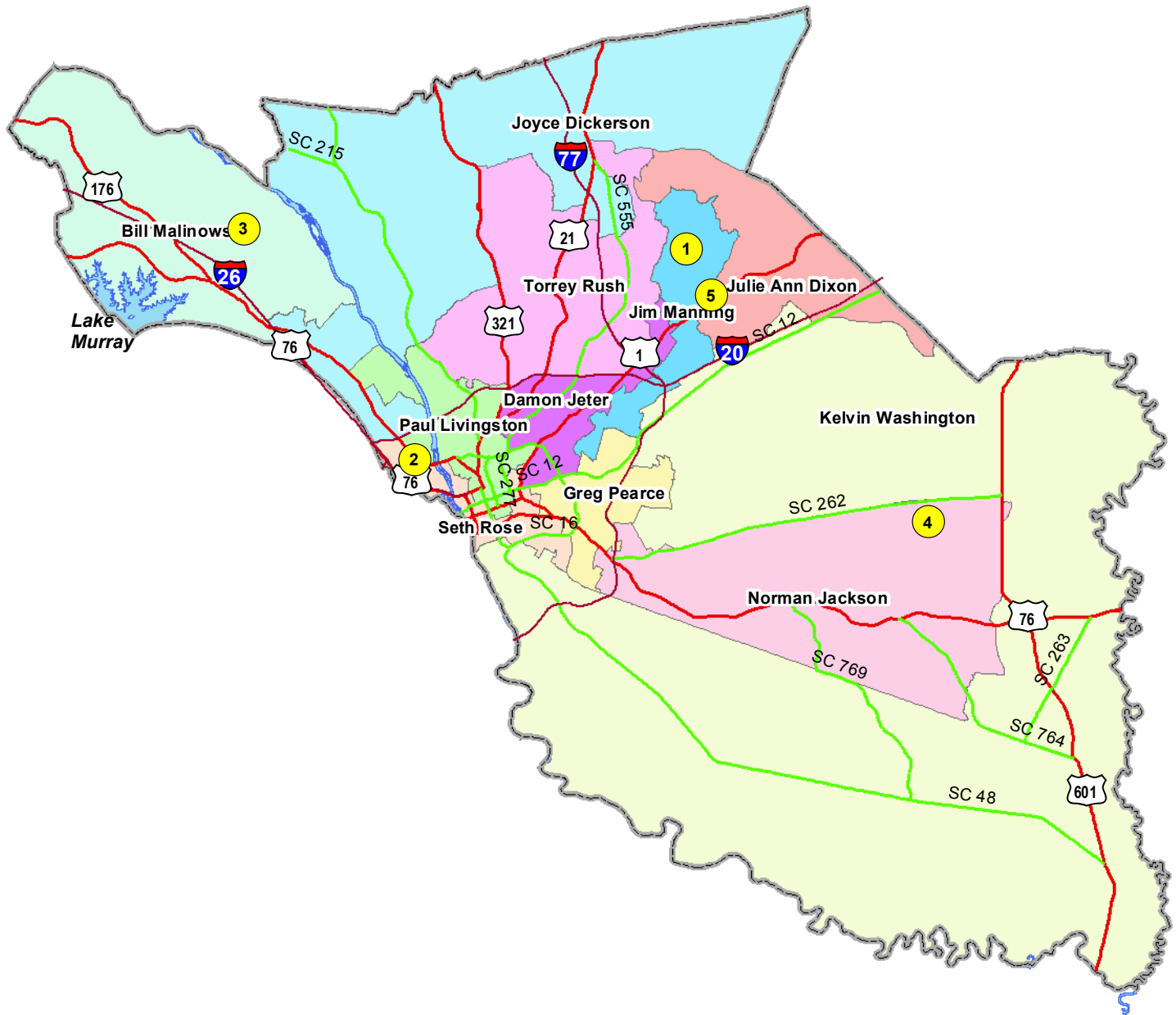


RICHLAND COUNTY
PLANNING COMMISSION



NOVEMBER 5, 2014

RICHLAND COUNTY PLANNING COMMISSION NOVEMBER 5, 2014



| CASE NO. | APPLICANT | TMS NO. | LOCATION | DISTRICT |
|-------------|----------------------|------------------|----------------------|------------|
| 1. 14-29 MA | Thomas Crowther | 20200-03-45 | Clemson Rd. | Manning |
| 2. 14-32 MA | M. Everett Smith | 07307-05-12(p) | 1224 Broad River Rd. | Livingston |
| 3. 14-33 MA | DR Horton-Crown, LLC | 04300-01-07 | Old Tamah Rd. | Malinowski |
| 4. 14-34 MA | Michael Smith | 33300-03-34 & 41 | Old Leesburg Rd. | Jackson |
| 5. 14-35 MA | Mark Jeffers | 22905-01-79 | North Springs Rd. | Dixon |

RICHLAND COUNTY PLANNING COMMISSION

Wednesday, November 5, 2014

Agenda

1:00 PM

2020 Hampton Street

2nd Floor, Council Chambers

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

PUBLIC MEETING CALL TO ORDERPatrick Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL

October 2014 Minutes

ADOPTION OF THE AGENDA

ROAD NAMES [ACTION]

MAP AMENDMENTS [ACTION]

1. Case # 14-29 MA
Thomas Crowther
RU to GC (15.43 acres)
Clemson Rd.
TMS# 20200-03-45
Page 1

2. Case # 14-32 MA
M. Everett Smith
RS-MD to OI (.54 acres)
1224 Broad River Rd.
TMS# 07307-05-12 (p)
Page 13

3. Case # 14-33 MA
DR Horton-Crown, LLC
RU to RS-LD (48.19 acres)
Old Tamah Rd.
TMS# 04300-01-07
Page 23

4. Case # 14-34 MA
Michael Smith
RU to MH (2½ .FI Gacres)
Old Leesburg Rd.
TMS# 33300-03-34 & 41
Page 31

5. Case # 14-35 MA
Mark Jeffers
RS-MD to NC (1.4 acres)
North Springs Rd.
TMS# 22905-01-79
Page 39

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION; DEFINITIONS; AND ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SUBSECTION (F), TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SO AS TO PERMIT NON-HAZARDOUS SLUDGE IN THE HI (HEAVY INDUSTRIAL DISTRICT) WITH SPECIAL REQUIREMENTS
Page 48

COMPREHENSIVE PLAN UPDATE [ACTION]

1. DETAILED REVIEW OF AND EDITS TO THE DRAFT COMPREHENSIVE PLAN; NO RECOMMENDATION FOR PLAN ADOPTION.

OTHER BUSINESS

1. DATE OF JANUARY'S PLANNING COMMISSION MEETING **[ACTION]**

DIRECTOR'S REPORT OF ACTION

1. ZONING PUBLIC HEARING REPORT
2. DEVELOPMENT REVIEW TEAM REPORT

ADJOURNMENT

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. Check the County's website for dates and times.



