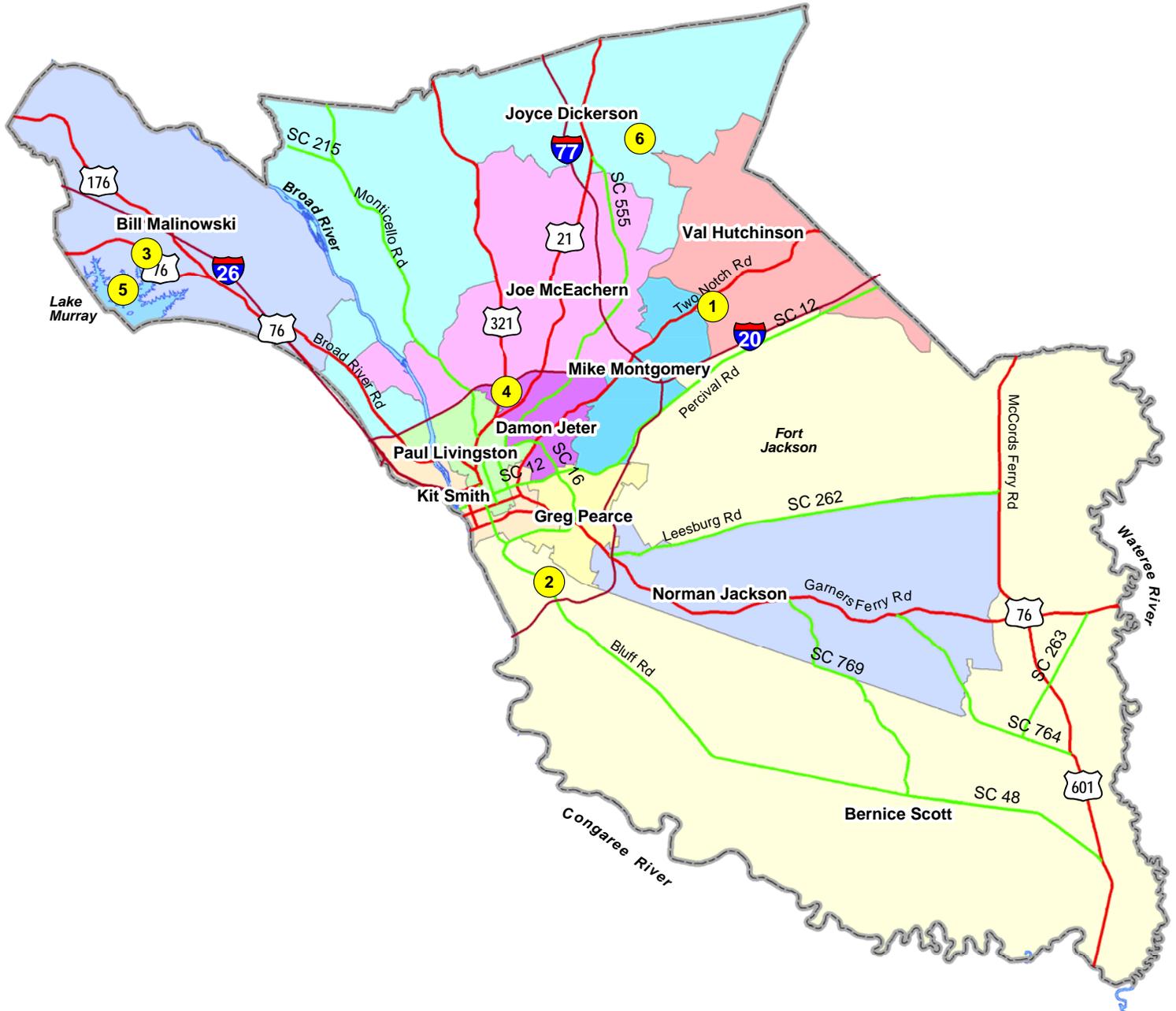


RICHLAND COUNTY
PLANNING COMMISSION



NOVEMBER 6, 2008

RICHLAND COUNTY PLANNING COMMISSION NOVEMBER 6, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
2. 08-34 MA	University Suites	13607-02-01	Bluff Road	Scott
3. 08-36 MA	South Federal Bank	02505-02-10	Hwy. 176 & Rauch Meetze Road	Malinowski
4. 08-37 MA	Bruce Oswalk	11708-06-06	5706 Fairfield Road	Jeter
5. 08-38 MA	Deborah Shaffer	01316-01-01 to 07	Summer Haven Road	Malinowski
6. 08-39 MA	Martha Crawford	17400-05-40 (p)	1235 Trading Post Road	Dickerson

RICHLAND COUNTY PLANNING COMMISSION

Thursday, November 6, 2008

Agenda

1:00 PM

2020 Hampton Street

2nd Floor, Council Chambers

STAFF Joseph Kocy, AICP Planning Director
Anna Almeida, AICP Deputy Planning Director
Jennie Sherry-Linder Land Development Administrator
Amelia R. Linder, Esq. Attorney

I. PUBLIC MEETING CALL TO ORDER Deas Manning, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL

a. Consideration of the October Minutes

IV. AGENDA AMENDMENTS

V. NEW BUSINESS

a. Roper Pond Appeal (No Public Input).....Page 3

VI. MAP AMENDMENTS

CASE # 08-34 MA	University Suites	
APPLICANT	Stuart Lee	Page
REQUESTED AMENDMENT	HI to RM-HD (13.94 acres)	9
PURPOSE	Multi-Family Use	
TAX MAP SHEET NUMBER (S)	13607-02-01	
LOCATION	Bluff Rd.	

CASE # 08-36 MA		
APPLICANT	Security Federal	Page
REQUESTED AMENDMENT	NC to OI (2 acres)	15
PURPOSE	Bank	
TAX MAP SHEET NUMBER (S)	02505-02-10	
LOCATION	Hwy. 176 & Rauch Meetze Rd.	

CASE # 08-37 MA		
APPLICANT	Bruce Oswald	Page
REQUESTED AMENDMENT	GC to RS-MD (.83 acres)	21
PURPOSE	Residential	
TAX MAP SHEET NUMBER (S)	11708-06-06	
LOCATION	5706 Fairfield Rd.	

CASE # 08-38 MA		
APPLICANT	Deborah Shaffer	Page 27
REQUESTED AMENDMENT	RU to RS-LD (2.94 acres)	
PURPOSE	Residential	
TAX MAP SHEET NUMBER (S)	01316-01-01/02/03/04/05/06/07	
LOCATION	Summer Heaven Rd.	

CASE # 08-39 MA		
APPLICANT	Martha Crawford	Page 33
REQUESTED AMENDMENT	RU to OI (3 acres)	
PURPOSE	Child Care Facility	
TAX MAP SHEET NUMBER (S)	17800-03-30 & 31	
LOCATION	1235 Trading Post Rd.	

VII. TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, SO AS TO PERMIT CERTAIN PAYDAY LENDERS IN THE GC GENERAL COMMERCIAL DISTRICTS WITH SPECIAL REQUIREMENTS. Page 39

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, REGARDING LIGHTING STANDARDS. Page 41

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, SO AS TO CORRECTLY REFLECT THAT SEXUALLY ORIENTED BUSINESSES ARE PERMITTED IN THE HI ZONING DISTRICT, AS WELL AS IN THE GC ZONING DISTRICT. Page 43

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO IMPROVE RICHLAND COUNTY'S WATER QUALITY, PROTECT THE ENVIRONMENT, AND COMPLY WITH THE COUNTY'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS. Page 45

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, SO AS TO REMOVE THE REQUIREMENT OF DEVELOPMENT REVIEW TEAM REVIEW PRIOR TO PDD APPROVAL AND TO DELETE THE PROVISION FOR PDD EXPIRATION. Page 47

VIII. OTHER BUSINESS

- a. Robert Bell
Case # 02-58 MA
minor amendment review of conceptual site plan.....Page 49

IX. COMPREHENSIVE PLAN

- a. Final Presentation of the Comprehensive Plan

X. ROAD NAME APPROVALS.....Page 53

XI. ADJOURNMENT



DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29202
Zoning & Land Development: (803) 576-2180 • Zoning Fax: (803) 576-2182

October 24, 2008

MEMORANDUM TO

Anna Almeida
Deputy Planning Director

SUBJECT: Roper Pond Apartments SP-08-72
From: Jennie Sherry-Linder, Land Development Administrator

On October 10, 2008, revised plans were received by the Richland County Planning Department, in response to the Development Review Team Conditional Approval letter dated September 2, 2008.

