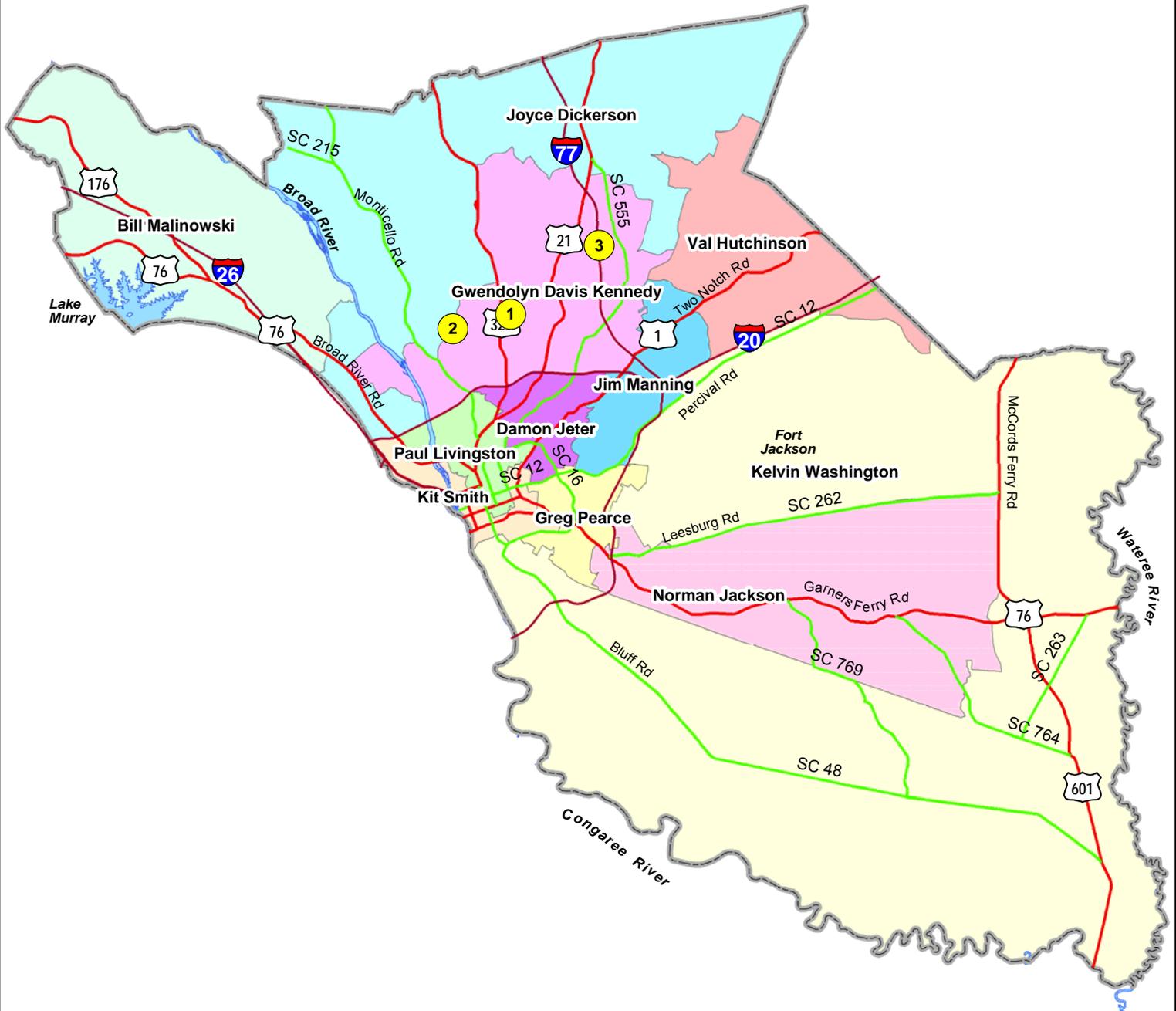


RICHLAND COUNTY
PLANNING COMMISSION



MAY 4, 2009

RICHLAND COUNTY PLANNING COMMISSION MAY 4, 2009



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 09-05 MA	A.L. Company, LLC	12000-03-02 & 03	Wessinger Road	Kennedy
2. 09-06 MA	Ted Hart	09504-04-05	Dakota Street	Kennedy
3. 09-08 MA	America's Home Place, Inc.	17400-12-02 & 03	Killian Loop	Kennedy

RICHLAND COUNTY PLANNING COMMISSION

Monday, May 4, 2009
Agenda
1:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

STAFF Joseph Kocy, AICP Planning Director
Anna Almeida, AICP Deputy Planning Director
Amelia R. Linder, Esq. Attorney

I. PUBLIC MEETING CALL TO ORDER Christopher Anderson, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL

a. April Minutes

IV. AGENDA AMENDMENTS

V. ROAD NAME APPROVALSPage 1

VI. OLD BUSINESS

POSSIBLE AMENDMENTS TO THE "2009 RICHLAND COUNTY COMPREHENSIVE PLAN".	Page 3
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VII. MAP AMENDMENTS

CASE # 09-05 MA		
APPLICANT	A.L. Company, LLC	
REQUESTED AMENDMENT	M-1 to RM-HD (30.43 acres)	Page
TAX MAP SHEET NUMBER (S)	12000-03-02 & 03	3
LOCATION	Wessinger Rd.	

CASE # 09-06 MA		
APPLICANT	Ted Hart	
REQUESTED AMENDMENT	RS-LD to NC (.41 acres)	Page
TAX MAP SHEET NUMBER (S)	09504-04-05	9
LOCATION	Dakota St.	