Planning & Development Services Department

2020 Hampton Street, 1st 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, 2014

SUBJECT: November's Street Name(s) Approval Request

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) | APPLICANT | LOCATION | PROPERTY TMS# | COUNCIL DISTRICT (Honorable) |
|--|--|-------------------------|--------------------------------|------------------------------|
| 1. Heathland Way 2. Charter Oaks Drive 3. Royal Links Drive | Mike Dinkins, Civil Engineering of Columbia | Plantation Park II | R17613-02-11(p) | Torrey Rush (7) |
| 4. Cresta Court | Mike Dinkins, Civil Engineering of Columbia | Brookcrest SD | R20100-03-16- 21; 23 & 29 | Jim Manning (8) |
| 5. Oxfordshire Lane | Josh Rabon, Civil Engineering of Columbia | Plantation Park II | R17613-02-11(p) | Torrey Rush (7) |
| 6. Crystal Springs Road 7. Crabtree Springs Lane 8. Hunters Springs Lane 9. Mystic Springs Road | Josh Rabon, Civil Engineering of Columbia | Spring Park 5 &6 | R17613-02-08 | Torrey Rush (7) |
| 10. Popes Grove Drive 11. Old Wire Drive 12. Wet Wood Drive | Robert Darnell, WCC Engineering, LLC | Proposed Popes Grove SD | R29000-02-47 & R28900-01-39 | Julie Ann Dixon (9) |



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 6, 2014
RC PROJECT: 14-29 MA
APPLICANT: Thomas Crowther

LOCATION: Clemson Rd

TAX MAP NUMBER: R20200-03-45
ACREAGE: 15.43
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: October 10, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcels west of the subject site were approved under Ordinance No. 073-07HR (case number 07-31MA).

The Neighborhood Commercial District (NC) parcel further west of the subject site was approved under Ordinance No. 008-12HR (case number 12-03MA).

The Planned Development District (PDD) parcel further northwest of the subject site was approved under Ordinance No. 112-95HR (case number 95-026MA).

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential 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.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 246 dwelling units.

| Direction | Existing Zoning | Use |
|----------------------|------------------------|---------------------------------------|
| <u>North:</u> | PDD/RS-MD | Commercial Development/Undeveloped |
| <u>South:</u> | RM-HD | Residential Subdivision (Brookfield) |
| <u>East:</u> | RS-LD | Residential Subdivision (Copperfield) |
| <u>West:</u> | RM-HD | Residential Subdivision (Brookfield) |

Discussion

Parcel/Area Characteristics

The parcel contains frontage along Clemson Road, is heavily wooded with a gentle slope and is currently undeveloped. Clemson Road is a five lane undivided Minor Arterial with sidewalks. A portion of the parcel along the eastern edge contains some National Wetlands Inventory (NWI) wetlands and is located in an identified floodplain (“A” zone designation). The immediate area west is primarily characterized by retail commercial uses near the intersection of Hardscrabble Road. The section of Clemson Road east of the Hardscrabble Road and Clemson Road intersection moving east up to North Springs Road remains mostly residential in nature. South and adjacent west of the subject parcel is a fully-developed, single family residential subdivision, Brookfield. East of the subject parcel is fully-developed, single family residential subdivision, Copperfield. North of the subject parcel is an undeveloped Residential Single-Family Medium Density (RS-MD) District parcel and northwest is a commercial PDD.

A portion along the eastern section of the subject parcel will be utilized for a South Carolina Department of Transportation (SCDOT) project to provide primary access to the Brookfield Subdivision due to the widening project for Hardscrabble Road. The road will be constructed to SCDOT standards and will be deeded to the county for maintenance.

Public Services

The subject parcels are within the boundaries of School District Two. Killian Elementary School is 1.2 miles ewst of the subject parcel on Clemson Road. North Springs Elementary School is 1.1 miles east 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 west of the property on Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .5 miles north of the subject parcel.

Plans & Policies

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

Suburban Area

Objective: “Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.”

Non-Compliance: The proposed zoning is not located at a traffic junction.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 440) located adjacent to the subject parcel on Clemson Road identifies 26,500 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. This segment of Clemson Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for this section of Clemson Road, either through SCDOT or the County Penny Sales Tax program. Hard Scrabble Road, which intersects Clemson Road near this location, is scheduled to be widened from Farrow Road to Lake Carolina Boulevard through the County Penny Sales Tax program.

Conclusion

The proposed zoning is not in compliance with the recommended objective for suburban commercial/office activities in the Comprehensive Plan. Although the site is located east of an intersection the commercial districts are established at the intersection of Hardscrabble Road and Clemson Road.

Staff believes approving commercial zoning outside of traffic junctions where a clear terminus has been established for where commercial zoning and uses end (at Hardscrabble Road and Clemson Road) would not maximize the existing commercial zoning in the immediate area and would further spread commercial zoning into areas where more transitional zoning may be more appropriate.

