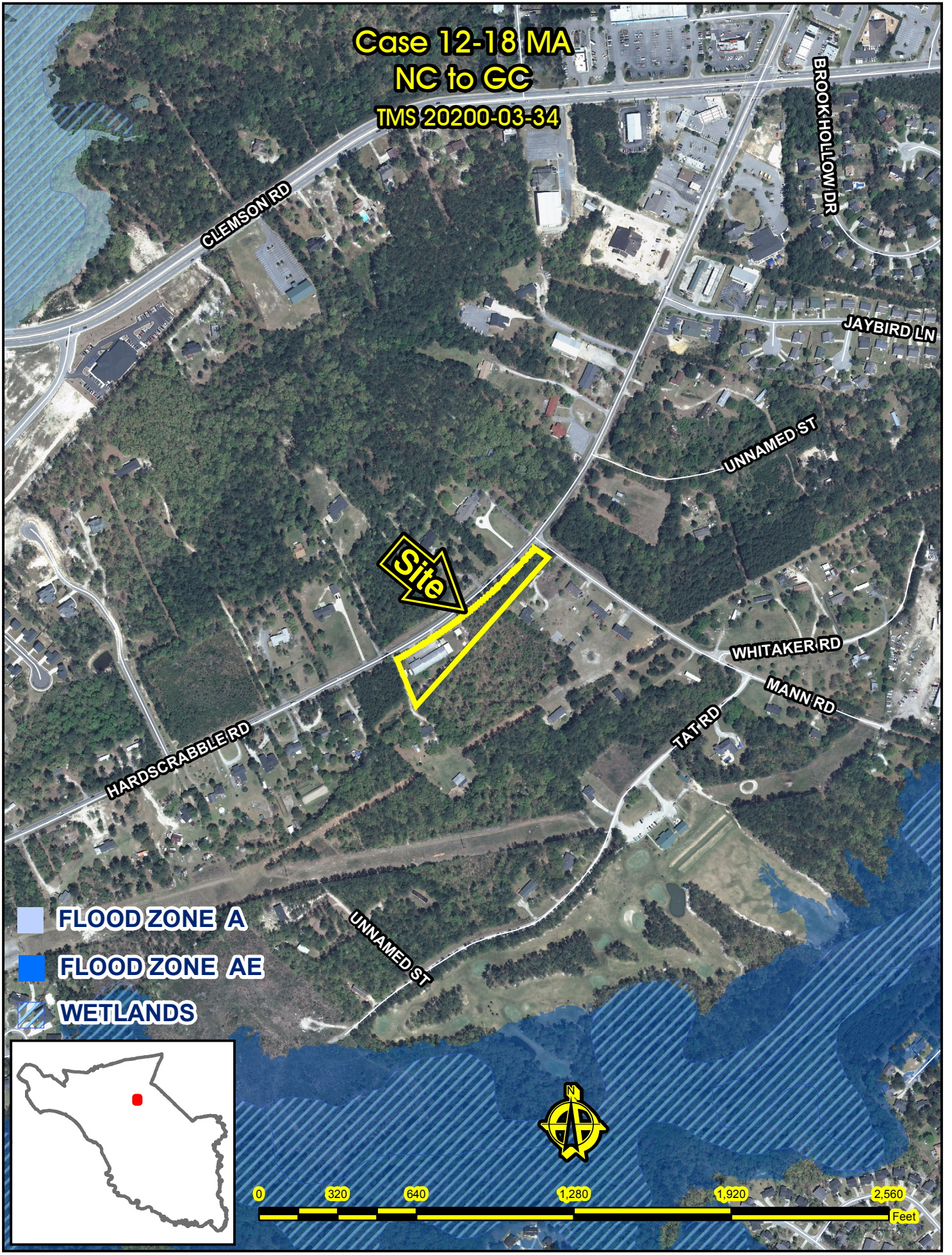
## ZONING CLASSIFICATIONS

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	

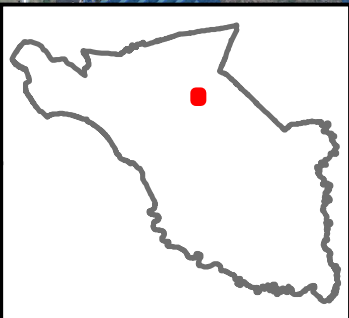




**Case 12-18 MA  
NC to GC  
TMS 20200-03-34**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS





**The zoning change from NC (Neighborhood Commercial) to General Commercial (GC) would permit the introduction of the following uses which were not allowed previously in the original zoning**

<b>USE TYPES</b>	<b>GC</b>
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	P
Country Clubs with Golf Courses	SR
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; Ord. 008-09HR; 2-17-09)	SR

Hospitals	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Exterminating and Pest Control Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Linen and Uniform Supply	P
Motion Picture Production/Sound Recording	P
Publishing Industries	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P

Repair and Maintenance Services, Home and Garden Equipment	P
Research and Development Services	P
Security and Related Services	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Drive-Ins	SE
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Appliance Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Boat and RV Dealers, New and Used	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P

Furniture and Home Furnishings	P
Home Centers	P
Manufactured Home Sales	SR
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Outdoor Power Equipment Stores	P
Pawnshops	P
Restaurants, Limited Service (Drive- Thru)	P
Service Stations, Gasoline	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Truck Stops	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR

Etc.)	
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Utility Service Facilities (No Outside Storage)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic	P

Products	
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 7, 2012  
**RC PROJECT:** 12-19 MA  
**APPLICANT:** Myung Chan Kim  
**PROPERTY OWNER:** Myung Chan Kim

**LOCATION:** 2201 Clemson Road

**TAX MAP NUMBER:** 20281-01-45  
**ACREAGE:** 1.93  
**EXISTING ZONING:** NC  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** April 19, 2012

**Staff Recommendation**

**Disapproval**

**Background /Zoning History**

The current zoning, Neighborhood Commercial District (NC), reflects the zoning as approved on October 2, 2007 (case number 07-31MA, Ordinance No. 073-07HR).