CASE # 09-08 MA		
APPLICANT	Michael Young	
REQUESTED AMENDMENT	American's Home Place Inc.	
REQUESTED AMENDMENT	RU to RS-E (2.73 acres)	Page
TAX MAP SHEET NUMBER (S)	17400-12-02 & 03	15
LOCATION	Killian Loop	

VIII. NEW BUSINESS

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE TO ADOPT THE CRANE CREEK MASTER PLAN.
Page 22

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE TO ADOPT THE TRENHOLM ACRE/ NEWCASTLE MASTER PLAN.
Page 23

IX. ADJOURNMENT



DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29204
Planning (803) 576-2140 • Zoning & Land Development (803) 576-2180
Addressing (803) 576-2147 • Floodplain Management (803) 576-2150
Planning Fax: (803) 576-2181 • Zoning Fax: (803) 576-2182

To: Suzie Hayes, Development Services
From: Alfreda W Tindal, E9-1-1 Address Coordinator
CC: Joe Kocy, Anna Almeida
Date: March 5, 2009
Re: Public Announcement for renaming Jacobs Road, Blythewood SC

According to South Carolina State Code Sec 6-29-1200, before a street name change can be given final approval by the Planning Commission, an announcement must be placed in the local newspaper 15 days prior to the Planning Commission monthly meeting. According to the inter-office Planning calendar, the next scheduled Planning Commission meeting is April 6, 2009. Therefore I am sending this notice below to be included in your next advertisement package.

Background Info:

RC Animal Care responding to an animal bite, went to the wrong Jacobs' Road, resulting in the mother (former county employee) requesting a name change. It has taken almost 4 years to get a consensus (street name) from the property owners.

Public Hearing Announcement

The E9-1-1 Addressing Office of Richland County Planning & Development Services has petitioned and received a majority consent to rename Jacobs Road located in Blythewood, SC to **Jessie Brown Lane**.

If you have any questions or comments, please let me know. Thank you.

"Making the Safety of Richland County Citizens Our #1 Priority, One Address at a Time"

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

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: April 16, 2009

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 names 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.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Shop Grove Commercial Park	Shop Road and North Shorecrest Drive, Southeast

PROPOSED STREET NAMES	GENERAL LOCATION
Neeley Lane	Shop Rd, Southeast Cola
Shop Grove Dr	Shop Rd, Southeast Cola
Deer Grove Ct	Shop Rd, Southeast Cola
Grove View Rd	Shop Rd, Southeast Cola

 2020 Hampton Street, P. O. Box 192, Columbia, SC 29202 Ph. 803-576-2147 fax 803-576-2181
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 May2009.rtf04/16/09 page 1 of 1

"Making the Safety of Richland County Citizens Our #1 Priority, One Address at a Time"



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: April 6, 2009
RC PROJECT: 09-05 MA
APPLICANT: A.L. Company, LLC
PROPERTY OWNER: A.L. Company, LLC
LOCATION: Wessinger Road

TAX MAP NUMBER: 12000-03-02 & 03
ACREAGE: 30.73 acres (Parcel: 02 (17.24) & Parcel: 03 (13.48))
ZONING REQUEST: M-1 to RM-HD

PC SIGN POSTING: April 17, 2009

Staff Recommendation

DENIAL

Background /Zoning History

According to County records the current zoning of Light Industrial (M-1) reflects the original zoning as adopted September 7, 1977.

In 2002, a Special Exception was granted on this parcel (02-69SE) to establish a manufactured home in an M-1 zoning district. County records indicate that if a building permit or certificate of occupancy was not issued within 12 months, the special exception would be null and void. Staff determined that neither was ever issued for this parcel.

The site contains approximately 2,100 feet of frontage along Wessinger 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 are 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.

- The gross density for this site is approximately: 492 dwelling units
- The net density for this site is approximately: 344 dwelling units

Existing Zoning		
North:	M-1/RU	Undeveloped
South:	HI	Whitaker Containers (Incinerator & Landfill)
East:	M-1/RU	Vacant structures
West:	M-1	Clyde Nettles Roofing and Painting

Plans & Policies Comprehensive Plan Revised through 1994

The Imagine Richland 2020 Comprehensive Plan/"**North Central Area Proposed Land Use Plan**" designates this area as Light Industrial in the Developing Urban Area.

Objective: "Buffer established communities from new, higher density uses through open areas and or compatible land uses."

Non-Compliance: The proposed high density residential development is not compatible with the surrounding light and heavy industrial uses.

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

Non-Compliance: The proposed residential multi-family high density zoning designation is not proposing one dwelling per lot nor is it complementary to the surrounding residential designation.

Traffic Impact

The proposed project will generate approximately 344 dwelling units (30.73 acre site minus 30% (9.22 acres) for internal infrastructure times 16 DU/acre). Multi-family dwellings of this type generate 6.6 average daily vehicle trips per day. An estimated 2,270 new daily vehicle trips will be generated on Wessinger Road adjacent to the site when the project is completed.

The nearest SCDOT traffic count station # 188, located about 1 mile south of Wessinger Rd on Fairfield Rd (US 321) showed 13,700 average vehicle trips per day in 2007. US 321 in this area is four lane divided minor arterial road with a speed limit of 45 mph that is currently operating at a Level-Of-Service B.

Wessinger Road is maintained by SCDOT, but is neither classified nor part of the SCDOT traffic count network. The proposed project will be required to prepare a Traffic Management Plan, or its successor document, prior to approval of a land development permit.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Suburban. 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 Planned Developments (PDD) requiring buffers from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.

The proposed Map Amendment would rezone the subject parcels to Residential Multi-Family High Density (RM-HD) which would allow a maximum of 16 dwelling units per acre. Currently, some heavy industrial uses are in operation surrounded by property zoned rural. The area is not compatible with an RM-HD rezoning request.

The proposed Amendment is **not** in compliance with the Pending 2009 Comprehensive Plan.

Conclusion

The surrounding parcels are zoned Rural (RU), Heavy Industrial (HI), and Light Industrial (M-1); Clyde Nettles Roofing and Painting located west of the site is zoned Light Industrial (M-1) with several undeveloped light Industrial/ and rural (M-1/RU) parcels located to the north. South of the subject site directly across Wessinger Road is Whitaker Containers, a heavy industrial use on approximately 99 acres which houses an incinerator used to burn land clearing debris. The existing vacant and occupied parcels along Wessinger Road are zoned rural (RU), light Industrial (M-1), and heavy Industrial (HI) and while many of the surrounding parcels are zoned industrial they are not currently being used for industrial purposes. The Crane Creek subdivision located west of the site across Fairfield Road is a residential single family neighborhood within the County's Neighborhood Planning Area and is currently being reviewed for a master plan and zoning overlay district for redevelopment. The subject parcels are not within the Crane Creek master planning area, but are located approximately 700 feet (1/10 mile) away.