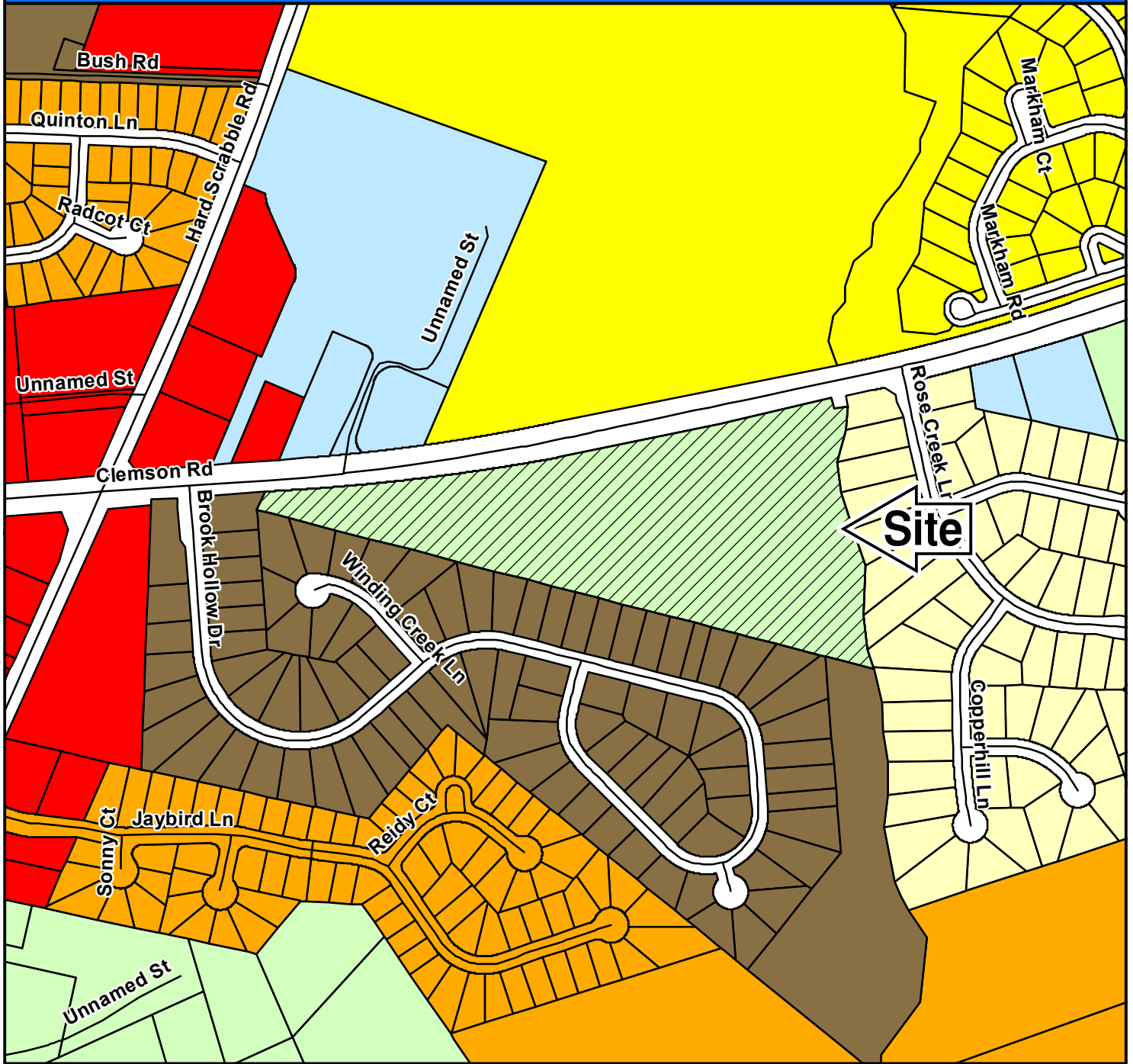
Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. Staff believes that the proposed rezoning would not be consistent with the intentions of the Comprehensive Plan.