The parcel contains one hundred and ninety one (191) feet of frontage on Clemson 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: 31 dwelling units
- The net density for this site is approximately: 22 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-HD	Residence
<b><u>South:</u></b>	RU	Residence
<b><u>East:</u></b>	OI	Church
<b><u>West:</u></b>	NC	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.

Non-Compliance: In the immediate area there are a number of residentially developed parcels, a place of worship, and some commercial located closer to the intersection of Clemson Road and Hardscrabble Road. The site is not located at a significant traffic junction or in an area with existing commercial and/or office uses. Rezoning this property from its current status of Neighborhood Commercial District (NC) to General Commercial District (GC) would provide an opportunity for a greater intensity of commercial uses.

## Traffic Impact

The 2010 SCDOT traffic count (Station # 440) located east of the subject parcel on Clemson Road identifies 25,000 Average Daily Trips (ADT's). Clemson Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) “C”.

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

## Conclusion

The subject parcel contains an existing, residential structure abutted by other residential structures and a place of worship to the east. Otherwise, the surrounding area is characterized by large-lot residential homes (accessed by Hardscrabble Road) and commercial/office/institutional uses further to the east and west along Clemson Road located near the intersections of Hardscrabble Road and Barton Creek Court. The parcel is located five hundred and forty (540) feet east of Planned Development District (PDD) zoned property which is currently being utilized as an office development (Palmetto Family Medicine). The adjacent parcel west of the subject parcel was rezoned in conjunction with the subject parcels rezoning to Neighborhood Commercial in 2007 (Ordinance No. 073-07HR). However, the NC parcels remain residential in usage and have yet to be developed commercially.

The General Commercial District (GC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

The subject parcels are within the boundaries of School District Two. Killian Elementary School is .66 miles west of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia. There is one fire hydrant located two hundred and thirty six (236) feet west of the property on the south side of Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .74 miles northeast of the subject parcel.

Currently the level of service (LOS) on Clemson Road shows that it is operating at capacity. Properties zoned GC, General Commercial, can often be large traffic generators and add to the traffic burdens on commercial corridors, such as Clemson Road. Recently, a rezoning from RU

to NC was approved by the Commission and Council under case number 12-03MA (Ordinance No. 008-12HR). The NC zoned parcel abutting to the west has yet to develop and rezoning additional parcels to a more intense commercial district would be inconsistent with the recommendation of the Comprehensive Plan.

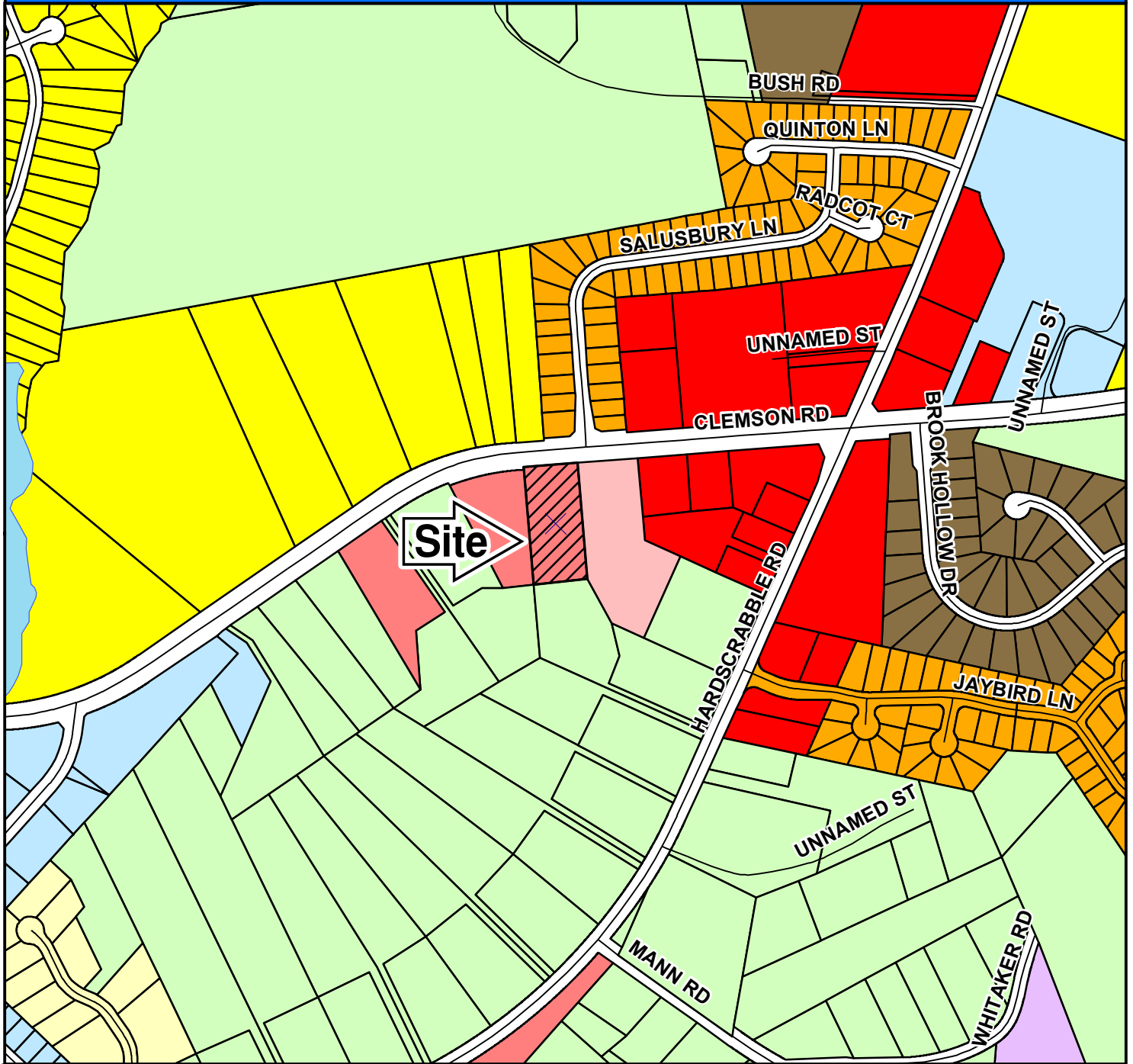
Intense commercial districts should be located at major traffic junctions while less intense commercial districts should transition into residential districts. Staff's opinion is that rezoning the subject parcel to the higher intensity GC district would be out of character with the remaining residential uses located mid-block between the intersections of Hardscrabble Road and Barton Creek Court and the existing neighborhood commercial and office uses.