The following items are currently under department review:

1. Storm water plans and storm drainage calculation revisions with a recalculation of the disturbed area found to be 9.64 acres.
2. Controlled clearing plan
3. Landscape plans
4. Site plans
5. Lighting Plan

The Planning Departments has not received approvals for the following:

1. Addressing
2. Flood Coordinator
3. Fire Marshall
4. Public Works
5. Encroachment Permit from SCDOT

The following approvals have been received by the Planning Department:

1. Permit to construct water lines approvals from City of Columbia and DHEC
2. Permit to construct sewer lines approvals from City of Columbia and DHEC
3. DHEC 401 Certification for Authorization to Impact
4. GIS digital submittal



DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29202
Zoning & Land Development: (803) 576-2180 • Zoning Fax: (803) 576-2182

September 2, 2008

Mr. Jim Futter
B.P.Barber
P O Box 1116
Columbia, SC 29202

RE: Roper Pond Apartments/RM-HD
RCF # SP-08-72/204 units /12.75 acres
TMS #16907-01-04/ North Trenholm Road

Dear Mr. Jim Futter:

Please be advised the Site Plan entitled **“Roper Pond Apartments located off of Trenholm Road, South Carolina and dated 6/30/2008 with no revisions”** the subject project has been **conditionally approved** at the Development Review Team meeting on August 21, 2008.

1. Submission of revised plans identifying the following:
 - Label existing sidewalks on Trenholm Road; provide existing width and connection to internal sidewalk.
 - The maximum height for all structures is forty-five feet.
 - Maximum driveway width is 24 feet
 - Location of transit facility, with benches, and bike racks shall be shown
 - Lighting plan not in compliance with Sec. 26.-177, consideration for the location of on site lighting regarding spillage onto adjacent residential property.
 - Preservation of grand trees is a requirement, if one must be removed mitigation is 3:1 ratio. Additional detail on mitigated trees and required landscaping added to plans. Mitigated trees shall have a different symbol on the plans. Preservation of trees in the green area next to the pond.
 - Phasing plan must be provided.
 - Copy of tree survey with a site plan overlay.
 - The retaining wall needs additional details and location on site.
 - Plans must include the club house and pool if approval is being sought.

2. Approval from the Fire Marshall; concerns on access to the back of buildings and control access gates must be addressed.
3. Copy of the Wetlands letter submitted to the Army Corp of Engineers for the Flood Coordinator and the elevation of the pond noted on the plans for Flood approval
4. SCDOT comments on the Traffic Study and the improvements identified. The mechanisms to trigger the re-evaluation of the project for traffic as part of the mitigation identified in the Traffic Management Plan. Provision of turn lanes internal to the site. The Traffic Management Plan requires updates to verify the dates the study was completed. The study dates should be prior to May 24, 2008 as this was the stated last day of school.
5. Plans and information on the pond improvements with a recommendation for sustainable grasses around the pond and how the pond will be protected from silt during construction. Water quality measures that are above minimum standards noted on a plan with recommendation for zero discharge of pollutants.
6. SCDOT approval for an encroachment permit.
7. Addressing concerns on the final name of the project to be on all site plans
8. Controlled clearing approval.
9. Approval of Landscape Plan.
10. Approval from DHEC for water and sewer line construction.
11. Approval from City of Columbia for water and or sewer.

Please note all revised site plans must be reviewed and approved by all agencies prior to a land disturbance permit or building permit being issued. All revisions are required to reflect revision date and source. Please submit two (2) 11 x 17 and ten (10) full size copies of folded revised plans. A Site Plan approval letter will be issued upon receipt of all approvals by this office.

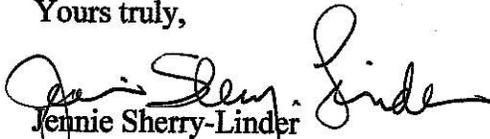
The following is noted for informational purpose:

- (1) All construction documents for proposed fire apparatus access, construction documents and hydraulic calculations for fire hydrant and other water systems shall be submitted to the fire marshal's office for review and approval prior to construction.
- (2) Suggested meeting with the adjacent property owners for discussion on the possibility of a wall and/or increased landscaping at the property line of the project and the Town of Acadia Lakes.
- (3) All landscape plans and site plans must include the signed tree certification statements. Contact Sean Busbee at 576-2171.

- (4) The Site Plan layout shall conform to the applicable setbacks, building heights, lot sizes, etc. as set forth by the appropriate zoning district.
- (5) The site plans must conform to the County's digital submission requirements. Inaccurate digital submissions will delay the review process. Contact Brenda Carter at 576-2170 for more information.
- (6) City of Columbia must approval all waterline easements on the plats prior to recording.

It has been my pleasure to assist you. If you have further questions, please feel free to call me or Deborah Moore at 576-2178 or moored@rcgov.us.

Yours truly,

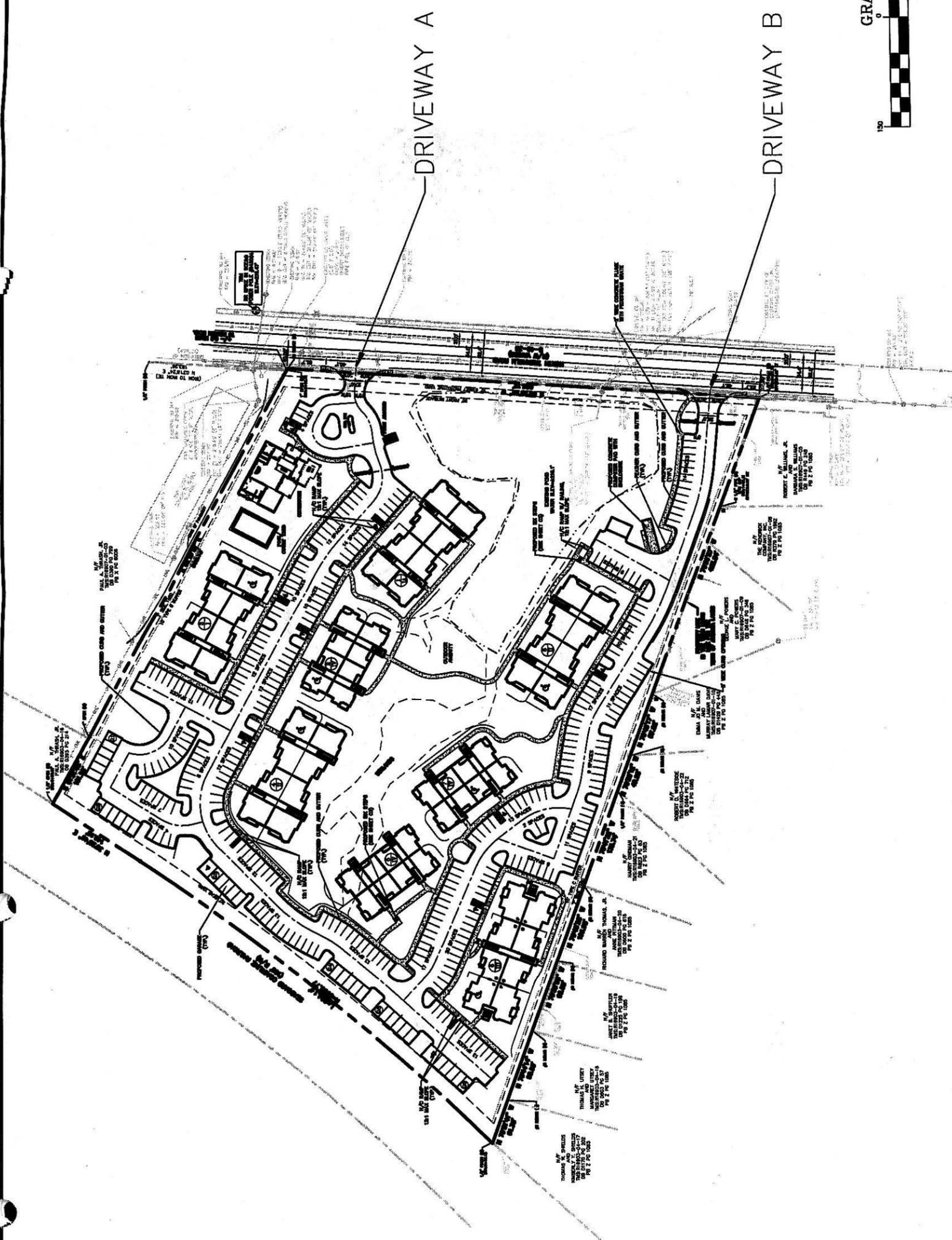
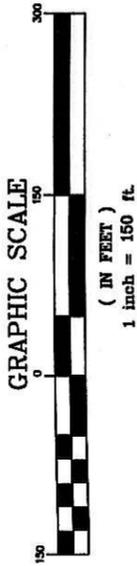

Jennie Sherry-Linder
Land Development Administrator

Cc: Roper Pond LLC, applicant
Jim Wilson, Soil and Water
Hugh Caldwell, Soil and Water
William Simon, Engineer, Public Works
Harry Reed, Flood Plain Coordinator
Miranda Spivey, Fire Marshall Richland County
Brian Motley, SCDOT
Interested citizens



DRIVEWAY A

DRIVEWAY B



 BP Barber Engineering • Experience • Excellence COLUMBIA • SPARTANBURG • CHARLESTON FLORENCE • CHARLOTTE • SAVANNAH		DATE: JUNE 24, 2008 FILE NO./NAME:	SCALE: 1" = 150' PREPARED BY: MDJ	FIELD BOOK NO.: -- PROJECT NO.: 05216
TITLE: OVERALL PLAN VIEW		PROJECT: ROPER POND APARTMENTS PREPARED FOR ROPER POND, LLC.		
PROJECT: SOUTH CAROLINA		RICHLAND COUNTY		
NO.	REVISION	DATE	BY	
1				
2				
3				
4				



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 6, 2008
RC PROJECT: 08-34 MA
APPLICANT: Stuart Lee
PROPERTY OWNER: Southern Region Industrial Realty, Inc.
LOCATION: Bluff Road

TAX MAP NUMBER: 13607-02-01
ACREAGE: 13.94
ZONING REQUEST: HI to RM-HD

PC SIGN POSTING: October, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Heavy Industrial (HI) reflects the original zoning as adopted September 7, 1977.

