

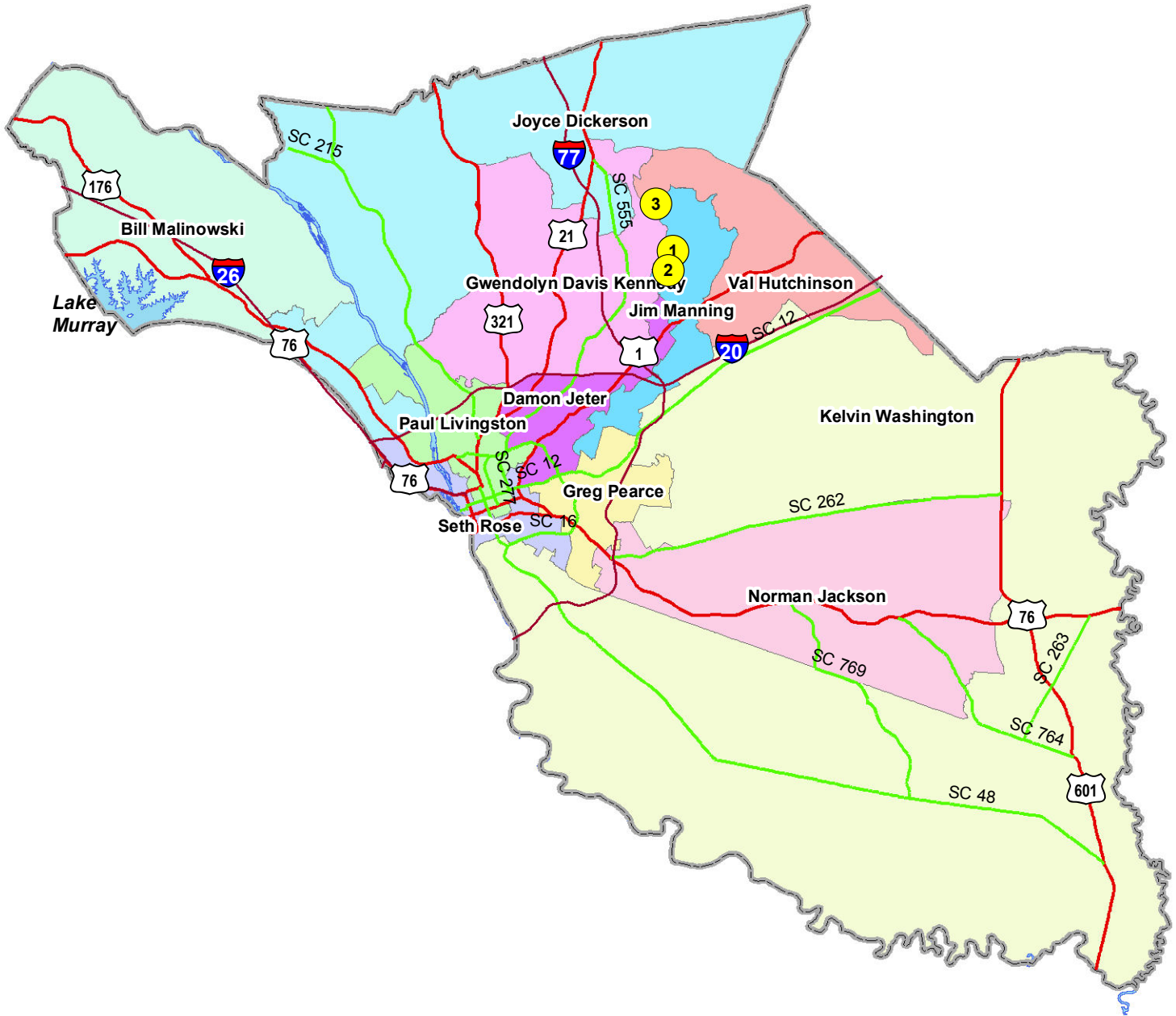
RICHLAND COUNTY  
PLANNING COMMISSION



NOVEMBER 5, 2012



# RICHLAND COUNTY PLANNING COMMISSION NOVEMBER 5, 2012



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 12-18 MA	Myung Chan Kim	20200-03-34	4114 Hard Scrabble Road	Manning
2. 12-19 MA	Myung Chan Kim	20281-01-45	2201 Clemson Road	Manning
3. 12-33 MA	Trinity Presbyterian, Inc.	20300-02-48	Longtown Road & Longtown Road East	Manning



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, November 5, 2012**

**Agenda**

**1:00 PM**

**2020 Hampton Street  
4th Floor, Large Conference Room**

**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 NOTICE ANNOUNCEMENT**

**PRESENTATION OF MINUTES FOR APPROVAL**

June & October 2012 Minutes

**MOTIONS**

**ADOPTION OF THE AGENDA**

**ROAD NAMES**

**SUBDIVISION REVIEW [ACTION]**

SD-05-231

Ashland Downes Phase 3A / Lake Carolina Subdivision

Page

**MAP AMENDMENTS [ACTION]**

1. Case # 12-18 MA  
Myung Chan Kim  
NC to GC (1.84 acres)  
4114 Hardscrabble Rd.  
TMS# 20200-03-34  
Page 7
2. Case # 12-19 MA  
Myung Chan Kim  
NC to GC (1.93 acres)  
2201 Clemson Rd.  
TMS# 20281-01-45  
Page 15

3. Case #12-33 MA  
Trinity Presbystery, Inc.  
Frank Strasburger  
RU to RS-MD (10 acres)  
Longtown Rd. & Longtown Rd. East  
TMS# 20300-02-48  
Page 23

#### **OTHER BUSINESS [ACTION]**

1. Case #12-35  
Summer Pines  
Preston Young  
Review of minor change to PDD  
Hwy. 21  
TMS# 14800-04-13  
Page 21

#### **ITEMS FOR DISCUSSION**

1. Land Disturbance Permit
2. Capital Improvement Program
3. Discussion of proposed Green Development Ordinance

#### **DIRECTOR'S REPORT OF ACTION**

1. Zoning Public Hearing Report
2. Development Review Team Report
  - None

#### **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:** October 23, 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.**

PROPOSED NAME(S)	PETITIONER/ INITIATOR	LOCATION	PROPERTY Tax Map Number (s)	COUNCIL DISTRICT
1. Slices Way	Clay Walsh, Civil Engineering	Osprey SD, Ph 2	R01412-01-01 & 04	Bill Malinowski (1)