Based upon the zoning incompatibility, and because the proposed zoning map amendment is not in compliance with the Comprehensive Plan, Planning Staff recommends **Disapproval** of this request.

<b>Zoning Public Hearing Date</b>
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**May 22, 2012**

# Case 12-19 MA NC 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 12-19 MA  
NC to GC  
TMS 20281-01-45





**The zoning change from NC (Neighborhood Commercial) to General Commercial (GC) would permit the introduction of the following uses which were not allowed previously in the original zoning**

USE TYPES	GC
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	P
Country Clubs with Golf Courses	SR
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; Ord. 008-09HR; 2-17-09)	SR

Hospitals	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Exterminating and Pest Control Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Linen and Uniform Supply	P
Motion Picture Production/Sound Recording	P
Publishing Industries	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P

Repair and Maintenance Services, Home and Garden Equipment	P
Research and Development Services	P
Security and Related Services	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Drive-Ins	SE
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Appliance Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Boat and RV Dealers, New and Used	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P

[Type text]

Furniture and Home Furnishings	P
Home Centers	P
Manufactured Home Sales	SR
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Outdoor Power Equipment Stores	P
Pawnshops	P
Restaurants, Limited Service (Drive- Thru)	P
Service Stations, Gasoline	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Truck Stops	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR

Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Utility Service Facilities (No Outside Storage)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR

Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** May 7, 2012  
**RC PROJECT:** 12-20 MA  
**APPLICANT:** Jacqueline Reese  
**PROPERTY OWNER:** Jacqueline Reese

**LOCATION:** Bluff Road

**TAX MAP NUMBER:** 27300-07-05  
**ACREAGE:** 2.0  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** April 19, 2012

#### Staff Recommendation

**Disapproval**

#### Background /Zoning History

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

The parcel contains two hundred and ninety one (291) feet of frontage on Bluff Road.

#### Summary

The Rural Commercial District (RC) recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented business are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area/maximum density: Minimum lot area requirement: 22,000 square feet or as required by DHEC. Maximum density: there is no maximum density standard.

- The gross density for this site is approximately: 3 dwelling units
- The net density for this site is approximately: 2 dwelling units

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

**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 staff has determined that the site is not located at a major traffic junction or in an area where existing commercial and office uses are located. As a result, the staff is of the opinion that the proposed change in zoning is not in keeping with the recommendations of the Comprehensive Plan with regards to rural commercial development.

**Traffic Impact**

The 2010 SCDOT traffic count (Station # 241) located west of the subject parcel on Bluff Road identifies 4,100 Average Daily Trips (ADT’s). The 2010 SCDOT traffic count (Station # 243) located east of the subject parcel on Bluff Road identifies 2,400 2500 Average Daily Trips (ADT’s). Bluff Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Bluff Road is currently operating at Level of Service (LOS) “A”.

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

**Conclusion**

The subject property contains two existing, brick, structures surrounded by a cinderblock wall. There are few defining features to the site other than there is little to no slope, little to no vegetation, no sidewalks and a gravel parking lot on Bluff Road. Otherwise, the surrounding area is characterized by well-established, large-lot residential homes and agricultural uses. The site was utilized previously as a convenience store until it ceased operations and lost its legal non-conforming status.

The Rural Commercial District (RC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, and retail trade and food services.

Water and sewer service would be provided by well and septic. There are no fire hydrants located along Bluff Road. The Hopkins fire station (station number 23) is located on Clarkson Road, approximately 2.36 miles northwest of the subject parcel.



The staff has determined that the nearest commercial use located along Bluff Road is approximately three miles in both directions. The proposed map amendment would have minimal negative impact on existing public facilities and transportation. Currently the level of service (LOS) on Bluff Road shows that it is operating below capacity.

The RC District purpose description states that;

*“This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.”*

There are no commercially zoned parcels in the vicinity nor is the parcel located at the intersection of a major traffic junction. Rezoning the subject parcels to RC would be out of character with the surrounding rural agricultural and residential parcels.

Staff cannot support the rezoning request based upon intent of the RC District. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented business are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Based upon this rationale, the proposed zoning map amendment is not in compliance with the Comprehensive Plan and as a result the planning staff recommends **Disapproval** of this map amendment.