Approximately 1.6 miles southwest of the subject site is Forest Heights Elementary school, located on Blue Ridge Terrace. The closest fire station is the Crane Creek Station which is approximately 1 mile from the site at the intersection of Crane Church Road and Fairfield Road.

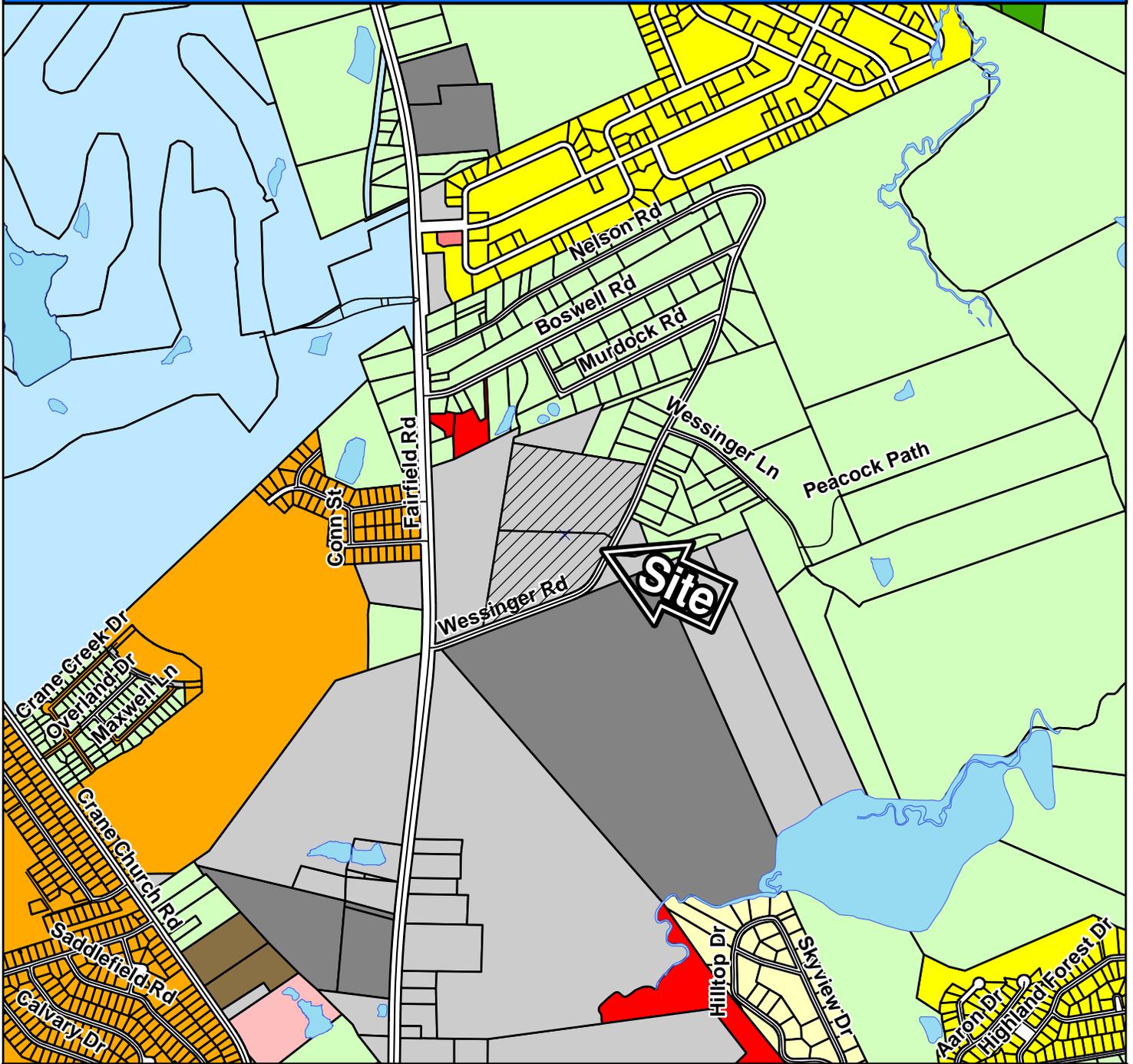
The City of Columbia is the water and sewer service provider for the area; a 12 inch water line exists on the western side of the intersection of Fairfield Road and Wessinger Road and a 12 inch gravity sewer line is located on the southwest side of the intersection of Fairfield Road and Wessinger Road. Information regarding capacity of those lines was not obtained or provided by the applicant and the site currently does not have water and sewer.

Historically this area has been plagued with inadequate infrastructure, transit and support services to adequately address the existing residential roof tops. The proposed rezoning request is not compatible with the surrounding heavy and light industrial uses; Planning Staff recommends **denial** of this map amendment.