The property located west of the subject parcel was rezoned July 12, 2006 (06-26MA) from Heavy Industrial District (HI) to Residential Multi-Family High Density District (RM-HD). The remaining portion of the same property was rezoned April 3, 2007 (07-10MA) from Heavy Industrial District (HI) to Residential Multi-Family High Density District (RM-HD).

The site contains 747.21 linear feet of frontage along Bluff Road.

Summary

The Residential Multi-Family High Density District (RM-HD) is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities area available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density: no more than sixteen (16) units per acre.

Gross density: 223 dwelling units
Net density: 112 dwelling units

Existing Zoning		
North:	RM-MD	Residential single family detached subdivision
South:	M-1	Dilmar Oil Company
East:	RM-HD	Copper Beach Townhomes
West:	M-1/M-1	Precision Truck Services INC/ vacant

Plans & Policies Comprehensive Plan Revised through 1994

The Imagine Richland 2020 Comprehensive Plan/"**Lower Richland Area Proposed Land Use Map**" designates this area as Residential in the Established Urban District.

Objective: "Vary residential densities and development according to the character of the area".

Compliance The character of the surrounding area is changing from industrial to Multi-family housing.

Principal: "High density residential developments are best located on the fringe of established single-family areas or on sites which use clustering with ample open space."

Compliance The Residential Multi-family Medium Density District (RM-HD) would be located south of an existing residential neighborhood.

Traffic Impact

The current traffic counts were received from SCDOT in April, 2008 and represent the Annual Average Daily Trips in 2007. The nearest count station #238 located on Bluff Road. The current traffic volume is 18,800 ADT is estimated to be operating at LOS C.

Three residential projects have recently been approved in the area. The average daily trips for each project are listed below:

- Copper Beech (adjacent to the subject site) – added 2,290 ADT's
- Retreat (across Bluff Rd, ½ mile west) – added 1,639 ADT's
- Woodlands (adjacent to Copper Beech on the east) – added 2,898 ADT's

The three projects listed will add a total of 6,827 average daily trips to Bluff Road within the next couple of years. Upon build out of all three residential projects, Bluff Road will continue to operate at level-of-service "C" in the area of the proposed amendment.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The subject parcel is located within the proposed Land Use Element's Urban land use classification. Urban areas within the Beltway should contain a deliberate mix of residential, commercial, and civic land uses, with in many multi-story buildings, complete utilities, and full local government services. Proposed residential areas should contain 8 or more dwelling units per acre with a deliberate mix of residential, commercial, and civic land uses.

Since Residential Multi-family - High Density (RM-HD) zoning will permit construction of up to 16 dwelling units per acre, the proposed amendment is in compliance with the pending Comprehensive Plan land use designation.

Conclusion

The character of the surrounding area along portions of Bluff Road has shifted from industrial to residential. The rezoning of Copper Beech Townhomes located to the east of the site was approved April 3, 2007 (07-10MA) from Heavy Industrial District (HI) to Residential Multifamily High Density District (RM-HD). Located further east is the proposed Woodlands development that was successfully rezoned from Heavy Industrial District (HI) to Residential Multifamily Medium Density District (RM-MD) on July 25, 2006 (06-36MA). The Retreat located west of the site was successfully rezoned from Rural/Light Industrial District (RU/M-1) to Residential Multifamily High Density District (RM-HD) September 11th, 2007 (07-30MA) and has since been annexed into the City of Cayce. All of the previous map amendments brought about a change in this portion of Bluff Road from industrial to residential.

The rezoning of vacant industrial zoned property into residential multifamily would create an opportunity for residential infill within the Beltway Planning area rather than creating further sprawl out into the county. The site has access to water and sewer connections.

An existing baseball field at the northwest corner of the site is leased to the adjacent neighborhood by Norfolk Southern Railroad. The Railroad has the right to terminate the lease within a 30 day period.

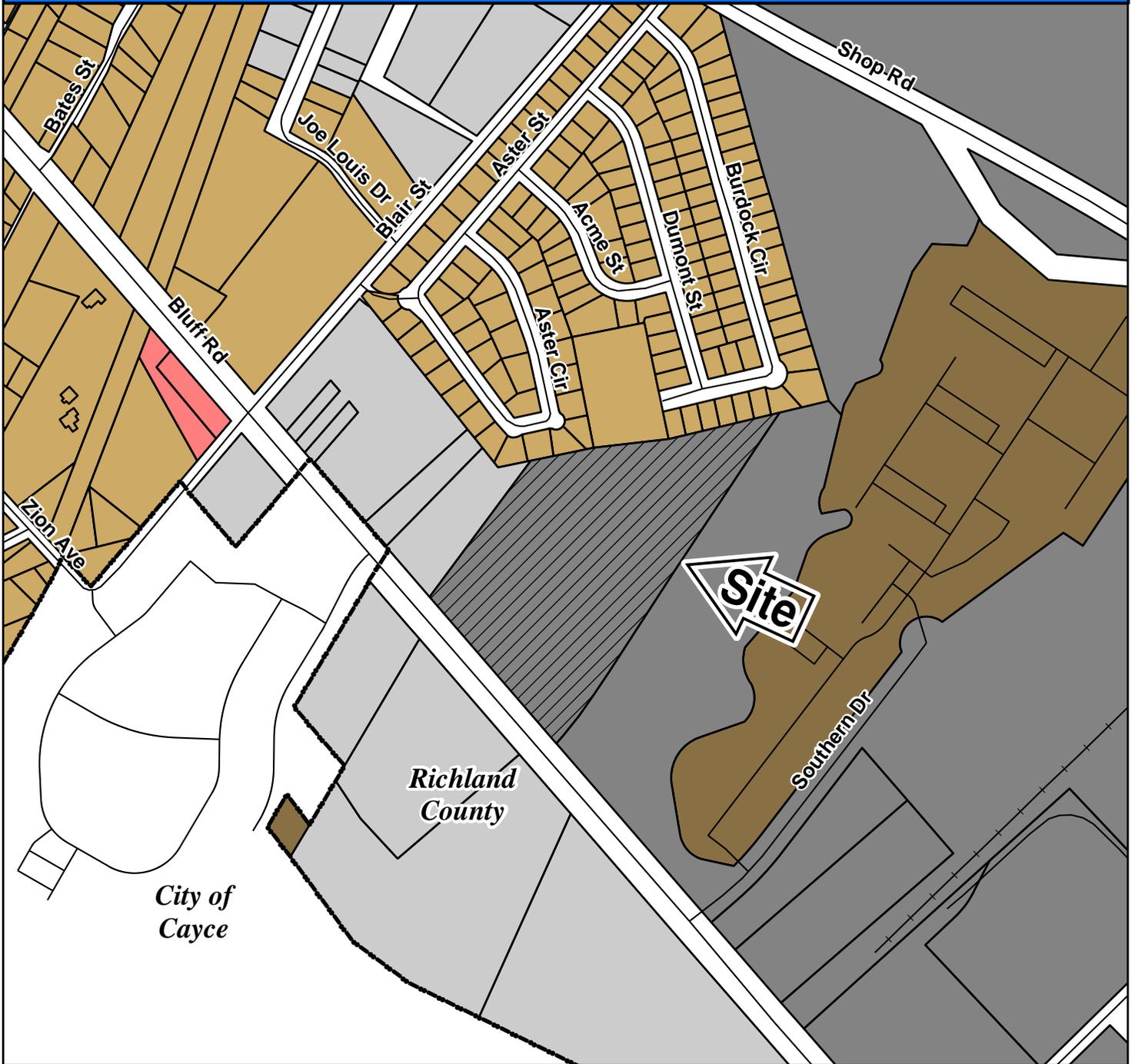
The adjacent existing subdivision to the west of the site is zoned for Residential Multi-family Medium Density District (RM-MD). Although the subdivision is zoned for multifamily development, it has been developed as single family detached development at a density of approximately 5 units per acre.

The Planning staff recommends approval of this map amendment.