<b>Zoning Public Hearing Date</b>
-----------------------------------

**May 22, 2012**

# Case 12-20 MA RU to RC



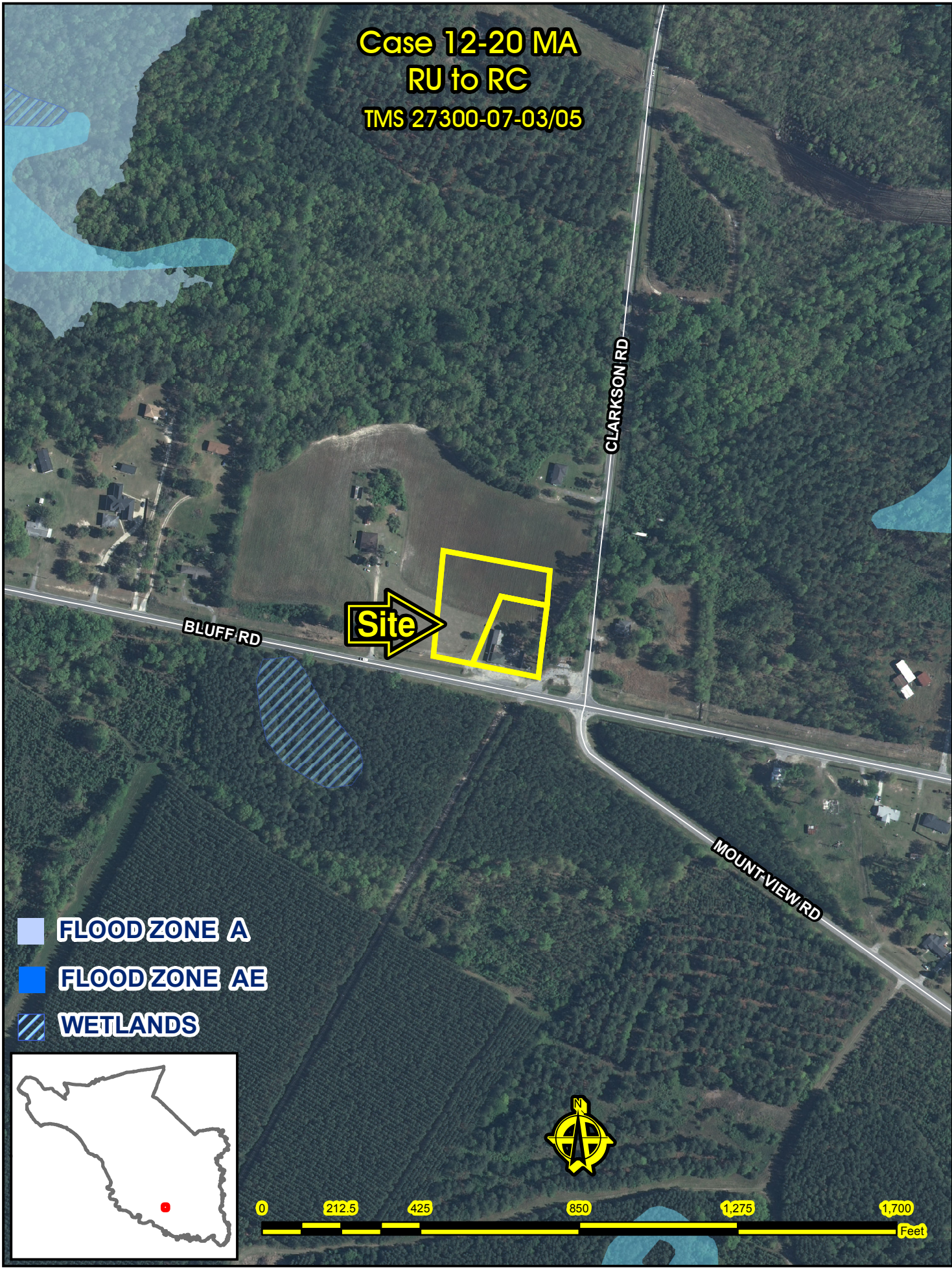
## ZONING CLASSIFICATIONS

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	

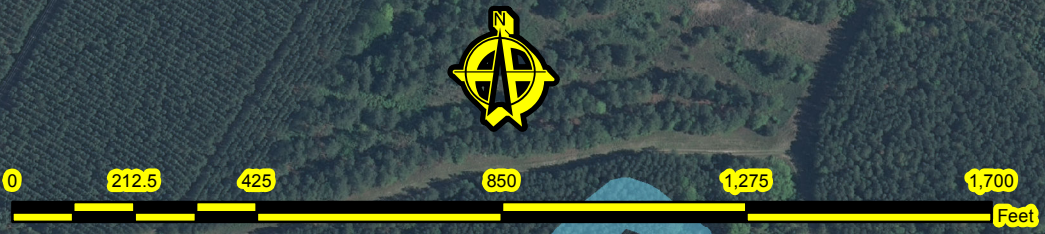




**Case 12-20 MA**  
**RU to RC**  
**TMS 27300-07-03/05**



-  FLOODZONE A
-  FLOODZONE AE
-  WETLANDS





**The zoning change from RU (Rural) to RC (Rural Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning**

<b>USE TYPES</b>	<b>RC</b>
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Automatic Teller Machines	P

Automobile Parking (Commercial)	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	SR
Car and Light Truck Washes (See also Truck Washes)	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P

[Type text]

Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not	P

Otherwise Listed	
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P



[Type text]

Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Meat Markets	P

Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P

[Type text]

Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Courier Services, Substations	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 7, 2012  
**RC PROJECT:** 12-21 MA  
**APPLICANT:** Ismail Ozbek  
**PROPERTY OWNER:** Lexington County Health Services District, Inc.

**LOCATION:** Summit Centre Drive, Summit Parkway and Summit Square

**TAX MAP NUMBER:** 23011-01-02  
**ACREAGE:** .83 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** April 19, 2012

**Staff Recommendation**

Approval

**Background /Zoning History**

The current zoning, Planned Development District (PDD) reflects the zoning as approved under 88-040MA (Ordinance number 1792-88HR) on November 15th, 1988.

The parcels contain one hundred and forty (143) feet of frontage along Summit Centre Drive, one hundred and eighty five (185) feet of frontage along Summit Square and two hundred and five (205) feet of frontage along Summit Parkway.

**Summary**

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

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Residential townhomes
<u>South:</u>	PDD	Residential townhomes
<u>East:</u>	PDD	Residential townhomes
<u>West:</u>	PDD	Office and institutional

## Plans & Policies

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

### Suburban 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 proposed amendments to the PDD would allow for an office use on the subject parcel in an area where existing office uses are located. In addition, the structure on the site was originally utilized as the sales and marketing office for the development to include a non-residential design and significant on-site parking. The subject property is located at an intersection and as it was previously used as an office, would not incur any additional non-residential encroachment on the established residential areas. .