**RICHLAND COUNTY PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

November 5, 2012

<b>Applicant:</b> Lake Carolina Development, Inc.		<b>Preliminary Subdivision Plans For:</b> Ashland Downes Phase 3A	
<b>RC Project #:</b> SD-05-231			
<b>General Location:</b> Northern Portion of Lake Carolina			
<b>Tax Map Number:</b> 23300-03-21		<b>Current Zoning:</b> PDD	
<b>Subject Area:</b> 10.93 acres	<b>Number of Units:</b> 23	<b>Gross Density:</b> 2.10 DU/acres	
<b>Sewer Service Provider:</b> Palmetto Utilities		<b>Water Service Provider:</b> City of Columbia	

**SECTION I – ANALYSIS**

The Planning Commission's involvement in the subdivision review process is stipulated by the Development Agreement between Richland County, South Carolina and Lake Carolina Development, Inc., which was adopted July 17, 2001.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project's relationship to the relevant principles of the Comprehensive Plan

**Existing Site Conditions**

The site is sparsely wooded and located between existing single-family lots in adjacent phases of Ashland to the southwest, Bud Keef Road and Lake Carolina Elementary School to the southeast, Kelly Mill Road to the northeast, and wetlands and an elementary school currently under construction to the northwest.

**Compatibility with the Surrounding Area**

The proposed project is located in the portion of Lake Carolina referenced in a Master Plan submitted with the rezoning of the subject property to PUD-2 on April 17, 2007. This Master Plan calls for a mixture of single-family, townhome and patio home lots accessed by one entrance point on Kelly Mill Road and one entrance point on Bud Keef Road. Ashland Downes consists of 23 single-family lots, which is compatible with the Master Plan.

### **Compatibility with the Comprehensive Plan**

In accordance with the Development Agreement between Richland County, South Carolina and Lake Carolina Development, Inc., approved by County Council and effective July 17, 2001, "The County has determined that the coordinated development of this tract of approximately 1,160 acres will assist in the County's planning for suitable growth in northeast Richland County, consistent with the comprehensive plan and land development regulations".

### **Departmental Reviews**

#### 1) Public Works:

- Need a detention waiver
- Provide reference information, (name originally submitted under, date, etc.) for previously submitted storm water calculations
- Provide 25-year storm water calculations
- Provide pre-development and post-development watershed maps
- Provide information on how permanent water quality is being addressed
- Provide calculations for sediment basin sizing
- Provide calculations for trapping efficiency
- Provide calculations for pipe discharge to velocity breakers
- Show defined wetlands boundary
- Reflect limits of disturbance on grading plan
- Show binder course on standard road detail cross section
- Permanent pavement markings need to be shown on Staking Plan

#### 2) Addressing:

- Both Bonnington and Abbeywalk street names are already used in Pinnacle Ridge and Ashland Villages at Lake Carolina. Please submit new road names for consideration.

#### 3) Flood:

- Approved with conditions. The site is located within Zone X based on a review of FIRM Panel 45079C0130K, effective 9/29/10. The construction level drawings need to include Army Corp approved wetland delineations.

#### 4) Fire Marshal:

- Approved

#### 5) Land Development:

- Revise reference to Bud Keef Road as a county road on the plans. Bud Keef Road is currently a private road.

#### 6) GIS

- Approved

\*\*\*\*\*

**SECTION II – STAFF RECOMMENDATION**

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends **conditional approval** of the preliminary subdivision plans for a 23 unit single family detached subdivision, known as Ashland Downes, Phase 3A (Project # SD-05-231):

Findings of Fact

1. The proposed project is compatible with the surrounding area.
2. The proposed project is compatible with the Richland County Comprehensive Plan.

**The preliminary plans are not officially approved until review comments from all Richland County departments as listed above have been adequately addressed.**

**SECTION III – COMMISSION RECONSIDERATION & APPEAL**

**Reconsideration**

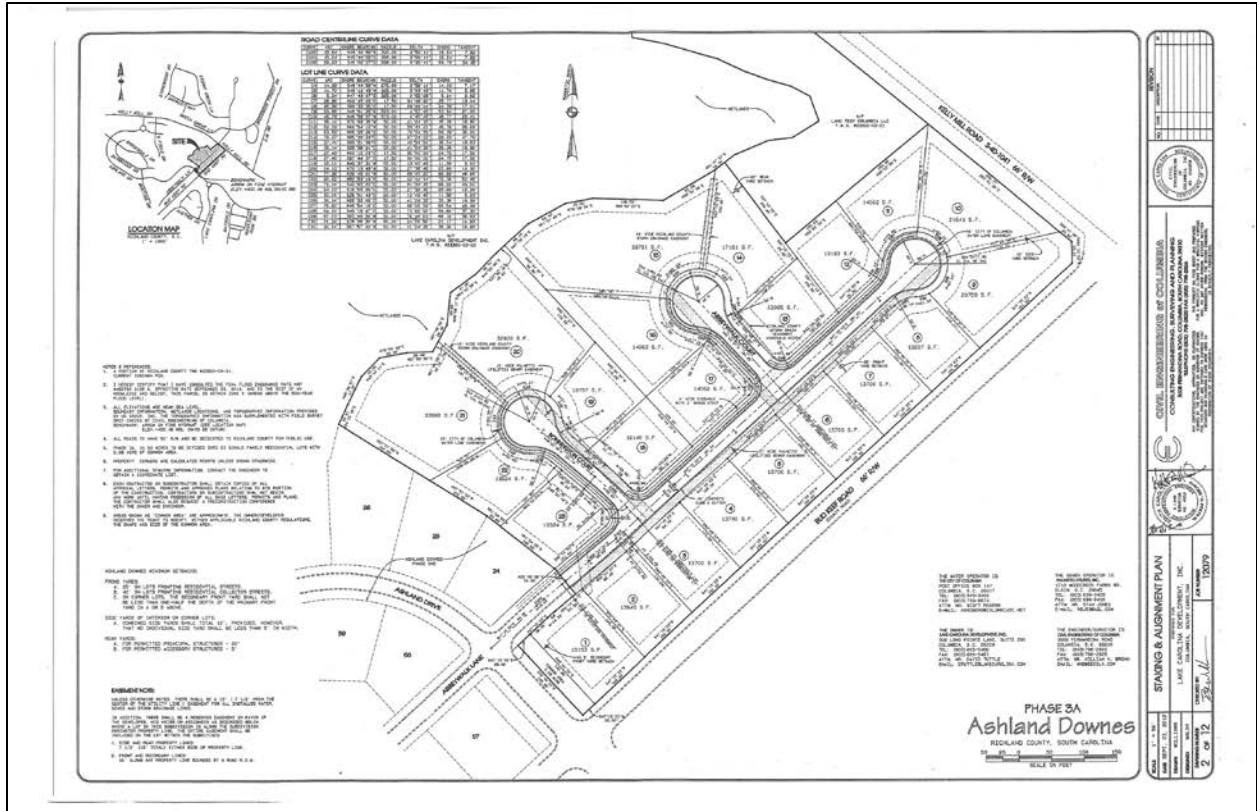
Pursuant to Article IV of the Planning Commission Rules of Procedure, the applicant, the Department, or a Commission member voting on the prevailing side of a decision, may request reconsideration of a Commission's decision **provided** such written request is received by the Department within 14 days of the Commission's action **and** the Commission finds that:

- (a) The Department made a significant mistake or omission in the facts presented when the subject matter was initially considered; **or**
- (b) Notice of the meeting at which the subject agenda item was considered was improper pursuant to State or County regulations; **or**
- (c) A clerical or map error is such that it may affect the result of the Commission's action.