Zoning Public Hearing Date

November 25, 2008

Case 08-34 MA HI to RM-HD



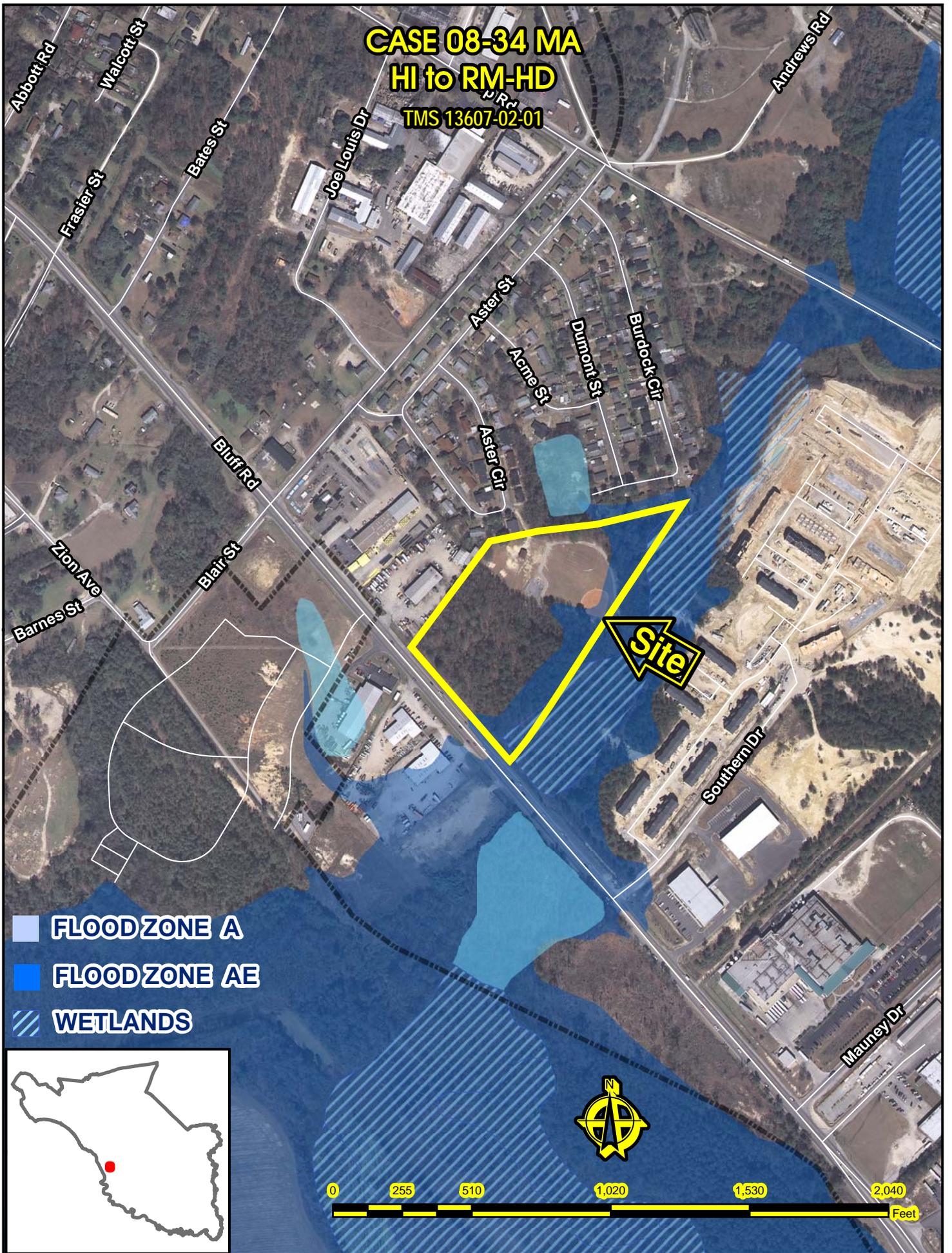
ZONING CLASSIFICATIONS

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

 Subject Property



CASE 08-34 MA
HI to RM-HD
TMS 13607-02-01



CASE 08-34 MA

From HI to RM-HD

TMS#13607-02-01 Bluff Rd





**Richland County Planning & Development
Services Department**
Map Amendment Staff Report

PC MEETING DATE: November 6, 2008
RC PROJECT: 08-36 MA
APPLICANT: Todd Sease
PROPERTY OWNER: Security Federal Bank
LOCATION: Intersection of Dutch Fork Rd and Rauch Metze Rd.

TAX MAP NUMBER: 02505-02-10
ACREAGE: 2.0
ZONING REQUEST: NC to OI

PC SIGN POSTING: October, 2008

Staff Recommendation

Approval

Background /Zoning History

On May 17, 1994 (64-06MA) the subject property was rezoned from Rural (RU) to Neighborhood Commercial (C-2). The current zoning is designated as Neighborhood Commercial (NC).

The site contains 250 linear feet of frontage along Dutch Fork Road and 315 linear feet of frontage along Rauch Metz Road.

Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements. No minimum lot area, except as determined by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Existing Zoning

<u>North:</u>	PDD	Gas station/ dry cleaners
<u>South:</u>	GC	Plant Nursery
<u>East:</u>	PDD	Automatic car wash
<u>West:</u>	RU/RU	Church/Undeveloped parcel

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/"**Northwest Area Proposed Land Use Map**" designates this area as Commercial.

Objective: "Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use".

Compliance The proposed map amendment would be located in an established commercial cluster.

Principal: "The Plan recognizes the Ballentine area as the principle commercial hub for the Developing Urban Area. Secondary locations identified by the Plan as appropriate for commercial uses should consider alternative treatments (screening, buffering, setbacks or parcel specific site designs) of the use to offset any incompatible effects created from the scale or nature of the proposed use."

Compliance: The proposed map amendment would not create an incompatible effect on the surrounding area.

Traffic Impact Analysis

The current traffic counts were received from SCDOT in April, 2008 and represent the Annual Average Daily Trips in 2007. The nearest count station # 145 in Ballentine, approximately two miles to the east of the site. The current traffic volume is 15,300 ADT is estimated to be operating at LOS F.

A preliminary traffic analysis of this proposed Zoning Map Amendment discloses the following:

The proposed project will add an additional 800 trips to the existing traffic upon build out. It should be noted that a more accurate LOS determination will be made as part of the SCDOT process.

Dutch Fork Road is a two lane undivided minor arterial road and Rauch Metz Road is a two lane road, which is not classified and does not have any traffic counts.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

Throughout the suburban areas in the North West, infill should be a focus in residential, commercial and industrial areas in order to complement and connect the existing sprawl pattern. Infill is development concentrated in areas with existing infrastructure. It aims to prevent the high costs associated with transportation and infrastructure improvements in areas that are sparsely developed. This parcel is currently surrounded by uses including a gas station/dry cleaner, car wash, plant nursery, church, and some vacant land. Therefore, infrastructure is currently in place to support this rezoning.

This portion of the Northwest planning area is designated for Suburban development. Within Suburban areas Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. Commercial uses should not encroach or penetrate established residential areas.

The proposed Amendment is in compliance with the pending Comprehensive Plan land use designation.

Conclusion

In 1994 the map amendment approved by Richland County Council for Neighborhood Commercial was consistent with the land development code in effect for financial institutions, banks, permitted as special exception. The current land development regulations as adopted in July 2005, for the Neighborhood Commercial District (NC) permits financial institutions with special requirements. These special requirements prohibit drive thru facilities.

The requested map amendment to Office Institutional District (OI) in brief, while including the multi-family element preserves the education and services industries. Further, it eliminates main stream retail, large retail, and repair services. The rezoning would potentially allow for a maximum of approximately 32 dwelling units based on the gross acreage. Currently, development plans have been received proposing to construct a bank with approximately 3,700 square feet and 30 parking spaces with three drive-thru lanes on this site. The property was purchased by the bank in July 2006. The existing land use is an abandoned building of approximately 3,600 square feet.

Planning Staff recommends approval of this map amendment, consistent with the prior map amendment request to facilitate the land use requested. Though the traffic analysis places a level of service "F", it should be noted that the count station is over two (2) miles from the specific intersection. Planning staff acknowledges the clear possibility that the level of service may in fact be impaired, based on direct knowledge of the intersection. However, the approval of the previous map amendment, fourteen (14) years ago, to provide neighborhood commercial was the intent of the planning commission with a subsequent ordinance change, causing an integral part of the banking facilities to be a prohibited land use. In addition, the elimination of retail and repair land uses supports the reduced capacity of the road.