For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

November 25, 2014,

Case 14-29 MA RU to GC

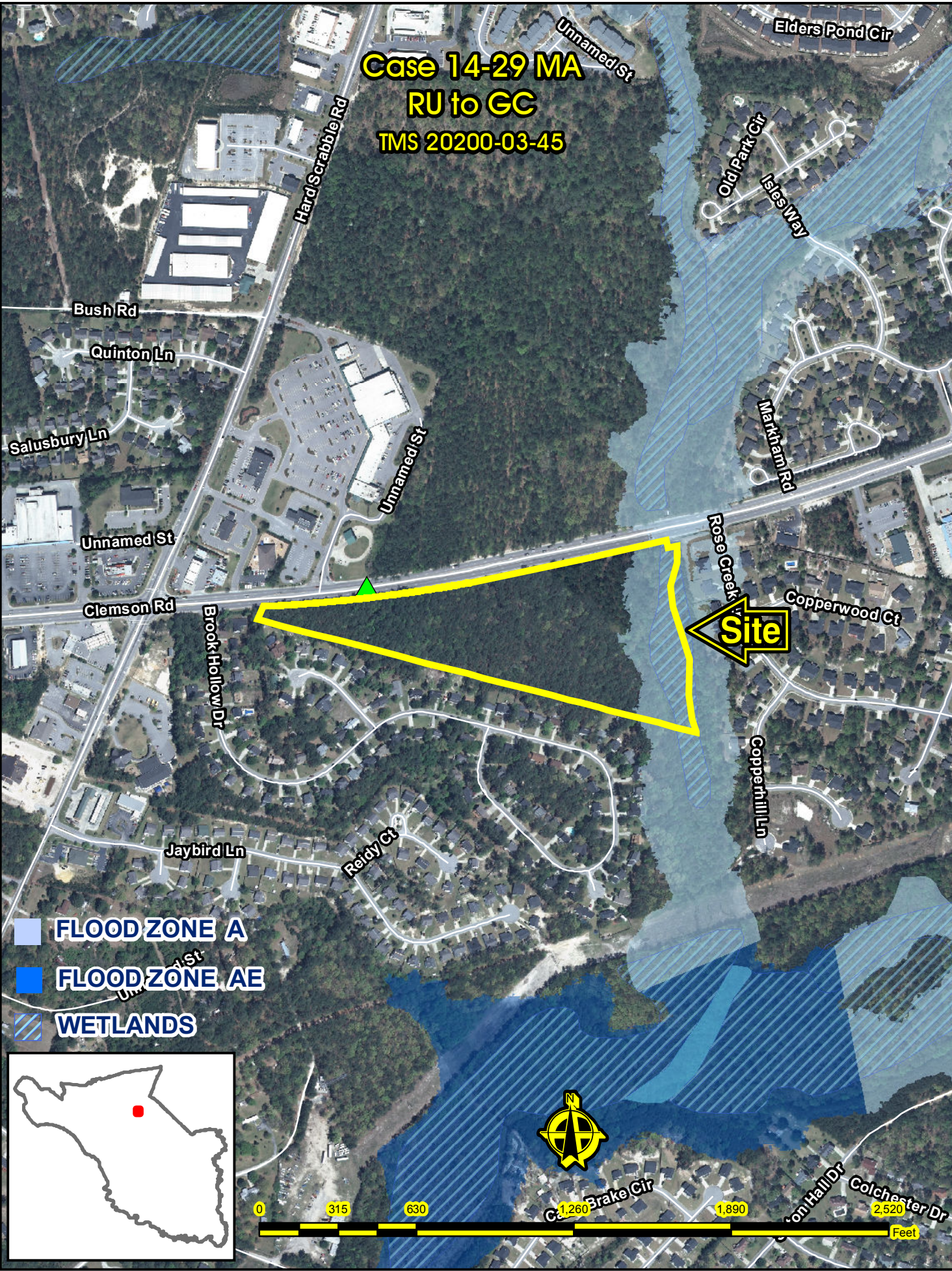


ZONING CLASSIFICATIONS

| | | | | | | |
|------|------|-------|-------|-----|-----|------------------|
| 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 14-29 MA
RU to GC
TMS 20200-03-45**



CASE 14-29 MA

From RU to GC

TMS# R20200-03-45

Clemson Rd & Hardscrabble Rd



| USE TYPES | GC |
|--|-----------|
| Multi-Family, Not Otherwise Listed | P |
| Single-Family, Zero Lot Line, Common | SR |
| Fraternity and Sorority Houses | P |
| Group Homes (10 or More) | SE |
| Rooming and Boarding Houses | P |
| Special Congregate Facilities | SE |
| Amusement or Water Parks, Fairgrounds | SR |
| Amusement Arcades | P |
| Athletic Fields | P |
| Battling Cages | SR |
| Billiard Parlors | P |
| Bowling Centers | P |
| Clubs or Lodges (Ord No.054-08HR; 9-16-08) | P |
| Dance Studios and Schools | P |
| Go-Cart, Motorcycle and Similar Small Vehicle Tracks | SR |
| Golf Courses | SR |
| Golf Courses, Miniature | P |
| Golf Driving Ranges (Freestanding) | SR |
| Marinas and Boat Ramps | P |
| Martial Arts Instructional Schools | P |
| Physical Fitness Centers | P |
| Shooting Ranges, Indoor | P |
| Skating Rinks | P |
| Swim and Tennis Clubs | P |
| Ambulance Services, Transport | P |

| | |
|--|----|
| Animal Shelters | SR |
| Auditoriums, Coliseums, Stadiums | P |
| Colleges and Universities | P |
| Community Food Services | P |
| Courts | P |
| Government Offices | P |
| Hospitals | P |
| Individual and Family Services, Not Otherwise Listed | P |
| Libraries | P |
| Museums and Galleries | P |
| Nursing and Convalescent Homes | P |
| Places of Worship | P |
| Post Offices | P |
| Postal Service Processing & Distribution | P |
| Schools, Administrative Facilities | P |
| Schools, Business, Computer and Management Training | P |
| Schools, Fine Arts Instruction | P |
| Schools, Junior Colleges | P |
| Schools, Technical and Trade (Except Truck Driving) | P |
| Schools, Truck Driving | P |
| Zoos and Botanical Gardens | SR |
| Accounting, Tax Preparation, Bookkeeping, and Payroll Services | P |
| Advertising, Public Relations, and Related Agencies | P |

| | |
|--|----|
| Automatic Teller Machines | P |
| Automobile Parking (Commercial) | P |
| Automobile Rental or Leasing | P |
| Automobile Towing, Not Including Storage | P |
| Banks, Finance, and Insurance Offices | P |
| Barber Shops, Beauty Salons, and Related Services | P |
| Body Piercing Facilities | SR |
| Building Maintenance Services, Not Otherwise Listed | P |
| Car and Light Truck Washes (See also Truck Washes) | P |
| Carpet and Upholstery Cleaning Services | P |
| Computer Systems Design and Related Services | P |
| Clothing Alterations/Repairs; Footwear Repairs | P |
| Construction, Building, General Contracting, without Outside Storage | P |
| Construction, Special Trades, without Outside Storage | P |
| Employment Services | P |
| Engineering, Architectural, and Related Services | P |
| Exterminating and Pest Control Services | P |
| Funeral Homes and Services | P |
| Furniture Repair Shops and Upholstery | P |
| Hotels and Motels | P |
| Janitorial Services | P |

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

| | |
|---|----|
| Appliance and Electronics | |
| Repair and Maintenance Services, Automobile, Minor | P |
| Repair and Maintenance Services, Home and Garden Equipment | P |
| Repair and Maintenance Services, Personal and Household Goods | P |
| Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics | P |
| Research and Development Services | P |
| Security and Related Services | P |
| Septic Tank Services | |
| Tanning Salons | 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, Other Than Drive-Ins | P |
| Theaters, Motion Picture, Drive-Ins | SE |
| Travel Agencies (without Tour Buses or Other Vehicles) | P |
| Traveler Accommodations, Not Otherwise Listed | P |
| Truck (Medium and Heavy) Washes | P |
| Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) | P |
| Watch and Jewelry Repair Shops | P |

| | |
|---|----|
| Weight Reducing Centers | P |
| Antique Stores (See Also Used Merchandise Shops and Pawn Shops) | P |
| Appliance Stores | P |
| Art Dealers | P |
| Arts and Crafts Supply Stores | P |
| Auction Houses | P |
| Automotive Parts and Accessories Stores | P |
| Bakeries, Retail | P |
| Bars and Other Drinking Places | SR |
| Bicycle Sales and Repair | P |
| Boat and RV Dealers, New and Used | P |
| Book, Periodical, and Music Stores | P |
| Building Supply Sales with Outside Storage | P |
| Building Supply Sales without Outside Storage | P |
| Camera and Photographic Sales and Service | P |
| Candle Shops | P |
| Candy Stores (Confectionery, Nuts, Etc.) | P |
| Caterers, No On Site Consumption | P |
| Clothing, Shoe, and Accessories Stores | P |
| Coin, Stamp, or Similar Collectibles Shops | P |
| Computer and Software Stores | P |
| Convenience Stores (with Gasoline Pumps) | P |
| Convenience Stores (without Gasoline Pumps) | P |