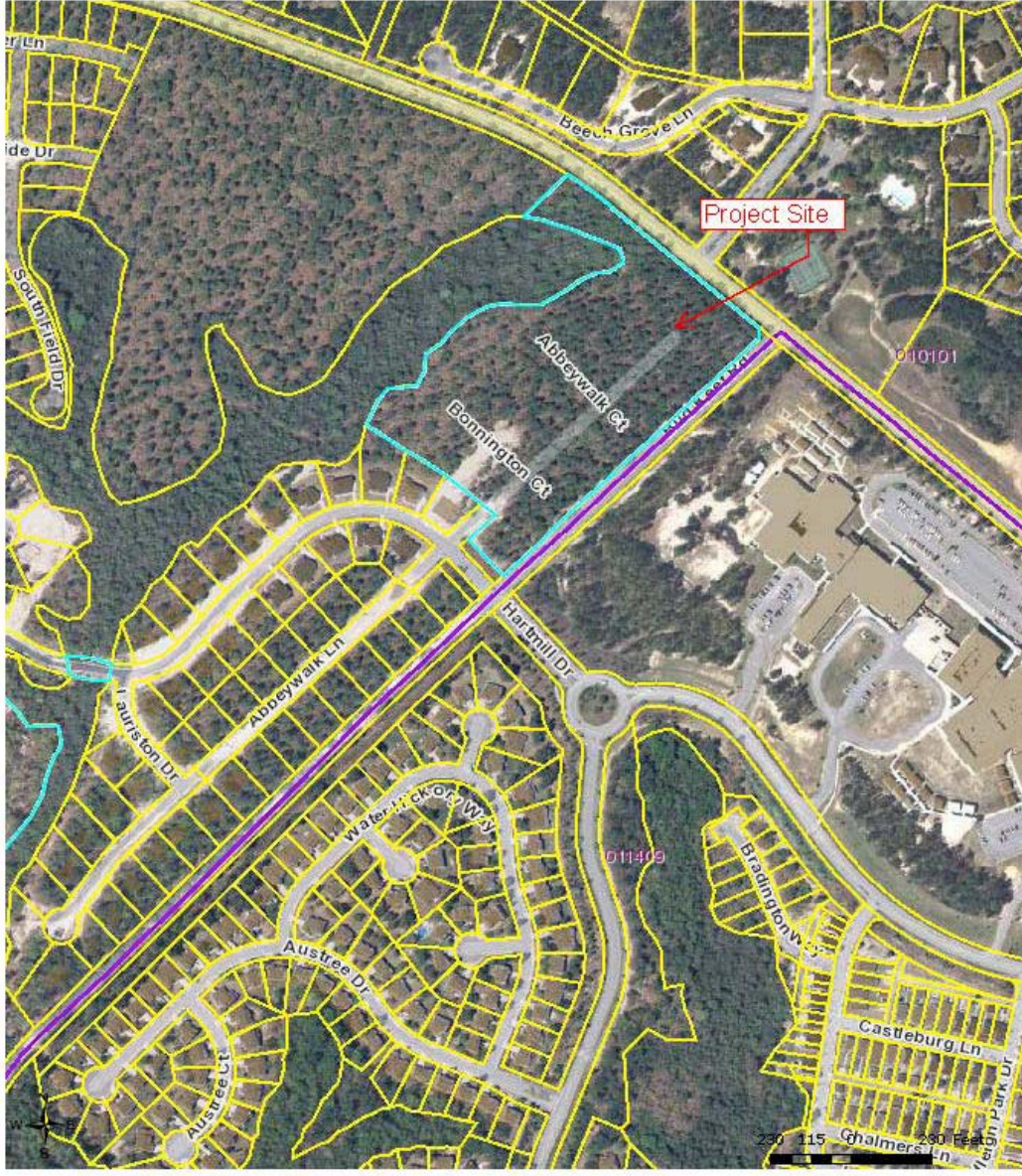
**Appeal**

Article V of the Planning Commission's Rules of Procedure provides that upon completion of the Commission's final action on any matter, the only way to appeal a Commission's decision is to the Circuit Court. An appeal, in the manner and form established by the Court, must be filed within 30 days of receipt of the written notice of the Planning Commission's action.

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**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 5, 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:** October 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.