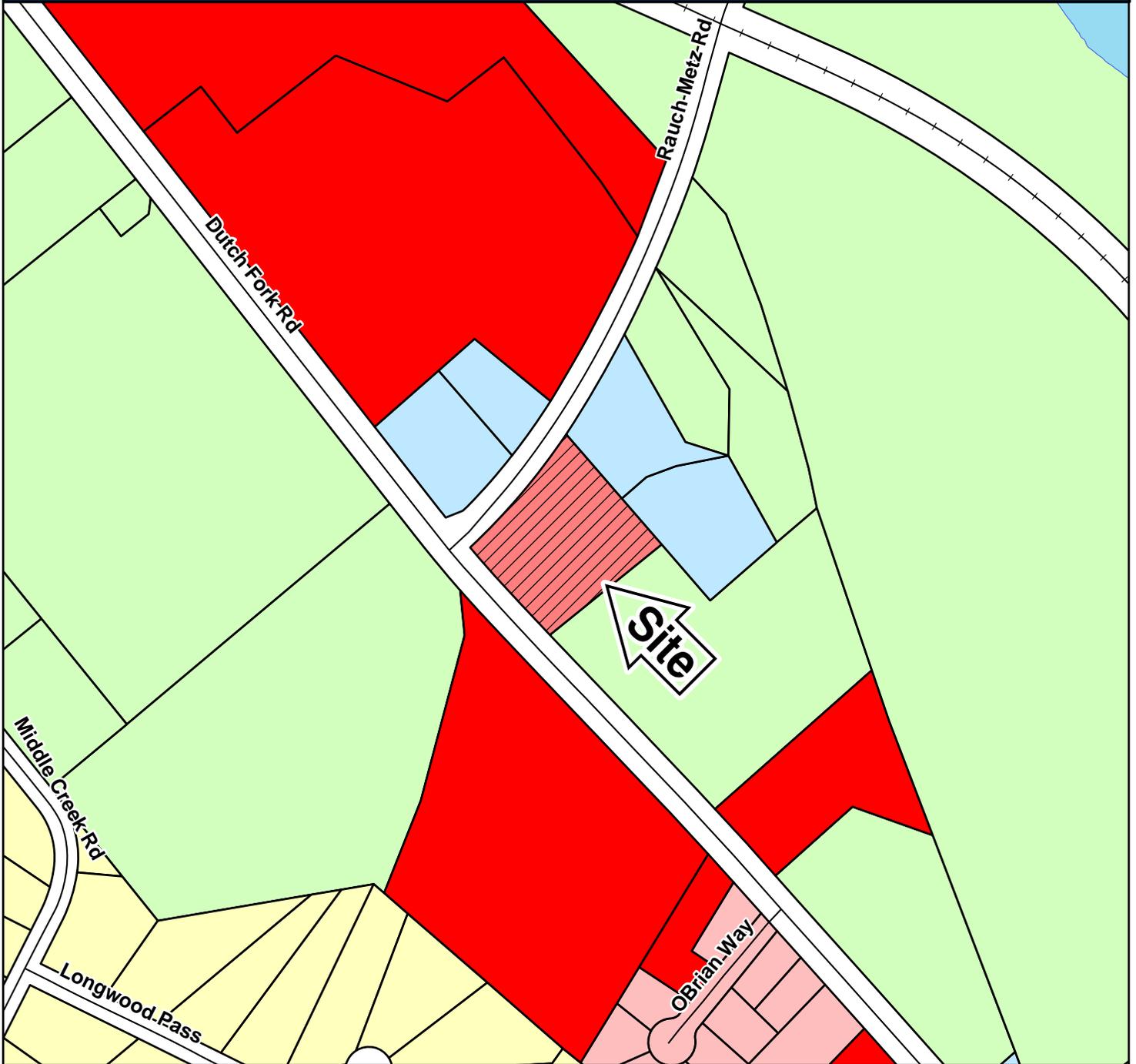
The proposed Amendment significantly limits the intensity of development of the site through various site development limitations. The Office Institutional (OI) zoning designation allows for a drive-in bank whereas the Neighborhood Commercial district does not.

The Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

November 25, 2008

Case 08-36 MA NC to OI



ZONING CLASSIFICATIONS

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


 Subject Property

**CASE 08-36 MA
NC to OI**

TMS 02505-02-10

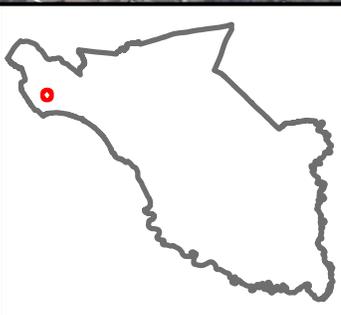
Rauch Metz Rd

Site

O'Brian Way

Dutch Fork Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 08-36 MA

From NC to OI

02505-02-01

Dutch Fork Rd and Rauch Metz Rd





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 6, 2008
RC PROJECT: 08-37 MA
APPLICANT: Bruce J. Oswald
PROPERTY OWNER: Bruce J. Oswald
LOCATION: 5706 Fairfield Road

TAX MAP NUMBER: 11708-06-06
ACREAGE: 0.83
ZONING REQUEST: GC to RS-MD

PC SIGN POSTING: October, 2008

Staff Recommendation

Denial

Background /Zoning History

The original zoning of this property, adopted September 7, 1977, was General Commercial (C-3). Between 1977 and 1989, this property was rezoned to Residential Single – Family - Medium Density (RS-MD).

In November 2007 (07-59MA), the subject parcel and the adjacent parcel to the north (11708-06-01) were granted a rezoning to the current, General Commercial District (GC).

The applicant is seeking to change the zoning of the subject site (the southern parcel) back to Residential Single - Family Medium Density (RS-MD). The site contains 164 linear feet of frontage along Fairfield Road.

Summary

The RS-MD Residential, Single–Family – Medium Density District 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.

Maximum density standard is no more than one principal dwelling unit per lot except for permitted accessory dwellings.

There are provisions for zero lot line dwellings and must meet Sec. 26-151 and Sec. 26-152 of the Land Development Code.

Existing Zoning

<u>North:</u>	GC	Vacant
<u>South:</u>	RS-MD	Single family detached residence
<u>East:</u>	RS-MD	Single family dwellings
<u>West:</u>	GC/ City of Columbia	Vacant

Plans & Policies Comprehensive Plan Revised through 1994

The Imagine Richland 2020 Comprehensive Plan/"**I-20 Interbeltway Corridor Area Proposed Land Use Map**" designates this area as Medium Density Residential in the Established Urban Area.

Objective: "Promote new development and redevelopment in areas with adequate infrastructure".

Compliance: The City of Columbia has existing water and sewer service in the area. Fairfield Rd is operating at an LOS B in the area. The proposed Amendment is in compliance with this Objective.

Principle: "The established urban area should contain overall higher density levels than the developing Urban or Rural areas of the county and that these density levels should conform to the proposed Land Use Map. Compatible zoning classifications include medium Density (5 to 9 dwelling units per acre)."

Compliance The proposed Amendment to Residential Single - Family Medium Density RS-MD (5.1 DU/acre) complies with this Principle

Traffic Impact

The current traffic counts were received from SCDOT in April, 2008 and represent the Annual Average Daily Trips in 2007. The nearest count station #187 located on Fairfield Road approximately 1.5 miles south of I-20. The current traffic volume is 9,300 ADT is estimated to be operating at LOS B.

The proposed Amendment will reduce the amount of traffic from the proposed site. The adjacent segment of Fairfield Road is operating at LOS B.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The subject parcel is located within a Priority Investment Area in the pending Comprehensive Plan. Priority Investment Areas are intended to include a mixture of mix of variable density residential, commercial, and civic uses. The proposed Amendment is technically in compliance with the pending Comprehensive Plan Land Use designation.

Conclusion

In November 2007, the map amendment request from Single Family-Medium Density (RS-MD) to General Commercial District (GC) was recommended by the Planning Staff for approval principally because it reflected the general growth pattern in the area of commercial. In addition, the lots had frontage on a collector road, namely, Fairfield Rd and Prescott Rd. This is a frontage road along the south side of I-20. These factors diminished the land use for residential based on location alone as well as increased the land use for commercial.

Although the proposed amendment is in compliance with the Comprehensive Plan, the corridor is designated as urban, medium density with an emphasis on utilizing existing infrastructure. This is compliant for both zone districts, Medium Density and General Commercial.