## Traffic Impact

The 2010 SCDOT traffic count (Station # 441) located south of the subject parcels on Clemson Road identifies 28,500 Average Daily Trips (ADT's). Clemson Road is classified as a 5 lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) “F”.

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

## Conclusion

The subject parcel has little or no slope, is well-landscaped, contains internal and external sidewalks, two access points from Summit Centre Drive, access to Summit Square and contains an existing red brick, single story, office structure. The building was used previously as the sales/information center for the Summit. The subject parcel is part of the Summit PDD which consists of 1693.5 acres. Currently the parcel is designated for Medium High (MH) density residential uses such as town home apartments at a density of 9 of 15 dwelling units an acre. The original statement of intent and narrative allows the following land use breakdown:

- 1232 acres of residential which includes large lot (8,000-18,000 sq. ft. lots), medium lot (5,000 to 7,200 sq. ft. lots), patio homes/duplexes, town homes, and apartments. The number of overall residential units range from the minimum 4250 dwelling units to the identified maximum of 5981 dwelling units;
- 37.5 acres of commercial;
- 23 acres of office;
- 120.5 acres of school parcels; and
- 147 acres of open space. The remainder of the 133.5 acres is identified as parkway (60.5 acres) and collector (73 acres).



According to the Summit PDD the brick building is designated MH. The applicant's is requesting the parcel to be designated O or Office on the Summit's land use map. The parcel would add a negligible amount of Office (.05%) to the existing Office land use designation.

The subject parcel is within the boundaries of School District Two. North Springs Elementary School is located 1249 feet west of the subject parcel and Summit Parkway Middle School is located 426 feet north of the subject parcel.

Water service would be provided by the City of Columbia and sewer service would be provided by Palmetto Utilities. There is an existing fire hydrant located along Summit Centre Drive. The Elders Pond fire station (station number 34) is located on Elders Pond Road, approximately 1.7 miles northeast of the subject parcel.

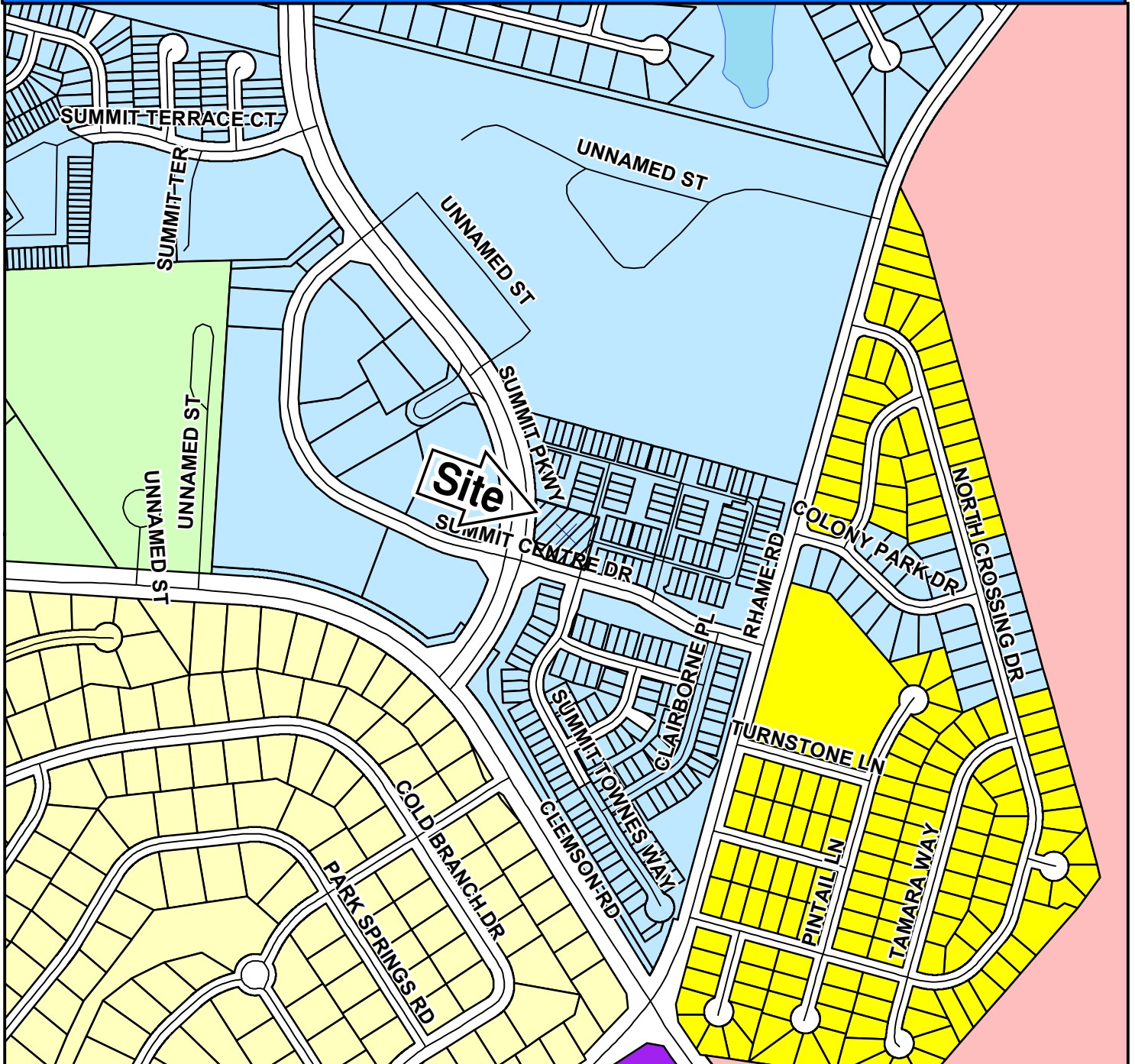
Based upon the existing design and usage of the structure, along with the surrounding commercial and institutional uses in the vicinity, the availability of water and sewer services, as well as the compatibility to the Comprehensive Plan recommendation for office uses, staff is of the opinion that the proposed map amendment would provide an appropriate on-going use for the site, as well as, provide an appropriate transition between the non-residential use along Summit Parkway and the townhomes to the east. As the proposal would not significantly alter the existing utilization of land within the PDD and not negatively impact public services, the staff can support the rezoning request.