| | |
|--|---|
| Cosmetics, Beauty Supplies, and Perfume Stores | P |
| Department, Variety or General Merchandise Stores | P |
| Direct Selling Establishments, Not Otherwise Listed | P |
| Drugstores, Pharmacies, with Drive-Thru | P |
| Drugstores, Pharmacies, without Drive-Thru | P |
| Electronic Shopping and Mail Order Houses | P |
| Fabric and Piece Goods Stores | P |
| Flea Markets, Indoor | P |
| Flea Markets, Outdoor | P |
| Floor Covering Stores | P |
| Florists | P |
| Food Service Contractors | P |
| Food Stores, Specialty, Not Otherwise Listed | P |
| Formal Wear and Costume Rental | P |
| Fruit and Vegetable Markets | P |
| Fuel Sales (Non- Automotive) | |
| Furniture and Home Furnishings | P |
| Garden Centers, Farm Supplies, or Retail Nurseries | P |
| Gift, Novelty, Souvenir, or Card Shops | P |
| Grocery/Food Stores (Not Including Convenience Stores) | P |

| | |
|---|----|
| Hardware Stores | P |
| Health and Personal Care Stores, Not Otherwise Listed | P |
| Hobby, Toy, and Game Stores | P |
| Home Centers | P |
| Home Furnishing Stores, Not Otherwise Listed | P |
| Jewelry, Luggage, and Leather Goods (May Include Repair) | P |
| Liquor Stores | P |
| Manufactured Home Sales | SR |
| Meat Markets | P |
| Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building | P |
| Motor Vehicle Sales – Car and Truck – New and Used | P |
| Motorcycle Dealers, New and Used | P |
| Musical Instrument and Supplies Stores (May Include Instrument Repair) | P |
| News Dealers and Newsstands | P |
| Office Supplies and Stationery Stores | P |
| Optical Goods Stores | P |
| Outdoor Power Equipment Stores | P |
| Paint, Wallpaper, and Window Treatment Sales | P |
| Pawnshops | P |

| | |
|---|----|
| Pet and Pet Supplies Stores | P |
| Record, Video Tape, and Disc Stores | P |
| Restaurants, Cafeterias | P |
| Restaurants, Full Service (Dine-In Only) | P |
| Restaurants, Limited Service (Delivery, Carry Out) | P |
| Restaurants, Limited Service (Drive-Thru) | P |
| Restaurants, Snack and Nonalcoholic Beverage Stores | P |
| Service Stations, Gasoline | P |
| Sporting Goods Stores | P |
| Television, Radio or Electronic Sales | P |
| Tire Sales | P |
| Tobacco Stores | P |
| Truck Stops | P |
| Used Merchandise Stores | P |
| Video Tape and Disc Rental | P |
| Warehouse Clubs and Superstores | P |
| Apparel, Piece Goods, and Notions | P |
| Beer/Wine/Distilled Alcoholic Beverages | SR |
| Books, Periodicals, and Newspapers | P |
| Drugs and Druggists' Sundries | SR |
| Durable Goods, Not Otherwise Listed | SR |
| Electrical Goods | SR |
| Flowers, Nursery Stock, and Florist Supplies | P |
| Furniture and Home Furnishings | SR |

| | |
|--|----|
| Groceries and Related Products | P |
| Hardware | P |
| Jewelry, Watches, Precious Stones | P |
| Lumber and Other Construction Materials | SR |
| Machinery, Equipment and Supplies | SR |
| Market Showrooms (Furniture, Apparel, Etc.) | SR |
| Motor Vehicles, New Parts and Supplies | SR |
| Motor Vehicles, Tires and Tubes | SR |
| Motor Vehicles, Used Parts and Supplies | |
| Nondurable Goods, Not Otherwise Listed | SR |
| Paints and Varnishes | SR |
| Paper and Paper Products | P |
| Petroleum and Petroleum Products | |
| 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 |
| Truck Transportation Facilities | |
| Utility Company Offices | P |
| Utility Service Facilities (No Outside Storage) | P |
| Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government) | SR |
| Warehouses, Self-Storage | SR |
| Warehouses, Self-Storage | SR |
| Bakeries, Manufacturing | P |
| Computer, Appliance, and Electronic Products | P |
| Medical Equipment and Supplies | P |
| Printing and Publishing | P |
| Signs | P |
| Sexually Oriented Businesses | SR |
| Buildings, High Rise, 4 or 5 Stories | SR |
| Buildings, High Rise, 6 or More Stories | SE |



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 5, 2014
RC PROJECT: 14-32 MA
APPLICANT: Everett Smith

LOCATION: 1224 Broad River Road

TAX MAP NUMBER: R07307-05-12 (portion of)
ACREAGE: .54 total
EXISTING ZONING: RS-MD
PROPOSED ZONING: OI

PC SIGN POSTING: October 10, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning for the subject portion, as adopted September 7, 1977 was Residential Single-family Medium Density (RS-2) District. With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-Family Low Density (RS-MD) District.

The original zoning for the front portion, as adopted September 7, 1977 was General Commercial (C-3) District. With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial (GC) District.

Zoning History for the General Area

Southeast of the site is an Office and Institutional (OI) District parcel with frontage along Greenville Circle and Means Avenue. The parcel was rezoned from Residential Single-family Medium Density (RS-2) District to OI District under case number 85-098MA.

Zoning District 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.

| Direction | Existing Zoning | Use |
|----------------------|-----------------|----------------------------|
| <u>North:</u> | GC/RS-MD | Insurance Office/Residence |
| <u>South:</u> | GC | Strip Commercial |
| <u>East:</u> | GC/RS-MD | Office/Residential |
| <u>West:</u> | GC | Strip Commercial |

Discussion

Parcel/Area Characteristics

The site located at 1224 Broad River Road, has sixty two (62) feet of frontage along Broad River Road and sixty (60) feet of frontage along Greenville Circle. The parcel has little to no slope and contains a former residential structure that has been converted to a commercial use (Palmetto Omni Coach Transportation Services). The rear of the site remains undeveloped. Broad River Road is a five lane principal arterial with sidewalks and scattered streetlamps along this section. The immediate area is primarily characterized by commercial uses along Broad River Road and residential uses along Greenville Circle.