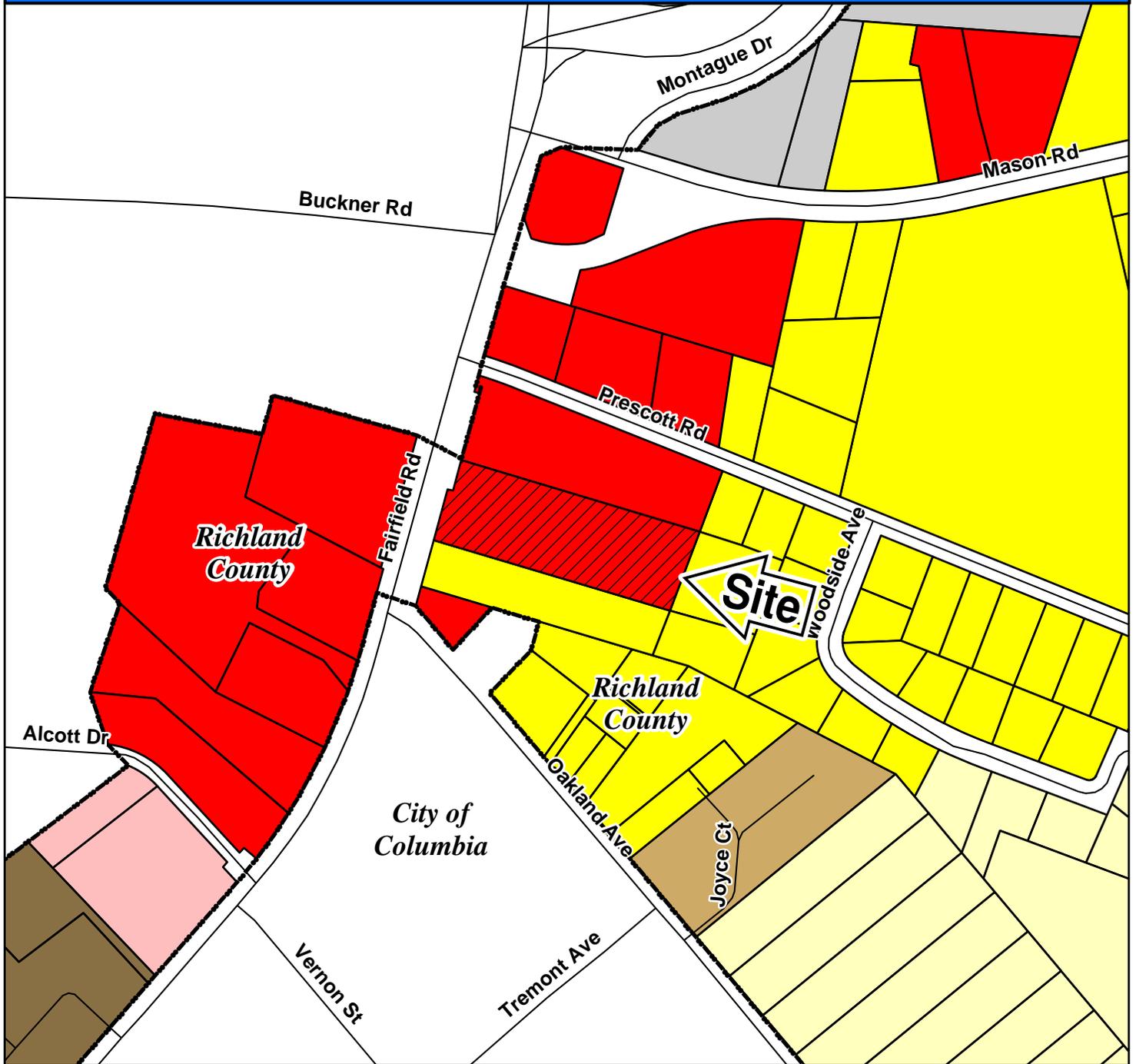
However, the planning staff recommends the land use remain General Commercial, which not only reflects the recommended map amendment of 2007 but also reflects the original zoning of the parcels as adopted September 7, 1977. The parcels total together 3.47 acres and separation reduces the possible land uses for the neighboring parcel.

The Planning staff recommends denial of this map amendment.

Zoning Public Hearing Date

November 25, 2008

Case 08-37 MA GC to RS-MD



ZONING CLASSIFICATIONS

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

N
 Subject Property

CASE 08-37 MA
GC to RS-MD
TMS 11708-06-06



CASE 08-37 MA

From GC to RS-MD

11708-06-06

5710 Fairfield Rd



Looking east at site from Fairfield Rd



Looking north along Fairfield Rd



**Richland County Planning & Development Services
Department**
Map Amendment Staff Report

PC MEETING DATE: November 6, 2008
RC PROJECT: 08-38 MA
APPLICANT: Deborah Shaffer
PROPERTY OWNER: Mary & Ralph Rye Jr., Rosemary Craft; Karen Mixon;
Paula Williams; Thomas & Helen Outlaw; Jesse & Jane
Davis; Michael Andrews; Deborah Shaffer

LOCATION: Summer Haven Drive

TAX MAP NUMBER: 01316-01-01, 02, 03, 04, 05, 06, 07
ACREAGE: 2.94
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: October, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977. Variances have been approved on Lots: 02 and 07 (01-80 V; 06-14 V) for the purpose of encroaching into the required setbacks.

On June 2, 2008 (08-14MA) the subject properties were brought before the Planning Commission to be rezoned from Rural (RU) to Residential Single-family Medium Density District (RS-MD). Richland County Planning Commission agreed with the staff recommendation and recommended denial. County Council denied the map amendment.

Summary

The Residential Single-Family- Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted. The minimum lot area is 12,000 square feet; and no more than one (1) principal dwelling unit on a lot except for permitted accessory dwellings.

Existing Zoning		
North:	RU/ Lake Murray	Single family residences
South:	RU	Single family residences
East:	Lake Murray	
West:	RU/ RS-LD	Single family residences

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Area Proposed Land Use Map” designates this area as Single family Low Density in the Developing Urban Area.

Objective: “Promote a variety of residential densities for the development of affordable, quality housing while blending with the character of the surrounding area”.

Compliance: In areas with environmentally sensitive lands of limited infrastructure, low density development is encouraged

Principal: “Residential development should be limited to individual dwellings on individual lots”.

Compliance: The seven dwellings, all currently exist on individual lots.

Traffic Impact

The current traffic counts were received from SCDOT in April, 2008 and represent the Annual Average Daily Trips in 2007. The nearest count station is # 559 located on Johnson Marina Road. The current traffic volume is 1,750 ADT which is currently at a level-of-service “A”.

The Amendment is changing the zoning to reflect the existing development; no new traffic will be generated by the project.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The proposed Amendment does not change the land use designation for the subject parcels. It simply changes the zoning designation to bring the existing residences in conformance with their actual setbacks. The proposed Amendment is in compliance with the Pending Comprehensive Plan.

Conclusion

The subject parcels range in size from 7,405 square feet to 27,008 square feet. Under the current RU classification, these lots are all legal-non conforming as the minimum lot size of 33,000 square feet as well as the yard setback requirements in some cases.

Several Zoning Map Amendments have been granted on adjacent properties beginning in the past several years. The last map amendment granted for Residential Single-Family Low

Density (RS-LD) was 2006 and 2008. Setback variances have been granted on two of the subject properties in the last year or two.

The subject portion of Summer Haven Road is an unpaved County maintained road. The right-of-way varies throughout the subject parcels.

The Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

November 25, 2008

Case 08-38 MA RU to RS-LD



ZONING CLASSIFICATIONS

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

 Subject Property

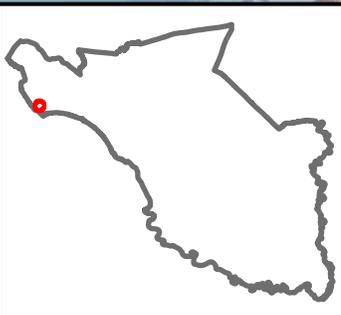
CASE 08-38 MA
RU to RS-LD
TMS 01316-01-01 to 07



Lake Murray

Site

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



CASE 08-38 MA

From RU to RS-LD

01316-01-01,02,03,04,05,06,07

Summer Haven Rd





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 6, 2008
RC PROJECT: 08-39 MA
APPLICANT: Martha G. Crawford
PROPERTY OWNER: Martha G. Crawford
LOCATION: 1235 Trading Post Road

TAX MAP NUMBER: 17800-03-30 & 31
ACREAGE: 3.00
ZONING REQUEST: RU to OI

PC SIGN POSTING: October, 2008

Staff Recommendation

Denial

Background /Zoning History

According to County records, the current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977. The site contains 386 linear feet of frontage along Trading Post Rd.

Summary

The Office and Institutional (OI) District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Gross Density: Not applicable – no public water or sewer currently available at the site
 Net Density: Not applicable – no public water or sewer currently available at the site

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

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/“I-77 Corridor Proposed Land Use Map” designates this area as Medium Density Residential.

Objective: “Establish commercial pockets or clusters as needed to serve the area”.

Non Compliance The proposed map amendment would not establish a commercial cluster.

Principal: “Commercial uses should be located on sites convenient to residential areas while not creating an adverse impact.”

Compliance: The proposed map amendment would allow a commercial use within a half mile of two schools and within a mile of an established neighborhood.

Traffic Impact Analysis

The current traffic counts were received from SCDOT in April, 2008 and represent the Annual Average Daily Trips in 2007. The nearest count station #137 located on Wilson Boulevard and count station # 713 located on Longtown Road. The current traffic volume on count station #137 is 9,300 ADT and count station # 713 is 2,400 ADT both are estimated to be operating at LOS A.

Trading Post Road is a two lane, unclassified SCDOT maintained rural road. No traffic counts are available for this road.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

Throughout the suburban areas in the Northeast, Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. Commercial uses should not encroach or penetrate established residential areas.

The proposed Amendment is not in compliance with the pending Comprehensive Plan land use designation.

Conclusion

The applicant intends to use the subject parcels as a licensed child daycare center, which is not permitted in the current RU zoning classification. Licensed child daycare centers are permitted in the Office/Institutional (OI) zoning district, subject to compliance with certain special site development conditions. All the surrounding parcels are zoned RU and developed with typical rural land uses.

Among the permitted land uses are: multi-family residences (if water and sewer are available); fraternity and/or sorority facilities; clubs or lodges; cemeteries and/or mausoleums (by special exception); wide variety of governmental institutions; banks, beauty shops and bed and breakfast facilities; construction building with outside storage for general contractors and the like; and various kinds of studios.

In summary, the OI zoning district is appropriate in urban and/or suburban area where land uses are in transition from residential to low intensity commercial. It is clearly not intended for areas characterized by rural, very low density land uses.

The Planning staff recommends denial of this map amendment.

Zoning Public Hearing Date

November 25, 2008

Case 08-39 MA

RU to OI



ZONING CLASSIFICATIONS

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

 N
 Subject Property

CASE 08-39 MA
RU to OI
TMS 01316-01-01 to 07



CASE 08-39 MA

From RU to OI

TMS#17800-03-31 & 31

Trading Post Rd



EXPLANATION

Title:

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 WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "BUSINESS, PROFESSIONAL AND PERSONAL SERVICES" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT CERTAIN PAYDAY LENDERS IN THE GC GENERAL COMMERCIAL DISTRICTS WITH SPECIAL REQUIREMENTS.