Zoning Public Hearing Date

May 26, 2009

Case 09-05 MA M-1 to RM-HD

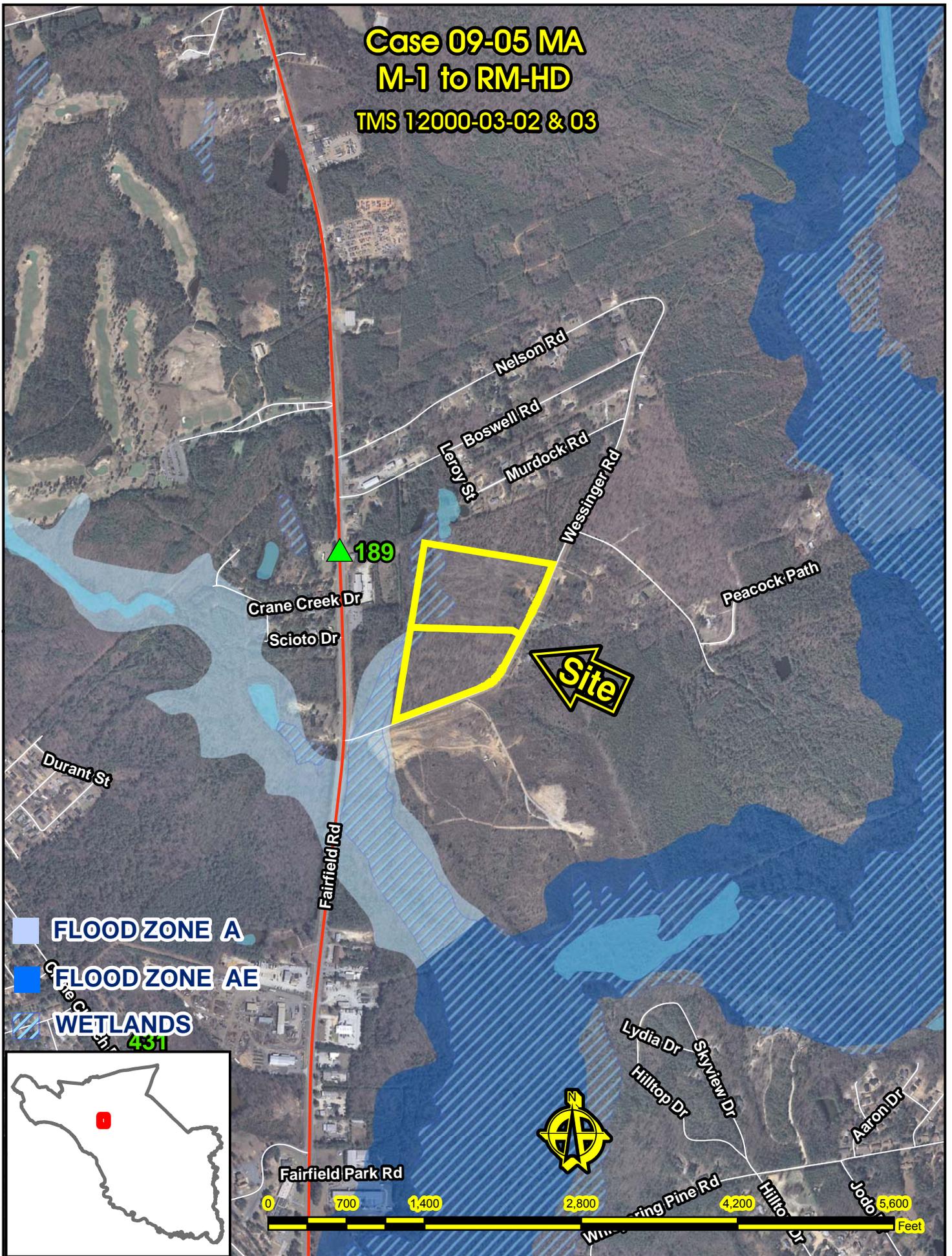


ZONING CLASSIFICATIONS

 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

 N
 Subject Property

Case 09-05 MA
M-1 to RM-HD
TMS 12000-03-02 & 03



CASE 09-05 MA

From M-1 to RM-HD

TMS#12000-03-02 & 03

Wessinger Rd





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

PC MEETING DATE: May 4, 2009
RC PROJECT: 09-06 MA
APPLICANT: Ted Hart
PROPERTY OWNER: Ted Hart

LOCATION: Dakota Street

TAX MAP NUMBER: 09504-04-05
ACREAGE: 0.41 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

PC SIGN POSTING: April 17, 2009

Staff Recommendation

Approval

Background /Zoning History

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

The site contains approximately 100 feet of frontage along Dakota Street.

Summary

The Neighborhood Commercial District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented business are useful and desired.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density: no more than eight (8) units per acre.

Existing Zoning		
<u>North:</u>	RS-LD	Crane Forest Community
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RS-LD	Crane Forest Community
<u>West:</u>	NC	Undeveloped

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan “North Central Area Land Use Map” designates this area as Commercial in the Developing Urban Area.

Objective: “Types and sites of employment and services shall be located to complement residential areas, minimize adverse effects of noise, pollution, glare and traffic on residential areas.”

Compliance: The proposed Neighborhood Commercial (NC) would be located near the intersection of a residential neighborhood. Many existing parcels west and south of the site are undeveloped and would not be affected by the development of the subject parcel.

Principle: In general, commercial and office activities should be confined to existing zoned areas, and specifically to proposed locations which are shown as commercial on the land use map.

Compliance: The land use map identifies this area for commercial development.

Traffic Impact

Since the subject site is less than an acre, the traffic impacts from the subject site are insignificant. However, development of the subject site in combination with the existing adjacent Neighborhood Commercial (NC) zoned parcels to the west will generate measurable traffic impacts which can be addressed in the land development permit review process.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Suburban.

Throughout the suburban areas infill development should be a focus in residential, commercial and industrial areas, complementing and connecting the existing sprawl pattern. The pending Comprehensive Plan recommends that 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.

The proposed rezoning would be the continuation of an existing Neighborhood commercial (NC) zoning that is located at the intersection of Dakota Street and Blue Ridge Terrace. This parcel does abut a residential area; the intent of the Neighborhood Commercial district is to “locate within or adjacent to residential neighborhoods” where “small neighborhood oriented businesses are useful and desired”.

Additionally, the subject parcel is located in the Crane Creek Neighborhood Master Plan. This Master Plan identifies 7 catalyst projects which identify areas where new development would positively impact the community. The subject parcel is located in the “Catalyst project 4” area which states the following:

“The Heyward Brockington Road/Blue Ridge Terrace location is the site of a neighborhood commercial development. This area of Crane Creek has a need for neighborhood retail such as neighborhood grocery stores and drug stores. The community suggested one-story retail with parking in the front of the buildings. The concept proposes wide pedestrian venues in front of the building for tables and chairs. The vehicular traffic on both Heyward Brockington and

Blue Ridge Terrace in combination with the single-family residential homes in Bookert Heights allows the development to be utilized by the residents in the area as well as travelers in route to I-20.”

The proposed Amendment is *in* compliance with the Pending 2009 Comprehensive Plan.