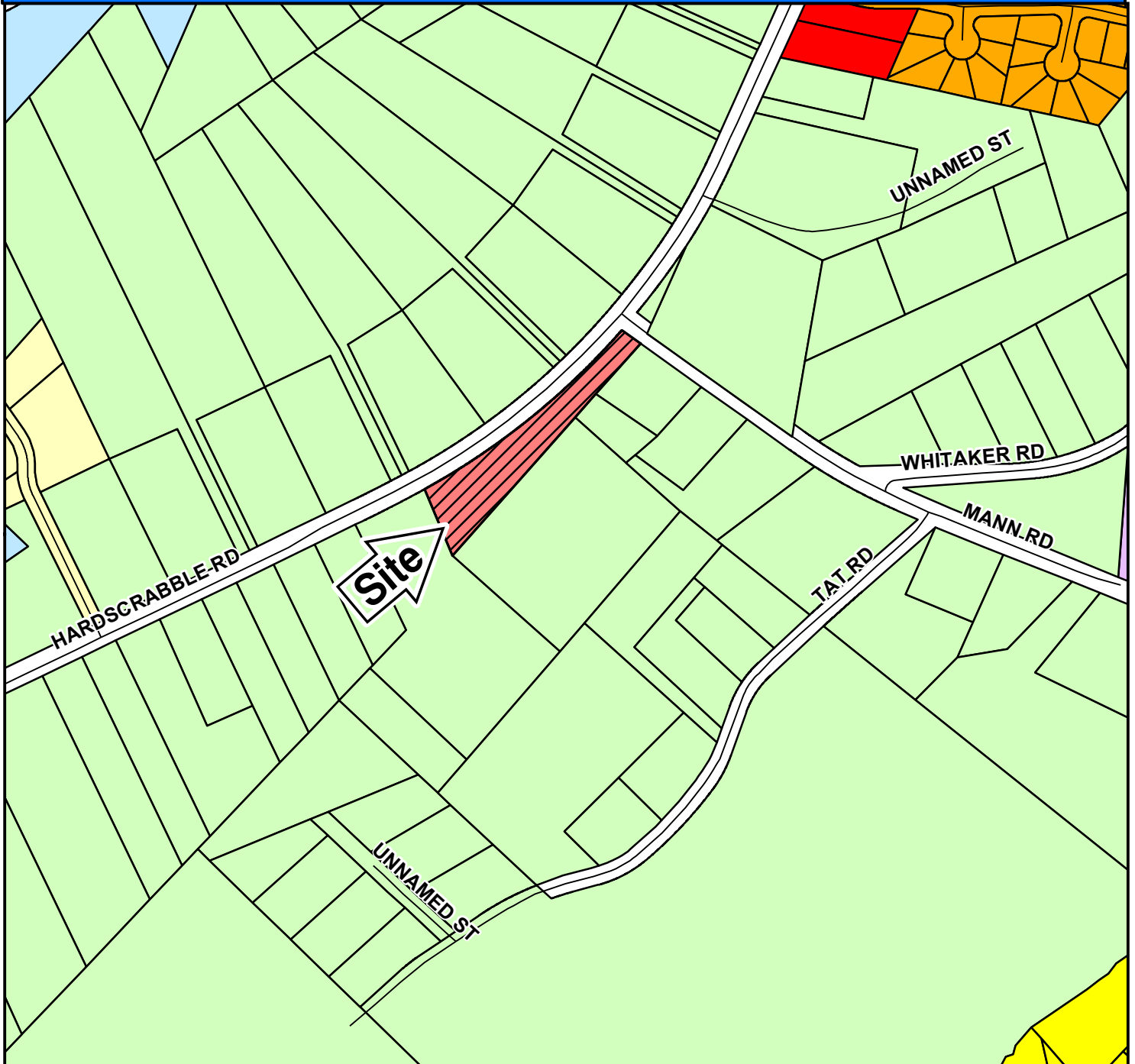
The current zoning of NC District was approved in 2001, such that the previous owner could expand a legal non-conforming feed and seed store. The rezoning was supported by staff as the area remained relatively rural in character. However, with the increase in development in the Northeast Planning Area, 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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**November 27, 2012**

# Case 12-18 MA NC to GC

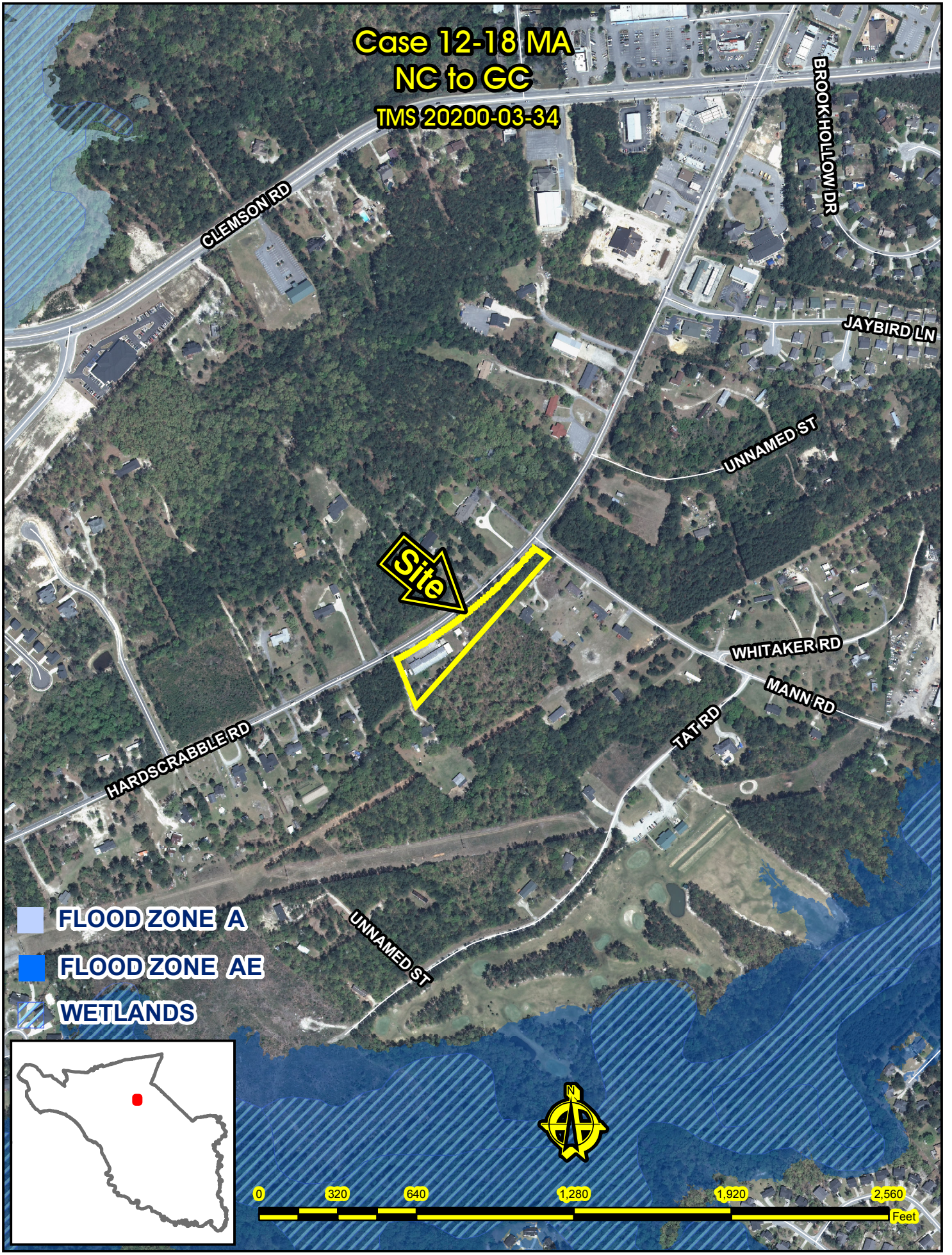


## ZONING CLASSIFICATIONS

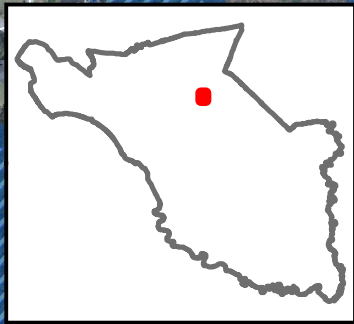
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



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



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



# CASE 12-18 MA

## From NC to GC

TMS# 20200-03-34

Hardscrabble Road



**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

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,	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:** November 5, 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:** October 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.