What this ordinance will do:

This ordinance will establish "payday lenders" as a separate use, with special requirements, in the GC General Commercial District, to wit:

(50) *Payday Lenders.*

- a. Use districts: General Commercial.
- b. The use shall be located no closer than 3,000 feet, measured lot line to lot line, from the nearest payday lending establishment; and

- Ordinance is provided under separate cover

EXPLANATION

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B), STANDARDS.

What this ordinance will do:

This ordinance will amend Section 26-177 to delete current standards and to replace the language with other requirements.

- Ordinance is provided under separate cover

EXPLANATION

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO IMPROVE RICHLAND COUNTY'S WATER QUALITY, PROTECT THE ENVIRONMENT, AND COMPLY WITH THE COUNTY'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

What this ordinance will do:

It will benefit Richland County's efforts to improve water quality, it will serve as an added measure to protect the environment and it supports compliance with our National Pollution Discharge Elimination System (NPDES) Permit.

Richland County is currently operating under its second five-year National Pollutant Discharge Elimination System (NPDES) permit to govern stormwater quality in County jurisdictional areas. DHEC issued the permit and it is effective from September 11, 2006 through September 10, 2011. This reissued permit also covers two Co-Permittees, the Town of Arcadia Lakes and City of Forest Acres, for NPDES Phase II regulations.

The changes to Chapter 26 are needed to support several programs developed by DPW's Stormwater Management Division in conjunction with complying with the Corrective Action Plan and reissued permit requirements. Some of those programs are:

- Updated Stormwater Management Plan
- Delegated Qualified Local Program (QLP) for plan reviews, inspections, etc
- Pesticide, Herbicide and Fertilizer Control Program
- Illicit Connection, Improper Disposal, Illegal discharge and Illegal Dumping Control
- Sanitary Sewer Regulatory Program (SSRP)
- Industrial and High-risk Runoff (IHR) Control Program
- Stormwater Infrastructure Inspection and Maintenance
- Stormwater Pollution Prevention Plans (SWPPPs)
- Spill Prevention Control and Countermeasure (SPCC) Plans
- Road Runoff Management Program
- Sampling and Monitoring Program, etc. . .

The changes to the current Ordinance reflect components of the developed programs for their effective implementation. The Ordinance language is being updated to reflect currently effective permit requirements.

The feasibility for identifying an Environmental Protection (EP) Overlay District has also been added to the Ordinance. The EP Overlay District is intended to address general environmental concerns within a designated area. In an effort to address some of the

most critical water resource problems that exist within Richland County, environmental protection overlay districts will be established by Richland County as necessary and appropriate. In the proposed Ordinance, the Gills Creek watershed has been identified as an environmentally protected watershed (EP-GC). Richland County seeks to preserve the Gills Creek Floodway in order to protect and improve the water quality, scenic beauty, and wildlife habitat of the creek.

Also, language requiring water quality buffers has been added. Water quality buffers apply in all zoning districts, and must be maintained. Water quality buffers are required along all perennial and intermittent streams, waterways, wetlands, etc.

There will be no new financial impacts due to the added language. On the contrary, there is the potential to generate revenue for Richland County, as a result of enforcement, by implementing the added measures.

- Ordinance is provided under separate cover

EXPLANATION

Title:

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 WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “OTHER USES” OF TABLE 26-V-2.; AND AMENDING 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 (65), SEXUALLY ORIENTED BUSINESSES; SO AS TO CORRECTLY REFLECT THAT SEXUALLY ORIENTED BUSINESSES ARE PERMITTED IN THE HI ZONING DISTRICT, AS WELL AS IN THE GC ZONING DISTRICT.

What this ordinance will do:

This ordinance will correct the use table, as well as the listing of permitted uses by special exception, to accurately reflect that sexually oriented businesses are permitted in the HI zoning district as well as in the GC zoning district.

The ordinance that County Council enacted on July 15, 2008 (Ordinance No. 045-08HR), concerning sexually oriented businesses had omitted making the changes now under consideration.

- Ordinance is provided under separate cover

EXPLANATION

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE III, ADMINISTRATION; SECTION 26-34, DEVELOPMENT REVIEW TEAM; SUBSECTION (A), ESTABLISHED/DUTIES; AND ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-59, PLANNED DEVELOPMENT REVIEW/APPROVAL; SUBSECTIONS (D) AND (K); SO AS TO REMOVE THE REQUIREMENT OF DEVELOPMENT REVIEW TEAM REVIEW PRIOR TO PDD APPROVAL AND TO DELETE THE PROVISION FOR PDD DISTRICT EXPIRATION.

What this ordinance will do:

This ordinance will amend Section 26-34 and Section 26-59 to remove the requirement that the Development Review Team review applications for planned developments. Instead, staff will review the application, and if it is complete, they will schedule it to be considered by the Planning Commission within 60 days (with one 30 day extension being possible).

In addition, this ordinance will delete the provisions regarding the posting of a bond and will delete reference to a PDD “expiring” after 2 years.

This ordinance received first reading by County Council on October 21, 2008.

- Ordinance is provided under separate cover

Memo

To: Planning Commission
From: Anna Almeida, Deputy Planning Director
CC: Joe Kocy, Planning Director
Date: 10/29/2008
Re: Robert Bell Minor Amendment PDD Case # 02-58 MA

Attached you will find a driveway proposal for the above referenced map amendment. One entrance was proposed along Summit Parkway and three along Hardscrabble Road. The applicant is proposing an additional entrance on Summit Parkway.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 045-02HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY ZONING CLASSIFICATION OF A PORTION OF TAX MAP SHEET 23100, BLOCK 01, LOT 01; FROM PUD-2 (PLANNED UNIT DEVELOPMENT TWO DISTRICT) TO AN AMENDED PUD-2 (PLANNED UNIT DEVELOPMENT TWO DISTRICT).

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

SECTION I. The Richland County Zoning Maps are hereby amended by the reclassification of a portion of Tax Map Sheet 23100, Block 01, Lot 01; from PUD-2 (Planned Unit Development Two District) to an amended PUD-2 (Planned Unit Development Two District); as is more fully shown on Exhibit A, which is attached hereto and incorporated herein.

SECTION II. Site Development Requirements. The following additional site development requirements shall apply to the subject parcels:

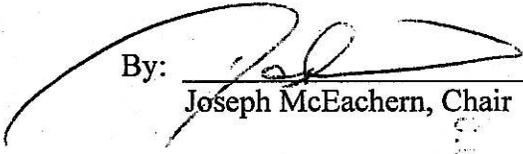
- a) The use of the subject site shall be limited to those uses described in the attached Exhibit B – Office – Commercial Land Designation; and
- b) The development of the subject site is limited to the locations depicted in the Concept Plan attached as Exhibit C to this Ordinance; and
- c) The maximum amount of gross leasable area on the subject site shall be limited to 203,000 square feet; and
- d) A minimum 30 foot wide landscape buffer, using natural vegetation to the maximum extent possible, shall be maintained by the project along the east and north sides of the subject site; and
- e) The landscaping throughout the site shall meet or exceed the requirements of Chapter 27 of the County Code in effect on the date of adoption of this Ordinance; and
- f) The Planning Commission is authorized to make minor amendments, as determined by the Zoning Administrator, to the Concept Plan (Exhibit C) pursuant to the provisions of Chapter 26-71.14 of the County Code.

SECTION III. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

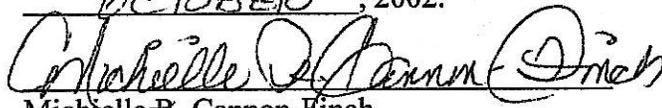
SECTION IV. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V. Effective Date. This ordinance shall be enforced from and after September 17, 2002.

RICHLAND COUNTY COUNCIL

By: 
Joseph McEachern, Chair

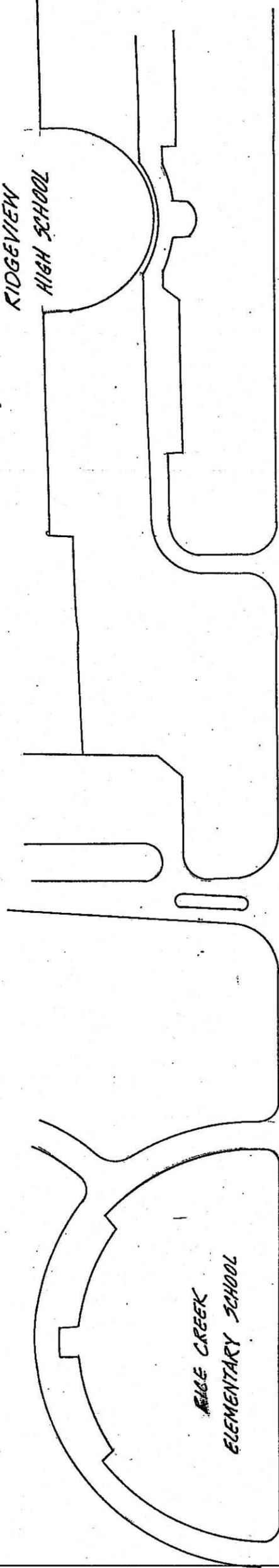
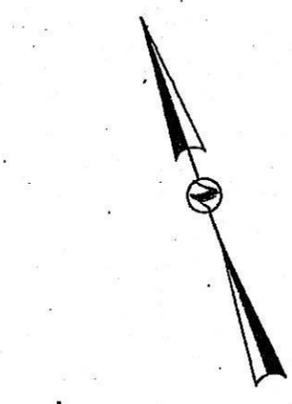
Attest this 1st day of
OCTOBER, 2002.