Public Services

The subject parcel is within the boundaries of School District One. H.B. Rhame Elementary School and Saint Andrews Middle School are located .1 miles to the west of the subject parcel.

The Saint Andrews fire station (number 6) is located 1.2 miles northwest of the subject parcel on Briargate Circle. There are fire hydrants located along Broad River Road. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

Plans & Policies

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

Objective: Commercial/Office activities should be located along arterial roads, traffic junctions, or areas where existing commercial and office uses are located.

Non-Compliance: The subject parcel is located near existing commercial uses and would have primary frontage along Broad River Road; however, the parcel does not complete a block face and would encroach upon an established residential area along Greenville Circle.

Broad River Road Neighborhood Master Plan

Transition Mixed-Use District

The Transition Mixed-Use District is characterized by medium-density, neighborhood-scaled mix of uses located in 2 to 3 story buildings. The district generally encompasses areas within a 1/2-mile walking radius of the “redevelopment nodes”. The properties in this district are located predominantly in the vicinity of the minor arterials providing the primary access to the district. Densities less than the Corridor Mixed-Use District but more than the predominantly residential districts described below are supported in this district. Development in this district should ensure adequate transition to the low-density existing residential area. This is accomplished primarily

through placement of densities and intensities along the edges that require buildings to transition in height down to the surrounding residential areas. The Corridor Mixed Use Redevelopment District coincides with the Urban Zone (C4) identified in the Institute of Transportation Engineer's Recommended Practice, Designing Walkable Urban Thoroughfares:

This district is envisioned to be redeveloped with mid-rise buildings between 2-4 stories in height; with an emphasis on creating a diverse stock of housing units such as town homes, garden apartments, and duplexes fitting with the appropriate architectural character, scale and density of the surrounding neighborhoods. This district is not intended for detached single-family residential development in the future. Neighborhood commercial uses may include coffee shops, bakeries, grocery stores, convenience stores, small urgent care or medical clinics, day-care centers, and pocket parks.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 183) located northwest of the subject parcel on Broad River Road identifies 27,100 Average Daily Trips (ADT's). This segment of Broad River Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this segment of Broad River Road, either through SCDOT or as part of the County's Transportation Penny Program.

Conclusion

There are existing commercial parcels and uses in the immediate area, however these parcels have frontage along Broad River Road. The proposed rezoning location is not located at a traffic junction, is not on an arterial, would encroach into the established residential area and, thus, is not consistent with the intentions of the Comprehensive Plan Objectives for Commercial in the Priority Investment Area. The parcel is located outside of the center of the Priority Investment Area. The Broad River Road Neighborhood Master Plan recommends development within a ½ mile walking radius of the identified redevelopment nodes. The parcel is located within the ½ mile radius of the Dutch Square Mixed Use Transit Node however; the overarching objectives for the Broad River Road Corridor and Community Master Plan encourage infill, renovation and enhancement of residential areas while preventing commercial encroachment into neighborhoods.

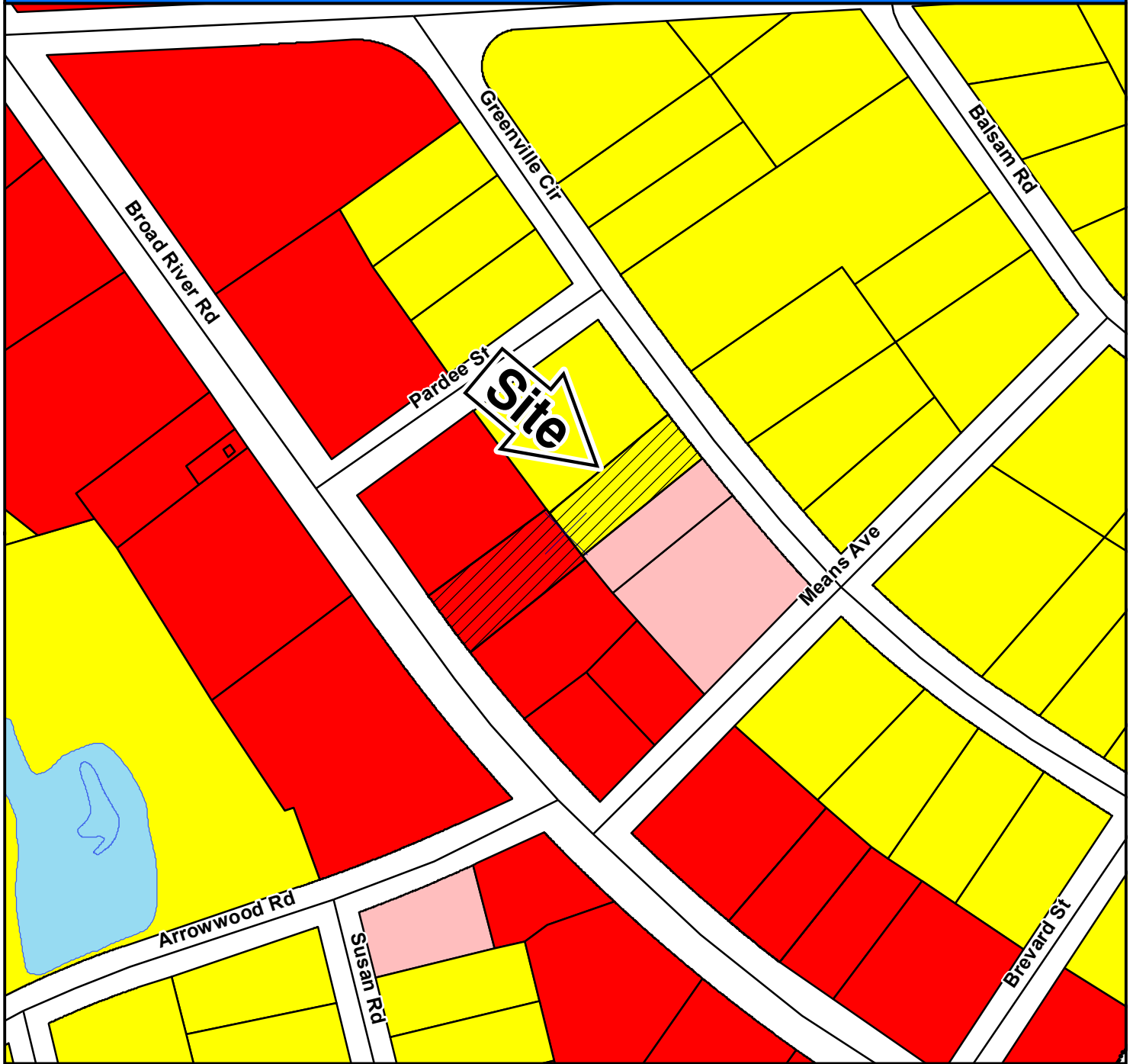
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date



