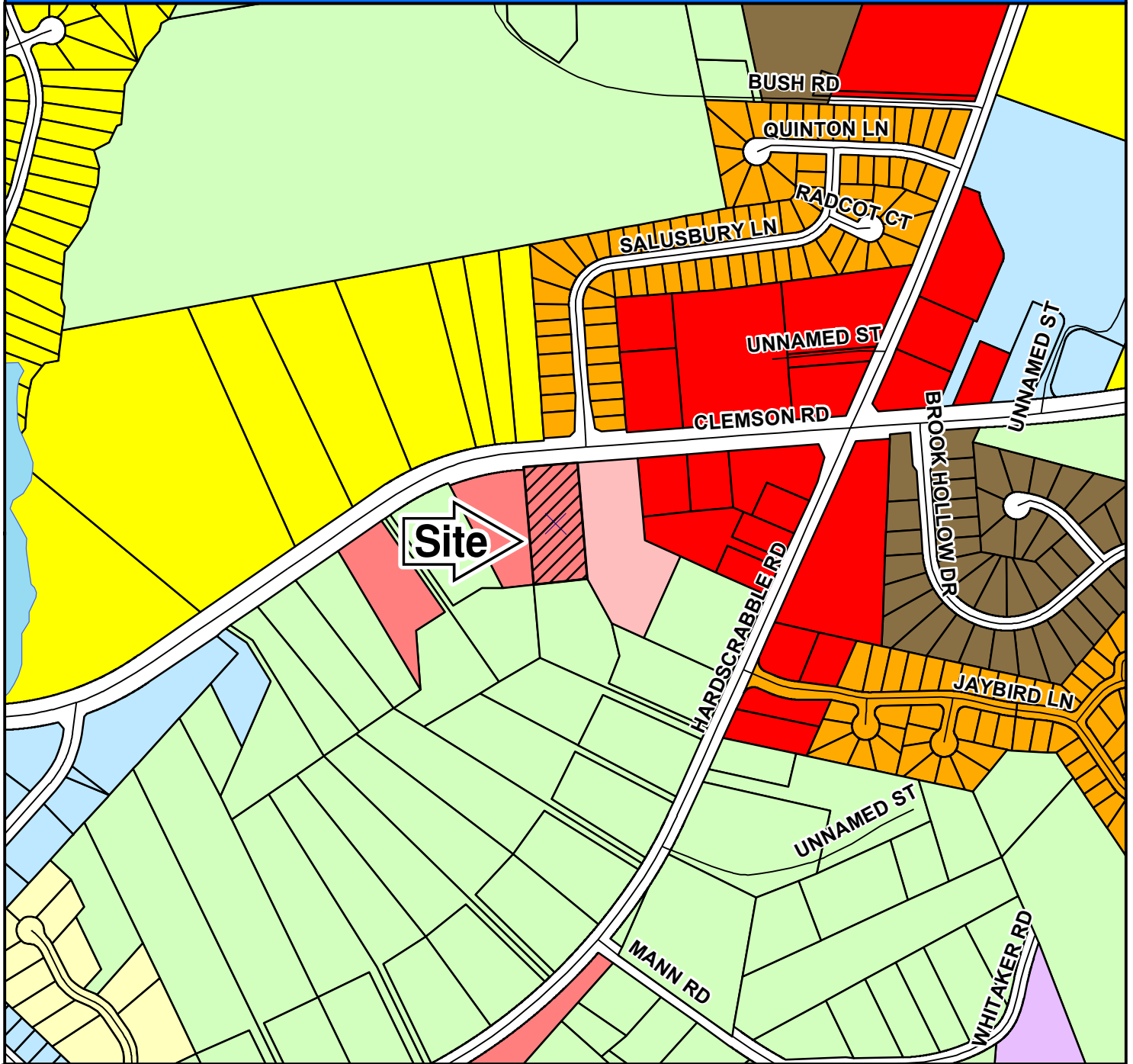
Intense commercial districts should be located at major traffic junctions while less intense commercial districts should transition into residential districts. Staff's opinion is that rezoning the subject parcel to the higher intensity GC district would be out of character with the remaining residential 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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**November 27, 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

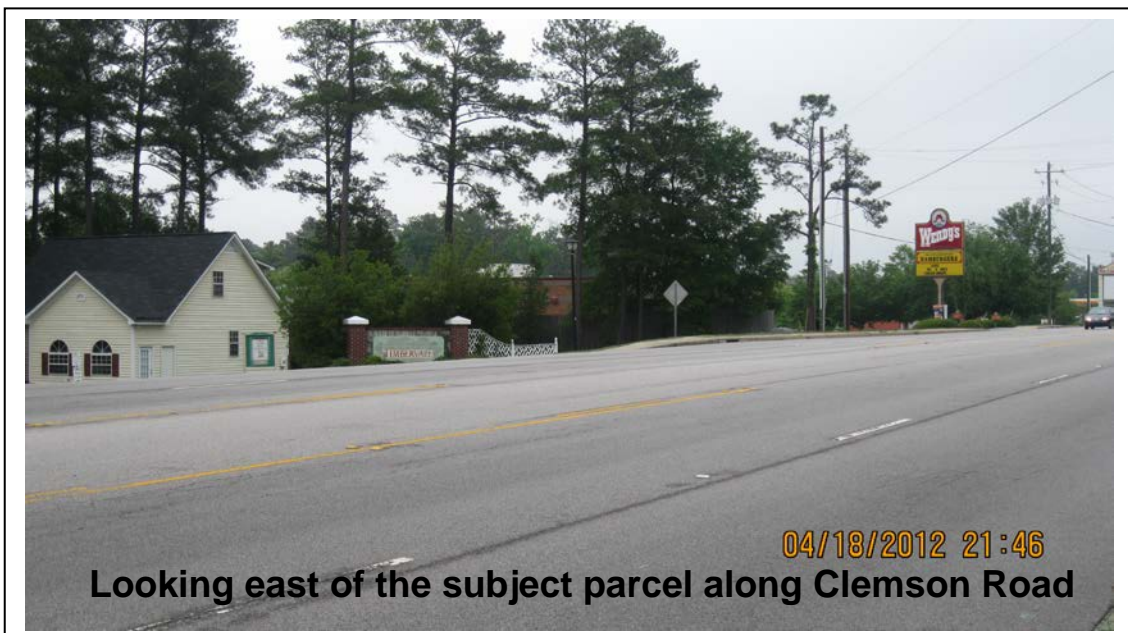


# CASE 12-19 MA

## From NC to GC

TMS# 20281-01-45

Clemson Road



**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:** November 5, 2012  
**RC PROJECT:** 12-33 MA  
**APPLICANT:** Frank D. Strasburger

**LOCATION:** Longtown Road and Longtown Road East

**TAX MAP NUMBER:** 20300-02-48  
**ACREAGE:** 10  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** September 12, 2012

**Staff Recommendation**

**Approval**

**Background /Zoning History**

The current zoning, Rural District (RU), reflects the original zoning as adopted September 7, 1977. The parcel was part of a previous request for a Planned Development District (case number 12-09MA) and contained three parcels with a total acreage of 140 acres. The requested zoning was denied by the planning commission.