In summary, the staff is of the opinion that the request is in compliance with the Comprehensive Plan and, as such, the planning staff recommends **Approval** of this map amendment.

<b>Zoning Public Hearing Date</b>
-----------------------------------

**May 22, 2012**

# Case 12-21 MA PDD to PDD



## 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	

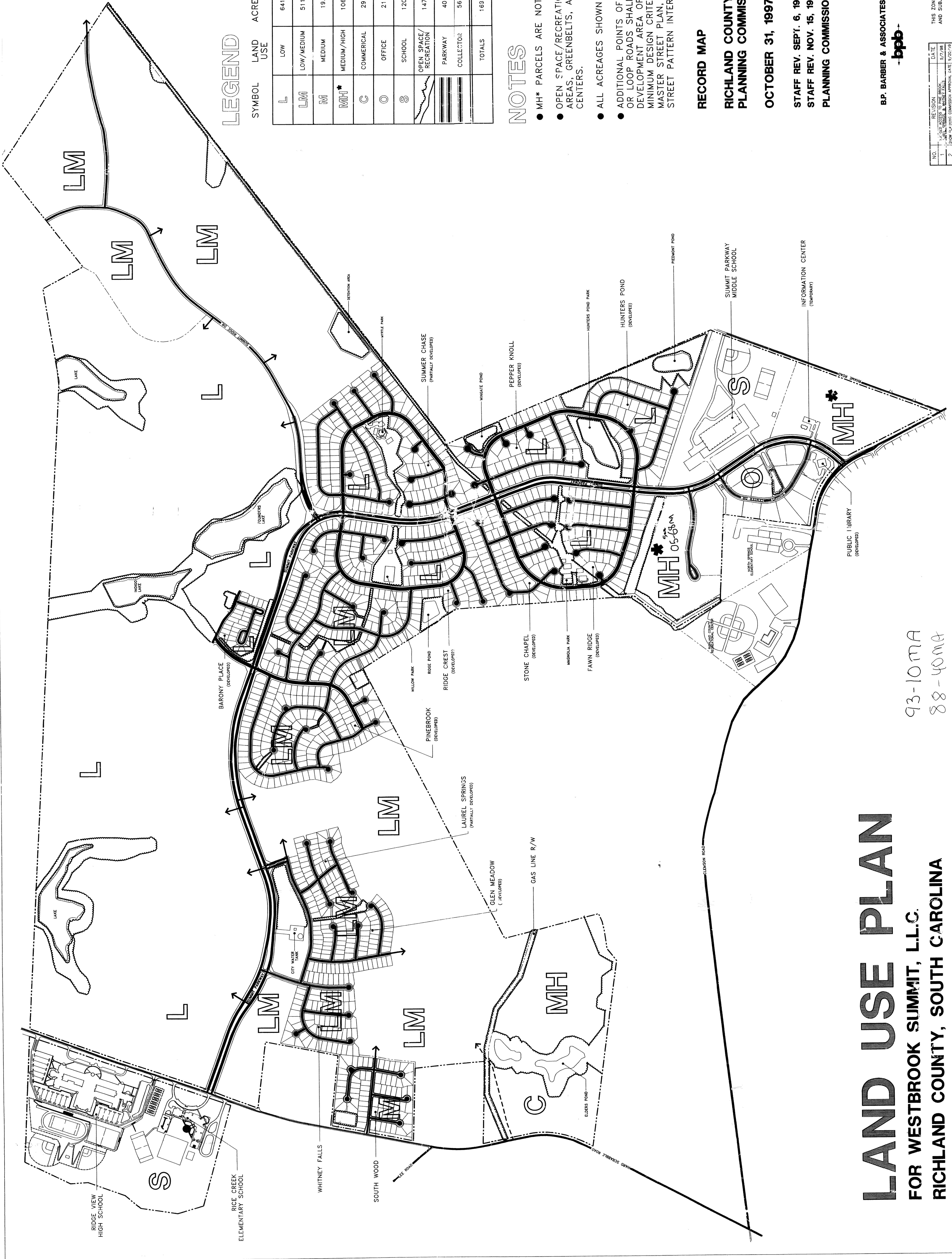




**Case 12-21 MA**  
**PDD to PDD**  
**TMS 23011-01-02**







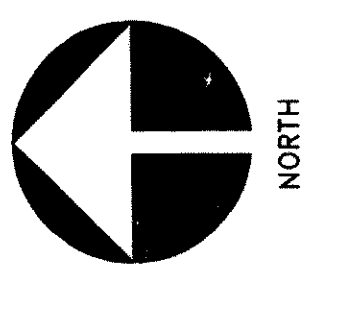
**LEGEND**

SYMBOL	LAND USE	ACREAGE	DENSITY (D.U.A.)	TYPE	DWELLING UNITS
L	LOW	641.4	2.0-3.5	LARGE LOT 7,200+ SF	1283-2245
LM	LOW/MEDIUM	511.9	4.0-5.0	MEDIUM LOT 5,000-7,200 SF	2048-2559
M	MEDIUM	19.5	5.5-7.0	PATIO HOMES DUPLEXES	107-137
MH*	MEDIUM/HIGH	106.8	9.0-15.0	TOWNHOMES APARTMENTS	1003-1246
C	COMMERCIAL	29.0	-	-	-
O	OFFICE	21.4	-	-	-
S	SCHOOL	120.5	-	-	-
	OPEN SPACE/RECREATION	147.2	-	-	-
	PARKWAY	40.2	-	-	-
	COLLECTOR	56.4	-	-	-
	TOTALS	1633.5	-	-	4441-6187