November 25, 2014

Case 14-32 MA

RS-MD to OI

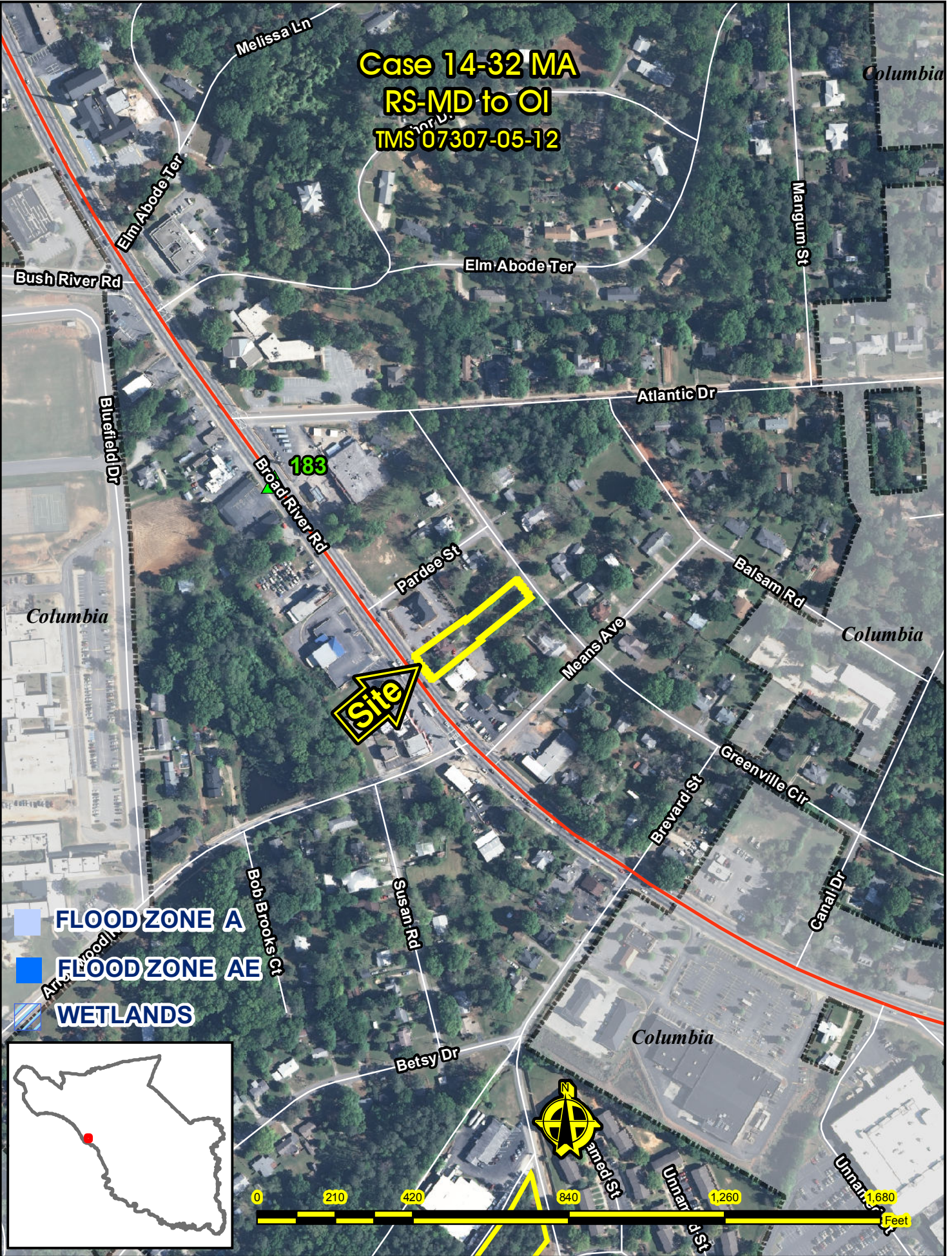


ZONING CLASSIFICATIONS

| | | | | | | |
|---|--|---|---|---|---|--|
|  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 14-32 MA
RS-MD to OI
TMS 07307-05-12**



CASE 14-32 MA

From RS-MD to OI

TMS# R07307-05-12 (Portion of) Broad River Rd & Greenville Circle



| USE TYPES | OI |
|---|-----------|
| Continued Care Retirement Communities | SR |
| Dormitories | SE |
| Multi-Family, Not Otherwise Listed | P |
| Fraternity and Sorority Houses | P |
| Group Homes (10 or More) | SE |
| Rooming and Boarding Houses | SE |
| Special Congregate Facilities | SE |
| Athletic Fields | P |
| Clubs or Lodges (Ord No.054-08HR; 9-16-08) | P |
| Dance Studios and Schools | P |
| Martial Arts Instructional Schools | P |
| Physical Fitness Centers | P |
| Ambulance Services, Transport | P |
| Auditoriums, Coliseums, Stadiums | P |
| Cemeteries, Mausoleums (Ord. 069-10HR) | SR |
| Colleges and Universities | P |
| Community Food Services | P |
| Courts | P |
| Day Care Centers, Adult (Ord. 008-09HR; 2-17-09) | SR |
| Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09) | SR |
| Government Offices | P |
| Hospitals | P |