The parcel contains five hundred and thirty one (531) feet of frontage along Longtown Road East and seven hundred and twenty four (724) feet of frontage along Longtown Road.

**Summary**

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

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

- The gross density for this site is approximately: 51 dwelling units
- The net density for this site is approximately: 35 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD	Undeveloped
<b><u>South:</u></b>	GC	Undeveloped
<b><u>East:</u></b>	RU	Undeveloped
<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**.

### Suburban Area

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

Compliance: The proposed zoning would permit 5.1 dwelling units per acre which is in accordance with the recommended objective for suburban residential use outlined in the Comprehensive Plan.

## Traffic Impact

The 2010 SCDOT traffic count (Station # 711) located north of the subject parcels on Longtown Road identifies 8,700 Average Daily Trips (ADT's). Longtown Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Longtown Road is currently operating at Level of Service (LOS) “C”.

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

## Conclusion

The subject parcel is undeveloped and wooded with flat topography. The parcel has frontage along Longtown Road and Longtown Road East, both of which are two-lane residential collector streets without sidewalks or streetlights. The immediate area is primarily characterized by residential use west and north. East of the subject parcel remains undeveloped and wooded. South of the subject parcel are a number of General Commercial District (GC) parcels; with the exception of the GC parcel located at the intersection of Longtown Road and Lee Road the parcels are undeveloped. At the intersection of Longtown Road and Lee Road there are two convenience stores with gas pumps, a church, an elementary school (Sandlapper Elementary School), and a Dollar General store. The Residential Single-Family Low Density District (RS-LD) subdivision (Club Colony) northeast of the subject parcel was approved under 94-008MA (Ordinance number 037-94HR) on May 24th, 1994.

The subject parcel is within the boundaries of School District 2. Sandlapper Elementary School is located 400 feet southeast of the subject parcel on Longtown Road. The Elders Pond fire station (number 34) is located 1.4 miles southeast of the subject parcels on Elders Pond Drive. There are no fire hydrants located along Longtown Road and Longtown Road East. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by Palmetto Utilities.

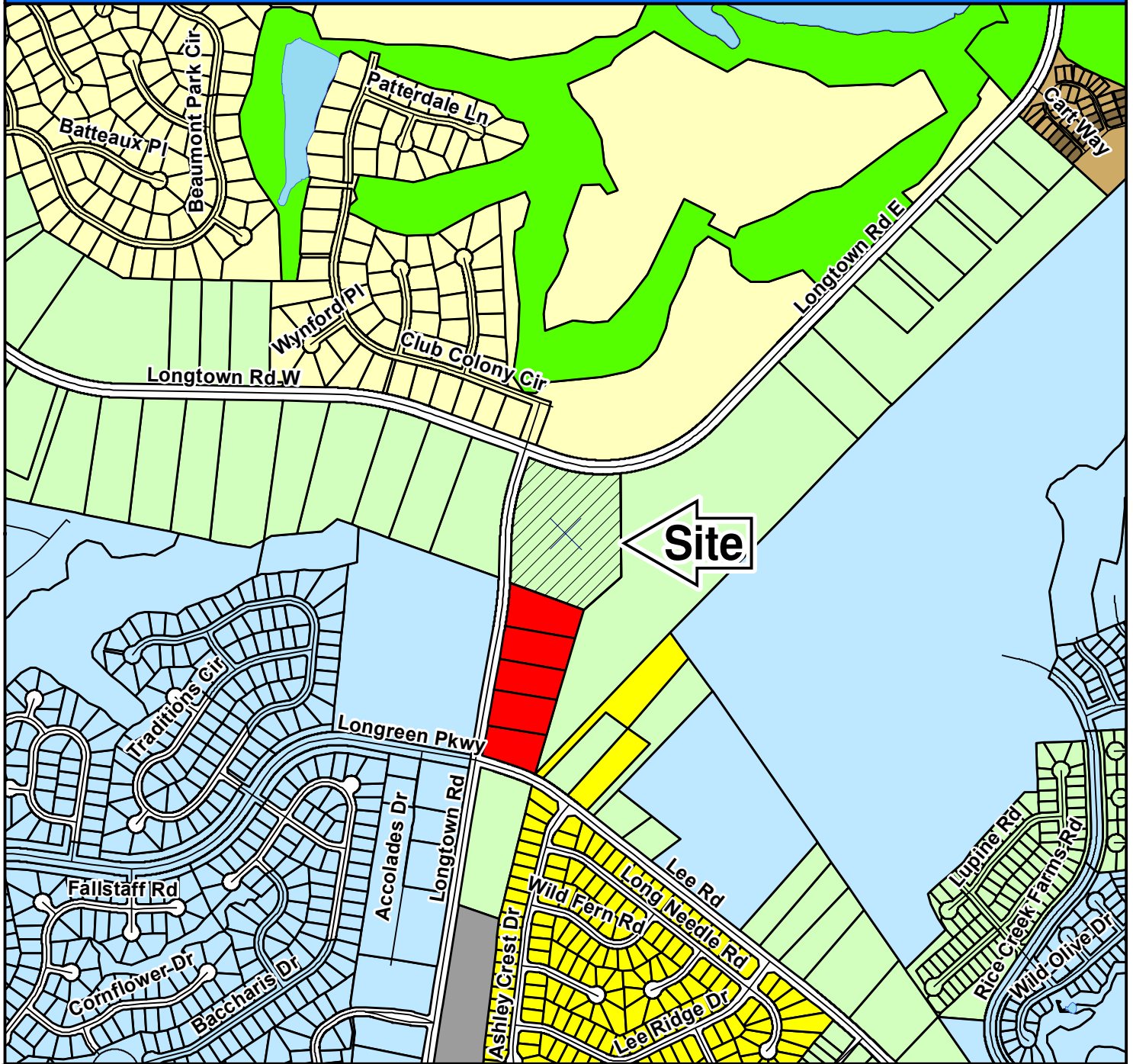
As a result of this analysis the staff has concluded that the proposed zoning map amendment is in compliance with the Comprehensive Plan and recommends **Approval** of this request.