**NOTES**

- MH\* PARCELS ARE NOT TO EXCEED 9.0 D.U.A.
- OPEN SPACE/RECREATION INCLUDES NATURAL DRAINAGE AREAS, GREENBELTS, AND NEIGHBORHOOD RECREATION CENTERS.
- ALL ACREAGES SHOWN ARE APPROXIMATE.
- ADDITIONAL POINTS OF PRIMARY OR SECONDARY ACCESS, OR LOOP ROADS SHALL BE PROVIDED FOR A GIVEN DEVELOPMENT AREA OF 200+ LOTS TO COMPLY WITH A MINIMUM DESIGN CRITERIA OF THE COUNTY'S LONG RANGE MASTER STREET PLAN, AND THEREBY ENSURE A LOGICAL STREET PATTERN INTERVAL TO THE PUD.

**RECORD MAP**  
**RICHLAND COUNTY**  
**PLANNING COMMISSION**  
**OCTOBER 31, 1997**  
 STAFF REV. SEPT. 6, 1996  
 STAFF REV. NOV. 15, 1997  
 PLANNING COMMISSION APPROVAL JANUARY 4, 1999



B.P. BARBER & ASSOCIATES, INC.  
 -bpb-

NO.	REVISION	DATE
1	ADD, REVISION, AND FINAL	5/77/98
2	FOR PLANNING COMMISSION APPROVAL DATE 1/2/99	

THIS ZONING PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITHOUT NOTICE

**LAND USE PLAN**  
**FOR WESTBROOK SUMMIT, L.L.C.**  
**RICHLAND COUNTY, SOUTH CAROLINA**

93-10MA  
 88-40MA  
 See 05-66 MA

# DRAFT - AMENDED

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. 12-\_\_HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “RESIDENTIAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT “RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS” IN THE M-1 (LIGHT INDUSTRIAL DISTRICT), AS A SPECIAL EXCEPTION RATHER THAN WITH SPECIAL REQUIREMENTS.

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 V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Radio, Television, and Other Similar Transmitting Towers ” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)



# DRAFT - AMENDED

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<b>Transportation, Information, Warehousing, Waste Management, and Utilities</b>																	
Airports or Air Transportation Facilities and Support Facilities															P	P	P
Antennas		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Bus Facilities, Interurban											SR	SR	P	P	P	P	P
Bus Facilities, Urban													P	P	P	P	P
Charter Bus Industry														P	P	P	P
Courier Services, Central Facility															P	P	P
Courier Services, Substations											P		P	P	P	P	P
Landfills, Sanitary and Inert Dump Sites																	SE
Limousine Services		SE												P	P	P	P
Materials Recovery Facilities (Recycling)																	P
Power Generation, Natural Gas Plants, and Similar Production Facilities																	P
Radio and Television Broadcasting Facilities (Except Towers)											P		P	P	P	P	
Radio, Television, and Other Similar Transmitting Towers		SE									SE	SE	SE	SE	<del>SR</del> <del>SE</del>	SE	SE
Rail Transportation and Support Facilities																	P
Recycling Collection Stations																	P
Remediation Services																P	P
Scenic and Sightseeing Transportation													P	P	P	P	P
Sewage Treatment Facilities, Private														P	P	P	P
Taxi Service Terminals														P	P	P	P
Truck Transportation Facilities																	P
Utility Company Offices											P	P	P	P	P	P	P
Utility Lines and Related Appurtenances	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Service Facilities (No Outside Storage)															P	P	P
Utility Substations	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR

# DRAFT - AMENDED

Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)																				SR	SR	SR	SR	P	P	P	P	P	
Warehouses, Self-Storage																							SR	SR	SR	SR	P	P	
Waste Collection, Hazardous																													SE
Waste Collection, Other																													P
Warehouses, Self-Storage																							SR	SR	SR	SR	P	P	
Waste Collection, Solid, Non-Hazardous																													P
Waste Treatment and Disposal, Hazardous																													SE
Waste Treatment and Disposal, Non-Hazardous																													P
Water Treatment Plants, Non-Governmental, Public																													P

# DRAFT - AMENDED

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; Paragraph (60), Radio, Television, and Other Similar Transmitting Towers; is hereby deleted in its entirety and the remaining paragraphs are renumbered in appropriate chronological order.

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 (60), Radio, Television, and Other Similar Transmitting Towers; is hereby deleted in its entirety and the remaining paragraphs are renumbered in appropriate chronological order.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; Paragraph (22), Radio, Television, and Telecommunications and Other Transmitting Towers; is hereby amended to read as follows:

- (22) Radio, Television, and Telecommunications and other Transmitting Towers- (RU, OI, NC, RC, GC, M-1, LI, HI)

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; Paragraph (22), Radio, Television, and Telecommunications and Other Transmitting Towers; Subparagraph a.; is hereby amended to read as follows:

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial; LI Light Industrial; Heavy Industrial.

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

SECTION VIII. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2012.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Kelvin E. Washington, Sr., Chair

# DRAFT - AMENDED

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2012

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Michelle M. Onley  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing:        May 22, 2012 (tentative)  
First Reading:        May 22, 2012 (tentative)  
Second Reading:  
Third Reading:

**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS  
ZONING PUBLIC HEARING**

**March 27, 2012**

**7:00 PM**

**Call to Order:** Honorable Kelvin E. Washington, Sr., Chair

**Additions/Deletions to the Agenda:** Amelia Linder, Staff Attorney, stated that the Exhibit found on page 12 of the agenda belonged to the ordinance found on page 8 of the agenda. Mr. Malinowski stated that there was inconsistency on what the Planning Commission's recommendation was regarding Case #12-08 MA, as the cover sheet stated they recommended denial and the staff report stated they recommended approval. Planning Staff clarified that the Planning Commission unanimously recommended approval.