Michelle R. Cannon-Finch
Clerk of Council

Public Hearing:	July 23, 2002
First Reading:	July 23, 2002
Second Reading:	September 10, 2002
Third Reading:	September 17, 2002

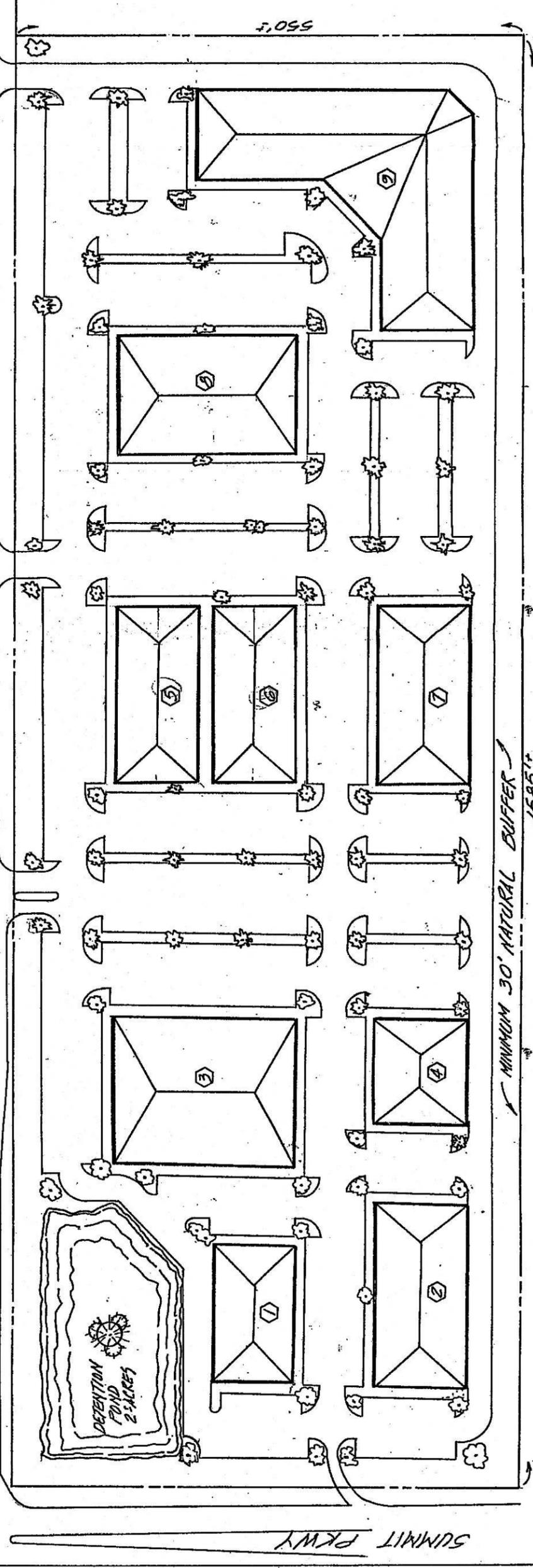
REC'D - CLERK OF COUNCIL
SEP 17 2002

RIDGEVIEW HIGH SCHOOL



ROAD

HARDSCRABBLE



Concept Plan

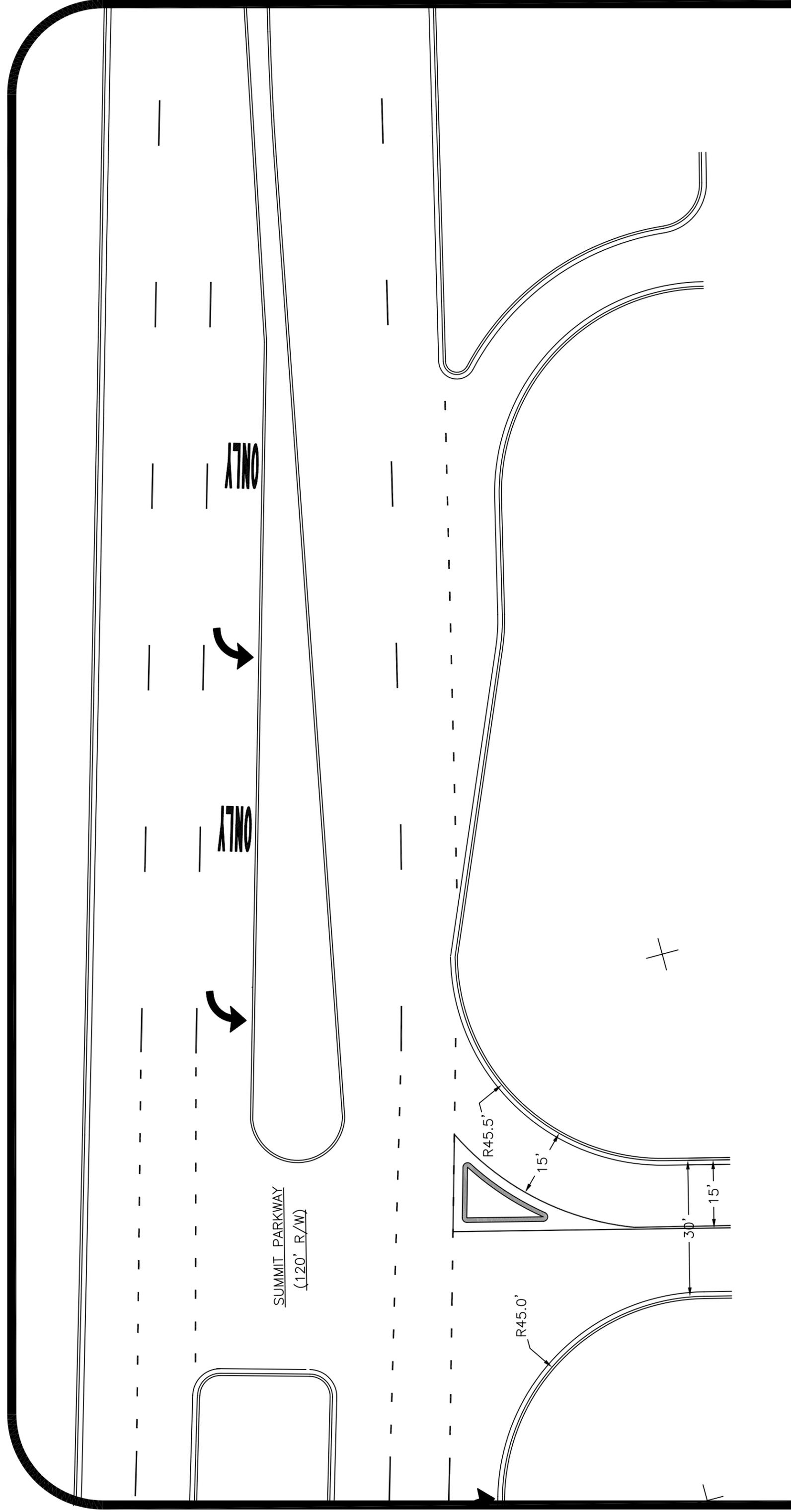
Total Area	20.0 Acres
Total Number of Buildings	9
Total Square Footage	203,800
Total Building Coverage	23.4%
Total Parking Required	680
Total Parking Provided	710
Building	Square Footage
1	13,500
2	20,000
3	33,000
4	11,100
5	16,600
6	16,600
7	20,000
8	24,700
9	48,300



MINIMUM 30' NATURAL BUFFER
1585'

All landscaping and buffer yard requirements shall meet or exceed the existing landscape ordinance.

Exhibit 02-58 MA



SUMMIT PARKWAY
(120' R/W)

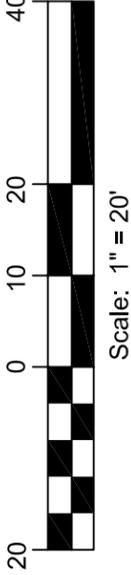
ONLY

ONLY

October 9, 2008
Prepared by



Summit Parkway Roadway
Raised Concrete Median



**RICHLAND COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: October 27, 2008

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 names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements. **The proposed subdivision/commercial name+s are included for your information only.**

Action Requested

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

PROPOSED STREET NAMES	GENERAL LOCATION
Stevie Peake Ln	Private road off Screaming Eagle Rd, Northeast
Pindo Palm Ln	Rename Heyward Brockington, North Central
Enterprise Court	Rename Storage Park Ct, Northeast