## Zoning Public Hearing Date

**November 27, 2012**



# Case 12-33 MA RU to RS-MD



## ZONING CLASSIFICATIONS

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



**Case 12-33 MA**  
**RU to RS-MD**  
**TMS 20300-02-48**



# CASE 12-33 MA

## From RU to RS-LD

TMS# 20300-02-48

Longtown Rd & Longtown Rd East



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

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



## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** November 5, 2012  
**RC PROJECT:** 12-35 MA  
**APPLICANT:** Preston Young

**LOCATION:** Wilson Blvd and North Pines Road

**TAX MAP NUMBER:** 14800-04-13, 14, 15  
**ACREAGE:** 77.1 acres  
**EXISTING ZONING:** PDD

#### Staff Recommendation

##### Approval

#### Background /Zoning History

The original zoning, Rural District (RU) was adopted September 7, 1977. The current zoning, Planned Development District (PDD) reflects the zoning as approved in 2006 under 05-108MA (Ordinance 011-06HR).

The parcels contain five hundred and eighty eight (588) feet of frontage along Marthan Road.

#### 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.

The parcels are located in the North East Planning Area with access to Wilson Boulevard and Marthan Road. The parcels are part of the Summer Pines Subdivision. Some phases of Summer Pines have been constructed since the PDD was approved.

The conditions of the Planned Development District (PDD) under Ordinance No. 011-06HR state the following;

- a) The applicant shall comply with the Master Plan (dated October 20,2005) prepared for Summer Pines by Heritage Engineering, Inc., which was submitted to, and is on file in, the Richland County Planning & Development Services Department (hereinafter referred to as "PDSD"), and is incorporated herein by reference, except as otherwise amended herein; and

- b) The site development shall be limited to 291 single-family detached dwelling units, as depicted in the site development plan, which is attached hereto as Exhibit B; and
- c) Should the applicant decide to develop the site in phases, a phasing plan must be provided prior to the departments review of any construction plans or site plans; and
- d) Unless otherwise provided herein, all development shall conform to all relevant land development regulations in effect at the time a permit application is received by PDS&D; and
- e) Exhibit B, which is attached hereto, constitutes the applicant's Sketch Plan for subdivision purposes, and is hereby approved for such purposes; and
- f) The following changes to the Master Plan are termed "major changes" and shall be subject to the requirements of Section 26-59 (j) of the Richland County Land Development Code; i.e. a review and recommendation by the Planning Commission and a new ordinance by the County Council"
  - 1. Changes in the location of land uses;
  - 2. Any increase in the gross density or intensity; and/or
  - 3. Changes in the pattern or amount of traffic flow; and
- g) The Planning Commission is hereby authorized to make minor amendments to the Master Plan, or as otherwise allowed by Section 26-59 (j) of the Richland County Land Development Code; and
- h) The PDS&D is hereby authorized to make minor adjustments to the phasing schedule as may become necessary during the project's construction; and
- i) No land development permits or building permits shall be issued until the project complies with the requirements of Section 26-59 (h) (1)-(5) of the Richland County Land Development Code; and
- j) All internal streets shall be publicly owned and maintained by Richland County; and
- k) Access to the subject site shall be limited to one intersection on Marthan Road and on Wilson Boulevard; and
- l) The developer shall pay the costs associated with the construction of any necessary acceleration and/or deceleration lanes, and/or any necessary turn lanes that may be required by the South Carolina Department of Transportation; and
- m) The applicant shall construct a landscaped berm, fence, wall or some combination thereof, to ensure that no parcel in the project will have direct access onto Marthan Road or Wilson Boulevard; and
- n) Prior to approval of the preliminary subdivision plans, the applicant shall submit to the PDS&D written evidence of:
  - 1. The U.S. Army Corps of Engineers' approval of the wetlands delineation and/or encroachment permit, and
  - 2. FEMA's approval of the 100 year flood elevation statement, and
  - 3. The applicant's proposed Declaration of Covenants, which are drafted to the satisfaction of the PSDS; and

- o) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- p) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest.

The conditions under Ordinance Number No. 011-06HR were approved as part of the Planned Development District (PDD) identifying lot sizes, the number of lots, acreage and density. The Summer Pines General Development Plan identifies 5 “phases” for development. These parcels are identified as Parcels A through E.

**Current Conditions**

PARCEL	LOT SIZE	NUMBER OF LOTS	AREA	DENSITY
Parcel A	65'x90'	21	4.3 acres	5 du/acre
Parcel B	65'x90'	33	8.5 acres	4 du/acre
Parcel C	65'x90'	26	7.9 acres	3.5 du/acre
Parcel D	65'x110'	101	21.3 acres	5 du/acre
Parcel E	50'x90'	110	18.4 acres	6 du/acre

The proposed changes to the PDD are identified in the table below. The changes are specific to lots size. The number of lots, area, and density are not proposed to be changed.

**Proposed Changes**

PARCEL	LOT SIZE	NUMBER OF LOTS	AREA	DENSITY
Parcel A	60'x90'	21	4.3 acres	5 du/acre
Parcel B	60'x90'	33	8.5 acres	4 du/acre
Parcel C	60'x90''	26	7.9 acres	3.5 du/acre
Parcel D	60'x90'	101	21.3 acres	5 du/acre
*Parcel E	50'x90'	110	18.4 acres	6 du/acre