**Map Amendments:**

**Case # 12-04 MA, County Council, GC to RM-MD (.64 acres), TMS# 09309-03-07(p)/08(p)/09(p)/10(p), Ridgeway Street:** The public hearing was opened, and one person spoke against the rezoning. The public hearing was closed. Council deferred action on this item to the next Zoning Public Hearing meeting and directed that another public hearing be held at that time. **ACTION: PLANNING**

**Case # 12-08 MA, LandTech, Inc. of SC/Kevin Steelman, NC to RS-MD (4.01 acres), TMS# 01506-01-11, Three Dog Road & U.S. 76:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the map amendment ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**Case # 12-10 MA, Irving Spigner, Jr., HI to GC (2 acres), TMS# 17500-03-10(p), 10320 Farrow Road:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the map amendment ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**Case # 12-11 MA, William Sease, RM-HD to GC (.45 acres), TMS# 06012-02-16/17, 3120 Lawrence Street:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the map amendment ordinance by title only. **ACTION: PLANNING, CLERK OF COUNCIL**



**Case # 12-12 MA, Gilbert Blizzard/Josh Williamson, PDD to RC (2.35 acres), TMS# 35200-09-06/60, 11325 Garners Ferry Road:** The public hearing was opened, and the applicant spoke in favor of the rezoning. The public hearing was closed. Council voted to deny the map amendment request. [ACTION: PLANNING, CLERK OF COUNCIL](#)

**Case # 12-13 MA, Michael Reynolds, RU to RS-E (1.99 acres), TMS# TMS#01415-02-15, 1236 Richard Franklin Road:** The public hearing was opened, and three people spoke in favor of the rezoning. The public hearing was closed. Council unanimously voted to deny the map amendment request. [ACTION: PLANNING, CLERK OF COUNCIL](#)

**Text Amendments:**

**An Ordinance amending Chapter 26, Land Development; Section 26-175, Access; so as to delete the requirement of an encroachment permit:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

**Other Business:**

**Adjournment:** Council adjourned at 7:43 p.m.

**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS  
ZONING PUBLIC HEARING**

**April 24, 2012**

**7:00 PM**

**Call to Order:** Honorable Kelvin E. Washington, Sr., Chair

**Additions/Deletions to the Agenda:** Amelia Linder, Staff Attorney, stated that a new Exhibit for case number 12-04MA had been distributed and that a new staff report for case number 12-16MA had also been distributed.

**Map Amendments:**

**Case # 12-04 MA, County Council, GC to RM-MD (.64 acres), TMS# 09309-03-07(p)/08(p)/09(p)/10(p), Ridgeway Street:** The public hearing was opened, and five people spoke in favor of the rezoning and three people spoke against the rezoning. The public hearing was closed. Council gave first reading approval to the map amendment ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**Case # 12-09 MA, Longcreek Associates, LLC/John Thomas, RU/RS-LD/PDD to PDD (140 acres), TMS# 20300-02-48, 20401-01-03(p), & 20401-03-01, Longcreek Plantation:** The applicant submitted a letter of withdrawal, and Council unanimously voted to accept the withdrawal. **ACTION: PLANNING**

**Case # 12-14 MA, Marion Bouknight/Lee Blythe, RU to RS-MD (29.61 acres), TMS# 03500-04-08(p)/24(p), Old Tamah Road and Shady Grove Road:** The public hearing was opened, and six people spoke against the rezoning. The public hearing was closed. Council deferred first reading of the map amendment ordinance to the May Zoning Public Hearing and directed that no additional public hearings would be held. **ACTION: PLANNING**

**Case # 12-16 MA, Michael Reynolds, RU to RS-LD (1.99 acres), TMS# TMS#01415-02-15, 1236 Richard Franklin Road:** The public hearing was opened, and two people spoke against the rezoning. The public hearing was closed. Council voted to deny the map amendment request. **ACTION: PLANNING**

**Case # 12-17 MA, Richland County/City of Columbia, RU to GC (.086 acres), TMS# 21800-01-09, Garners Ferry Road:** The public hearing was opened, and no one spoke. The

public hearing was closed. Council unanimously gave first reading approval to the map amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

## TEXT AMENDMENTS

1. **An Ordinance amending the Richland County Code of Ordinances, Chapter 26, Land Development; Section 26-179, Pedestrian, Bicycle, and Transit Amenities; Subsection (A), Sidewalks and Other Pedestrian Amenities; Paragraph (4), Exemptions; so as to add the Public Works Department as an entity that can deny sidewalks within their right-of-way:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)
2. **An Ordinance amending the Richland County Code of Ordinances, Chapter 26, Land Development; Section 26-177, Lighting Standards; so as to allow black poles:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance with amended language to include: “In addition, historic structures and/or historic sites may use pole colors that are consistent with the era of the structure and/or site.” [ACTION: PLANNING, CLERK OF COUNCIL](#)
3. **An Ordinance amending the Richland County Code of Ordinances, Chapter 26, Land Development; Section 26-99, M-1 Light Industrial District; so as to allow parking within the required setbacks:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)
4. **An Ordinance amending the Richland County Code of Ordinances, Chapter 26, Land Development; Section 26-151, Permitted Uses with Special Requirements; Subsection (C), Standards; Paragraph (68), Swimming Pools; so as to delete reference to the requirement of a fence as this requirement is already addressed under the international building code:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

## OTHER BUSINESS

1. **An Ordinance Establishing a Temporary Moratorium on the Use of the Green Code Standards, which are found at Section 26-186 of the Richland County Code of Ordinances:** The public hearing was opened, and two people spoke in favor of the moratorium and one person spoke against imposing the moratorium. The public hearing was closed. Council unanimously voted to deny the ordinance that would impose a 90-day moratorium. [ACTION: PLANNING, CLERK OF COUNCIL.](#)

**Adjournment:** Council adjourned at 8:58 p.m.