Conclusion

The subject parcel is located in the Crane Creek Neighborhood Master Plan Area. The property and adjacent properties to the west of the site have been identified as appropriate for neighborhood commercial uses in order to identify areas where new development would positively impact the community. The surrounding community is Crane Forest and Bookert Heights. Based upon the Crane Creek Master Plan, the subject parcel is identified as a part of “Catalyst Project #4” which proposes Neighborhood Commercial along Dakota Street and Blue Ridge Terrace.

Currently, there are several surrounding parcels that are vacant and zoned for Neighborhood Commercial uses. Staff recognizes that approval of this rezoning may result in a saturation of Neighborhood Commercial in this area. However, this rezoning is in compliance with both the 2009 Comprehensive Plan and the Crane Creek Neighborhood Master Plan, and may serve as a catalyst to jumpstart revitalization and improvement in this area of the County.

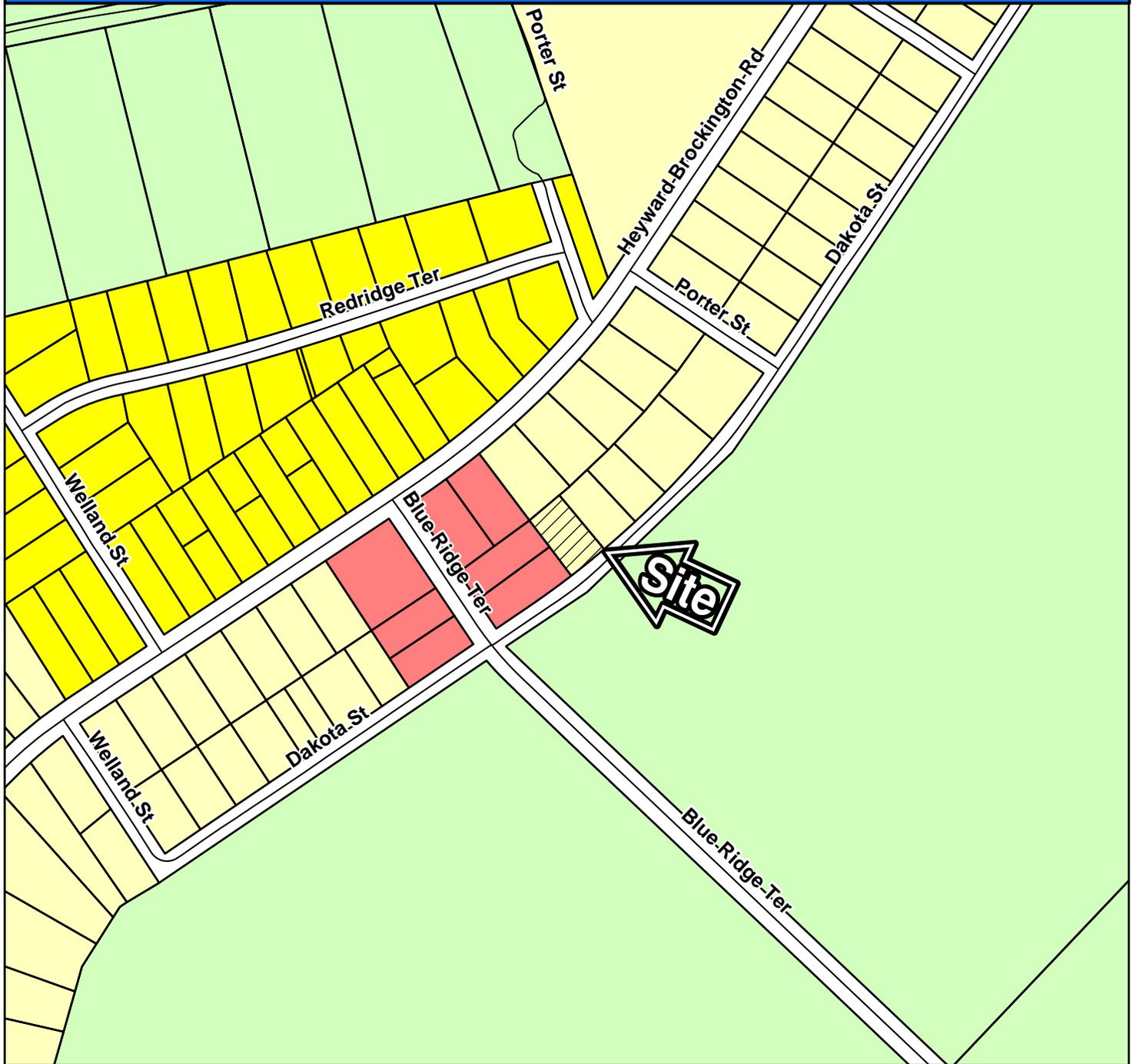
The property is not currently serviced with water and sewer although adjacent parcels to the North and West have water and sewer service provided by the City of Columbia which can be extended to the parcel.

The Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

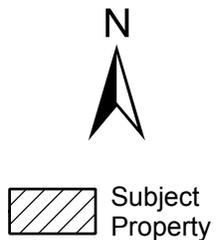
May 26, 2009

Case 09-06 MA RS-LD to NC

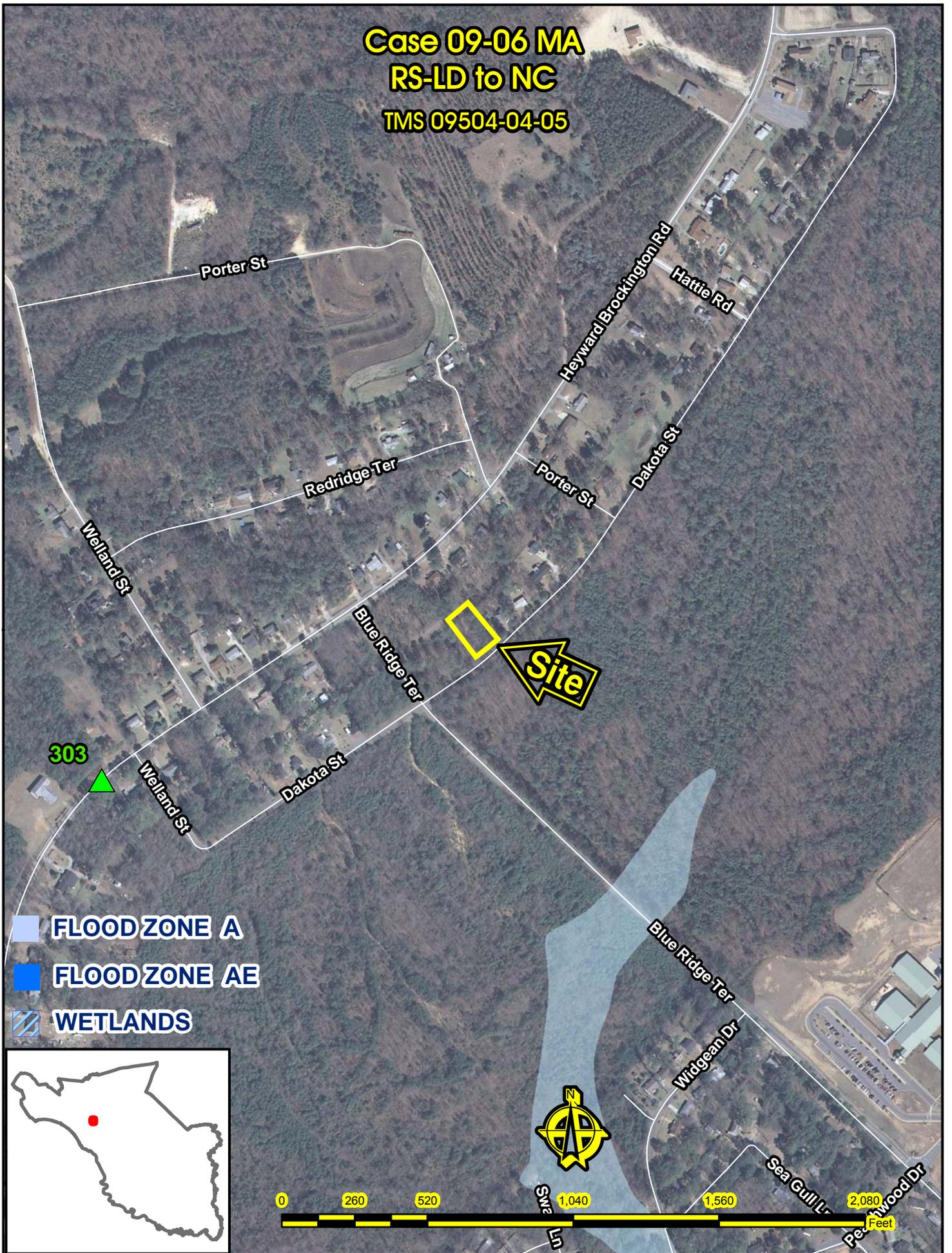


ZONING CLASSIFICATIONS

 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



Case 09-06 MA
RS-LD to NC
TMS 09504-04-05

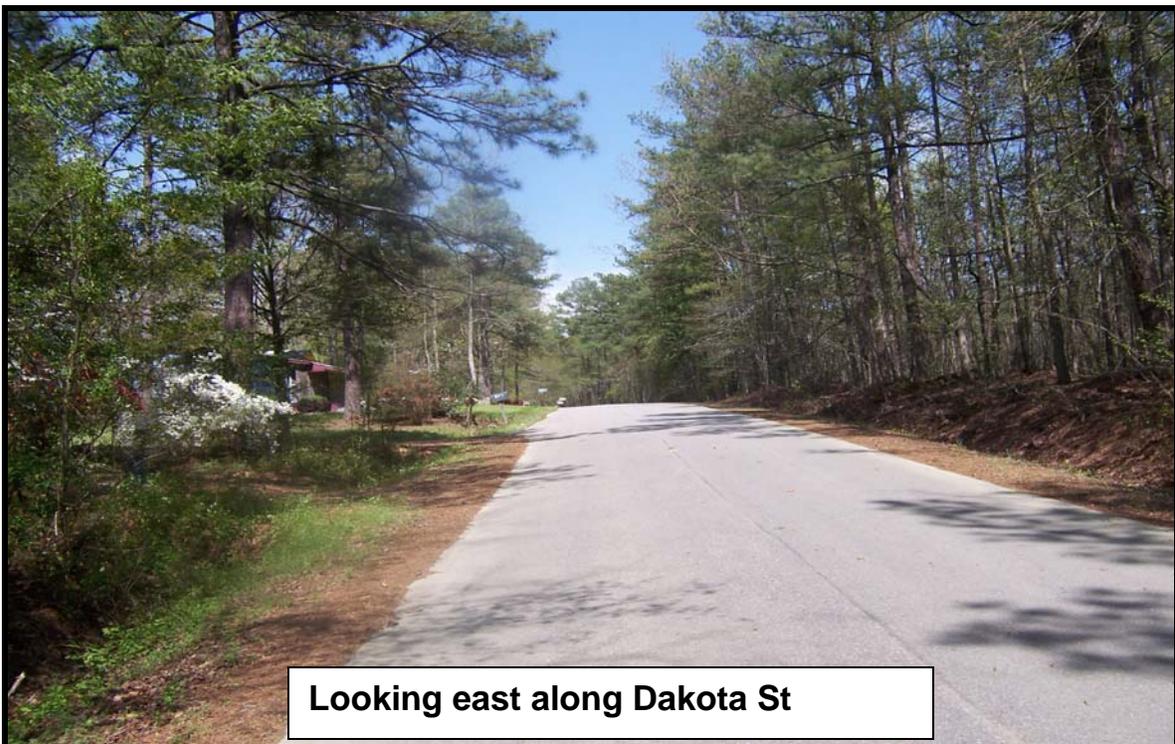


CASE 09-06 MA

From RS-LD to NC

TMS#09504-04-05

Dakota Street





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: May 4, 2009
RC PROJECT: 09-08 MA
APPLICANT: America's Home Place Inc. (Scott Walter)
PROPERTY OWNER: Michael Young & Odessa Young

LOCATION: Killian Loop

TAX MAP NUMBER: 17400-12-02 & 03
ACREAGE: 2.73 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

PC SIGN POSTING: April 17, 2009

Staff Recommendation

Approval

Background /Zoning History

The current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977. The parcels contain 195 feet of frontage on Killian Loop.