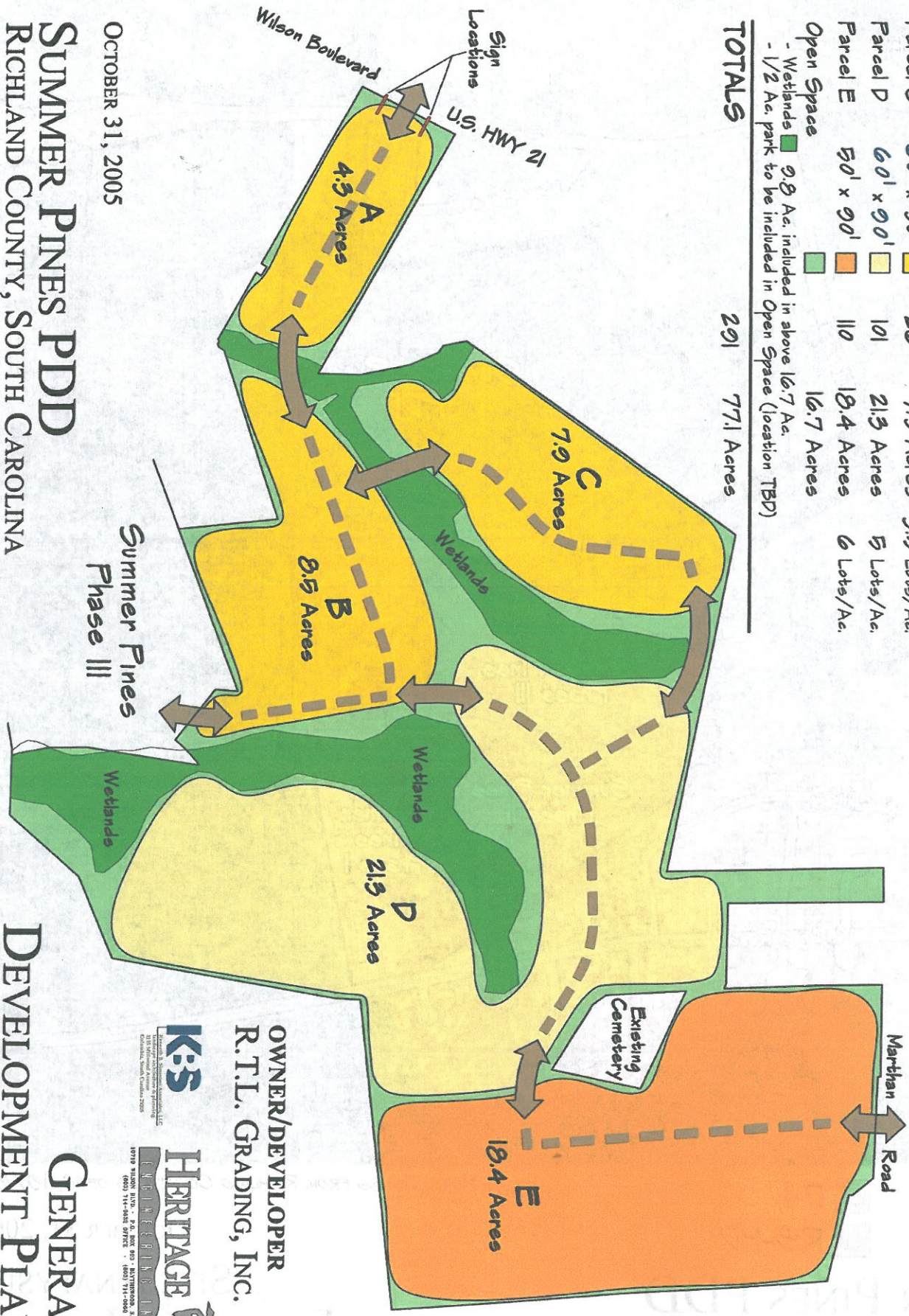
\*Parcel E is not affected by the proposed changes.

The subject parcels are located with Richland County School District Two’s boundaries. The Longleaf middle school is located 1.4 miles east of the subject parcel on Longreen Parkway. Westwood High school is located .7 miles northwest of the subject parcel on Turkey Farm Road.

The Killian fire station (station number 27) is located on Farrow Road roughly 1.7 miles southeast of the subject parcel. The proposed PDD amendment would not have a negative impact on public services or traffic. Water and sewer is provided by the City of Columbia.

Based upon the residential character, zoning districts and existing Summer Pines phases, staff is of the opinion that the proposed zoning PDD amendment is in keeping with the local character and as such can support the request. Therefore, planning staff recommends **Approval** of these changes.

PARCEL	LOT SIZE	NUMBER of LOTS	AREA	DENSITY
Parcel A	60' x 90'	21	4.3 Acres	5 Lots/Ac.
Parcel B	60' x 90'	33	8.5 Acres	4 Lots/Ac.
Parcel C	60' x 90'	26	7.0 Acres	3.5 Lots/Ac.
Parcel D	60' x 90'	101	21.3 Acres	5 Lots/Ac.
Parcel E	50' x 90'	110	18.4 Acres	6 Lots/Ac.
Open Space			16.7 Acres	
- Wetlands 9.8 Ac. included in above 16.7 Ac.				
- 1/2 Ac. park to be included in Open Space (location TBD)				
<b>TOTALS</b>		<b>291</b>	<b>77.1 Acres</b>	



OCTOBER 31, 2005

**SUMMER PINES PDD**

RICHLAND COUNTY, SOUTH CAROLINA

**GENERAL DEVELOPMENT PLAN**

**OWNER/DEVELOPER**  
**R.T.L. GRADING, INC.**



10719  
 (803) 741-9626



**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

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

**September 25, 2012**

**7:00 PM**

**Call to Order:** Honorable Greg Pearce, Vice-Chair

**Additions/Deletions to the Agenda:** Amelia Linder, Staff Attorney, stated that there were two first pages of the cover sheet in the agenda package and that Council could ignore the second first page.

**Map Amendments:**

**Case # 12-25 MA, Angela Lawrence, RU to RC (2 acres), TMS# 27300-05-19, 7217 Bluff 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 # 12-26 MA, John Blackmon/3P, LLC, HI to GC (1.85 acres), TMS# 22804-04-01/02/12 & 22905-01-78, North Springs Road & Brickyard 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 # 12-27 MA, Barbara Bratcher/Clara Beasley, RU to GC (2.5 acres), TMS# 21800-05-07, 8505 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**

**Case # 12-29 MA, Marion Bouknight/Lee Blythe, RU to RS-LD (29.61 acres), TMS# 03500-04-08(p)/24(p), Old Tamah Road & Shady Grove Road:** It was brought to the attention of Council that the applicant wished to withdraw his application for rezoning. Council unanimously voted to accept the withdrawal. **ACTION: PLANNING, CLERK OF COUNCIL**

**Text Amendments:**

**An Ordinance amending Chapter 26, Land Development; so as to prevent crossing any portion of a conservation easement with underground utilities unless with special requirements in place:** The public hearing was opened, and no one spoke. The public hearing was closed. A motion was made to table this text amendment ordinance, which was unanimously approved by Council. [ACTION: PLANNING, CLERK OF COUNCIL](#)

**An Ordinance amending Chapter 26, Land Development; Section 26-58, Appeals of Administrative Decisions; Subsection (b), Appeal Submittal; Paragraph (1), Application; so as to correct the section reference for appeals:** 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:** None

**Adjournment:** Council adjourned at 7:11 p.m.