Summary

The Residential Single Family - Estate District (RS-E) is intended to be used for single-family detached dwelling units on large "estate" lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of the County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than on (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings.

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

Existing Zoning

<u>North:</u>	RU	Undeveloped
<u>South:</u>	M-1/M-1	Undeveloped/Residence
<u>East:</u>	N/A	I-77
<u>West:</u>	RU	Residence

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan “I-77 Corridor Land Use Map” designates this area as Industrial in the Developing Urban Area.

Objective: “Attract quality residential development in the area by restricting uses which would compromise the area’s residential qualities.”

Compliance: The proposed rezoning would allow for a reduction in minimum lot size while staying in character with the surrounding area, which is primarily residential.

Principal: Established low density residential neighborhoods should be protected against penetration or encroachment from higher more intensive development.

Compliance: The proposed rezoning would be in character with the established residential nature of the area.

Traffic Impact

The proposed RS-E zoning could allow a maximum of 6 dwelling units on the site; due to the site’s geometry and narrow road frontage, the more reasonable scenario is a total of four dwelling units.

The maximum estimated traffic generated by four dwelling units is 38 vehicle trips per day. This additional amount of traffic on Killian Loop will have an insignificant impact on its capacity.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Suburban Priority Investment Area.

These areas should contain a deliberate mix of residential, commercial, and civic uses. Housing should be varied at moderate densities (4-16 dwelling units per acre) and should include affordable housing.

The proposed Residential Single Family Estate District (RS-E) would create smaller minimum lot sizes that would be more compatible with the proposed housing density in the Priority Investment Area. While the RS-E zoning does not yield the intended 4-16 dwelling units per acre, it would reduce the lot size from the minimum of 33,000 square feet Rural (RU) zoning district to a smaller minimum lot size of 20,000 square feet under the Residential Single Family Estate District (RS-E).

The proposed Amendment is *not* in compliance with the Pending 2009 Comprehensive Plan, it does allow for a higher residential density than the current Rural (RU) zoning.

Conclusion

The proposed rezoning would have a minimal impact on public services and traffic.

The Residential Single Estate District (RS-E) is designed for a low to medium density rural residential development in areas that separate more urban communities from the truly rural areas. The majority of lots along Killian Loop are 3/4 acre lots or larger. The Residential Single Estate District (RS-E) would allow for a smaller lot than the minimum 33,000 sq ft in the Rural District (RU) but would be more compatible given the existing character of the area. The area lots are serviced by well and septic systems.

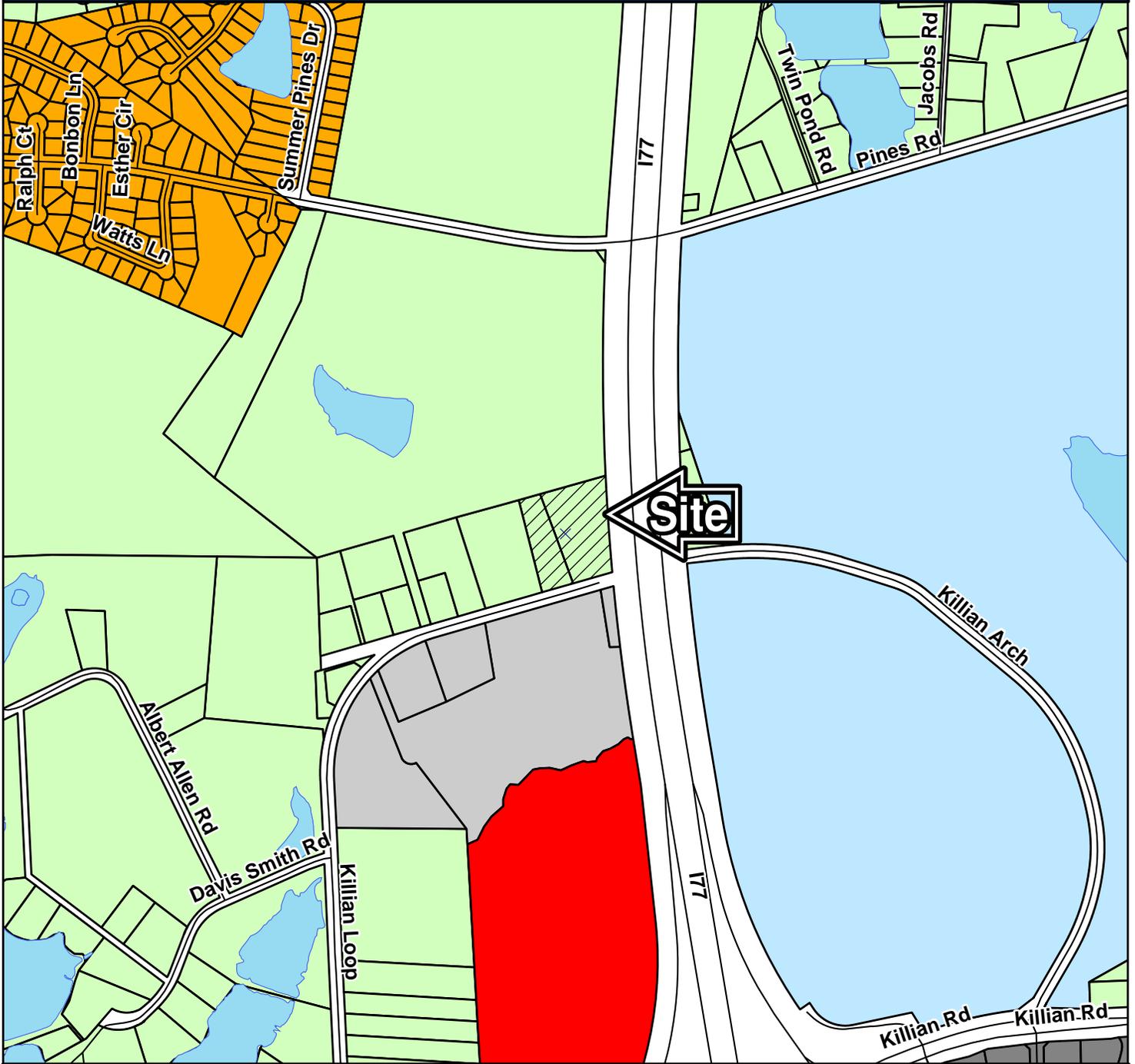
While the 2009 Comprehensive Plan designates this areas as a Suburban Priority Investment Area which should be developed at 4-16 dwelling units per acre, this parcel does not currently contain water and sewer. While the future may present an opportunity to develop this area with higher density, presently a lower density residential zoning, such as Residential Single Family – Estate District (RS-E) is more compatible.

The Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

May 26, 2009

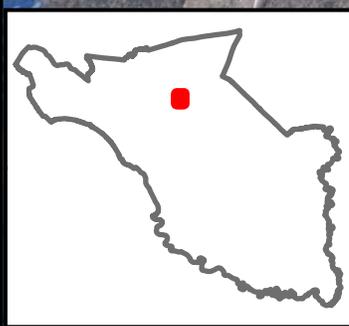
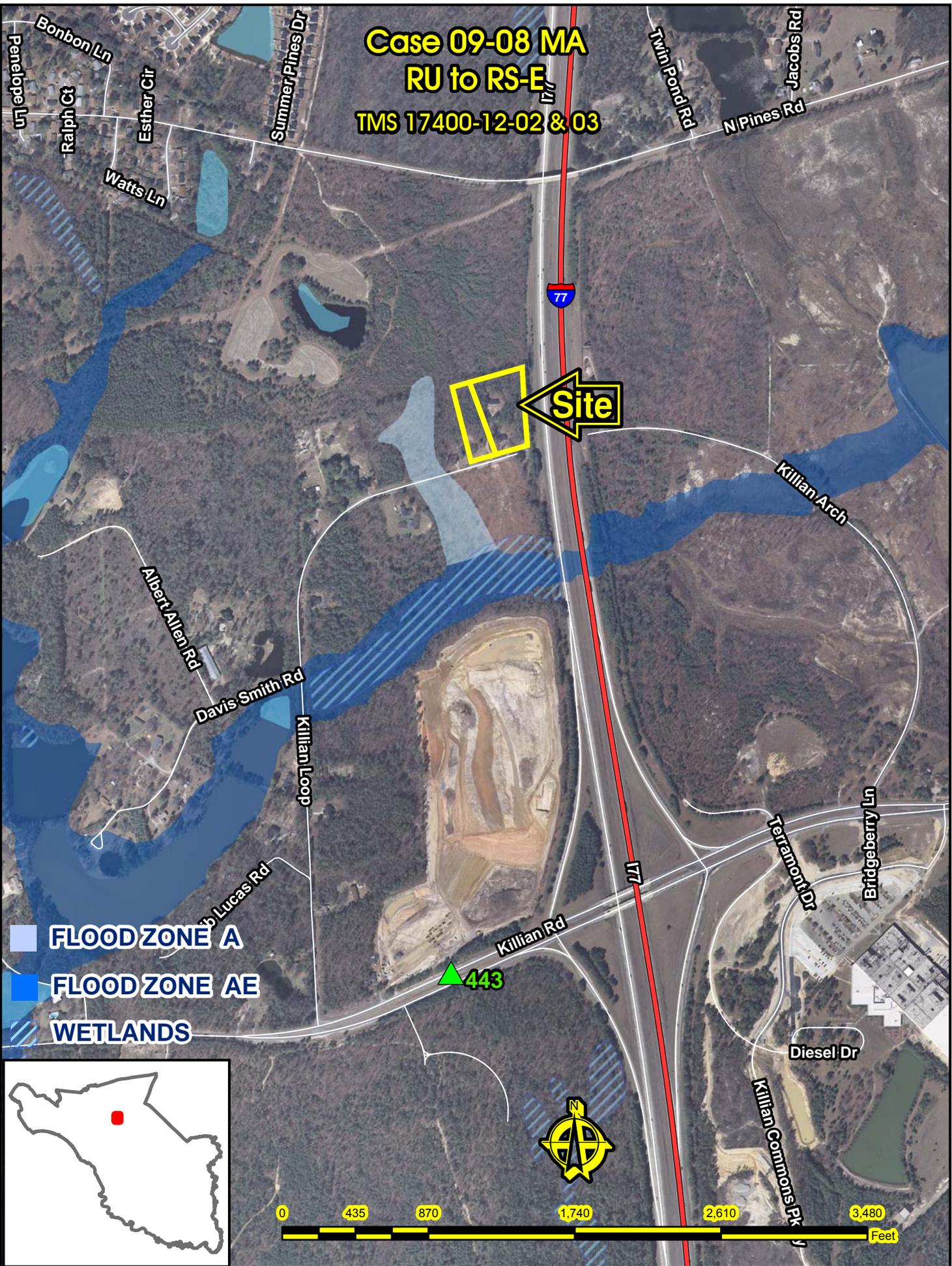
Case 09-08 MA RU to RS-E



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 09-08 MA
RU to RS-E
TMS 17400-12-02 & 03**



CASE 09-08 MA

From RU/RU to RS-E

TMS#17400-12-02 & 03

Killian Loop



Looking north at property



Looking west of site along Killian Loop

Crane Creek Master Plan

The Crane Creek Community is located in Richland County, South Carolina, just north of the City of Columbia. The study area encompasses approximately 3,100 acres to include the existing neighborhoods of Bookert Heights, Crane Crossing, Crane Forest, Haskell Heights, Pine Forest, Lincolnshire, and Rockgate. The area is bordered by Fairfield Road, Monticello Road, Heyward Brockington Road, Crane Church Road, and Interstate 1-20.

Trenholm Acres/Newcastle Master Plan

The Trenholm Acres/Newcastle Community is an approximately 1,050 neighborhood located in Richland County about 9 miles northeast of downtown Columbia. The neighborhoods are southeast of HWY 277, just south of I-20 and are bound by Two Notch Road to the south and Parklane Road to the east and Fontaine Road to the west.