| | |
|--|----|
| Individual and Family Services, Not Otherwise Listed | P |
| Libraries | P |
| Museums and Galleries | P |
| Nursing and Convalescent Homes | P |
| Orphanages | P |
| Places of Worship | P |
| Post Offices | P |
| Schools, Administrative Facilities | P |
| Schools, Business, Computer and Management Training | P |
| Schools, Fine Arts Instruction | P |
| Schools, Junior Colleges | P |
| Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools) | P |
| Schools, Technical and Trade (Except Truck Driving) | P |
| Zoos and Botanical Gardens | SE |
| Accounting, Tax Preparation, Bookkeeping, and Payroll Services | P |
| Advertising, Public Relations, and Related Agencies | P |
| Automatic Teller Machines | P |
| Automobile Parking (Commercial) | P |
| Banks, Finance, and Insurance Offices | P |
| Barber Shops, Beauty Salons, and Related Services | P |
| Bed and Breakfast Homes/Inns (Ord. | SR |

| | |
|--|----|
| 020-10HR; 5-4-10) | |
| Computer Systems Design and Related Services | P |
| Clothing Alterations/Repairs; Footwear Repairs | P |
| Construction, Building, General Contracting, without Outside Storage | P |
| Construction, Special Trades, without Outside Storage | P |
| Employment Services | P |
| Engineering, Architectural, and Related Services | P |
| Funeral Homes and Services | P |
| Kennels | SR |
| Laundry and Dry Cleaning Services, Non- Coin Operated | P |
| Legal Services (Law Offices, Etc.) | P |
| Management, Scientific, and Technical Consulting Services | P |
| Massage Therapists | P |
| Medical/Health Care Offices | P |
| Medical, Dental, or Related Laboratories | P |
| Office Administrative and Support Services, Not Otherwise Listed | P |
| Packaging and Labeling Services | P |
| Pet Care Services (Excluding Veterinary Offices and Kennels) | P |
| Photocopying and Duplicating Services | P |
| Photofinishing Laboratories | P |
| Photography Studios | P |
| Picture Framing Shops | P |
| Professional, Scientific, and Technical | P |

| | |
|---|----|
| Services, Not Otherwise Listed | |
| Real Estate and Leasing Offices | P |
| Research and Development Services | SR |
| Travel Agencies (without Tour Buses or Other Vehicles) | P |
| Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) | SR |
| Watch and Jewelry Repair Shops | P |
| Weight Reducing Centers | P |
| Antique Stores (See Also Used Merchandise Shops and Pawn Shops) | P |
| Art Dealers | P |
| Bars and Other Drinking Places | SE |
| Book, Periodical, and Music Stores | P |
| Caterers, No On Site Consumption | P |
| Drugstores, Pharmacies, with Drive-Thru | P |
| Drugstores, Pharmacies, without Drive-Thru | P |
| Office Supplies and Stationery Stores | P |
| Optical Goods Stores | P |
| Restaurants, Cafeterias | P |
| Restaurants, Full Service (Dine-In Only) | P |
| Restaurants, Limited Service (Delivery, Carry Out) | P |
| Restaurants, Snack and Nonalcoholic Beverage Stores | P |
| Courier Services, Substations | P |
| Radio and Television Broadcasting Facilities (Except Towers) | P |
| Radio, Television, and Other Similar Transmitting Towers | SE |

| | |
|---|----|
| Utility Company Offices | P |
| Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government) | SR |
| 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, 2014
RC PROJECT: 14-33 MA
APPLICANT: DR Horton-Crown, LLC

LOCATION: Old Tamah Road

TAX MAP NUMBER: R04300-01-07
ACREAGE: 48.69
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: October 10, 2014

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

Zoning History for the General Area

The Planned Development District (PDD) parcel northeast of the subject parcel with frontage on O'Sheal Road was approved under Ordinance No. 039-05HR (case number 05-052MA).

The Residential Single Family Low Density District (RS-LD) subdivisions, Hillside at St. Johns, St. Johns Place, Creek Wood at St. Johns Place and Roundhill at St. Johns Place, located northwest of the subject parcel was approved under Ordinance No. 029-95HR (case number 95-006MA).

The Residential Single Family Low Density District (RS-LD) subdivision, Palmerston North, located south of the subject parcel was approved under Ordinance No. 052-94HR (case number 94-012MA).

The Residential Single Family Low Density District (RS-LD) subdivision, Ridgecreek, located southwest of the subject parcel on Koon Road was approved under Ordinance No. 2192-92HR (case number 91-035MA).

The Residential Single Family Medium Density District (RS-MD) subdivision, Kingston Ridge, located west of the subject parcel on Old Tamah Road was approved under Ordinance No. 117-06HR (case number 06-058MA).

The Residential Single Family Low Density District (RS-LD) subdivision, Ashford, located further west of the subject parcel on Old Tamah Road and West Shady Grove Road was approved under Ordinance No. 1979-90HR (case number 90-008MA).

A parcel west of the site with frontage on Old Tamah Road and West Shady Grove Road requested a zoning change from Rural District (RU) to Residential Single Family Medium Density District (RS-MD). The request was denied (case number 12-014MA).

A parcel west of the site with frontage on Old Tamah Road requested a zoning change from Rural (RU) District to Office and Institutional District (OI). The request was denied (case number 12-001MA).

Zoning District 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.”

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 176 dwelling units.

Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with the maximum allowable bonus density of fifteen (15) percent for this site is approximately: 202 dwelling units.

*Gross density calculations do not consider site characteristics or land set aside for infrastructure or open space.

| Direction | Existing Zoning | Use |
|----------------------|------------------------|--------------------------------------|
| <u>North:</u> | RU/RU | Residence/Residence |
| <u>South:</u> | RS-LD/RU | Residential Subdivision/ Undeveloped |
| <u>East:</u> | RU/RU | Residences/Residences |
| <u>West:</u> | RU | Dutch Fork High School |

Discussion

Parcel/Area Characteristics

The site is located with frontage on Old Tamah Road. The parcel has a gentle to moderate slope toward the north, is heavily vegetated and undeveloped. Old Tamah Road is a two lane collector without sidewalks or streetlights along this section. The immediate area is primarily characterized by residential and institutional uses.

Public Services

The subject parcel is within the boundaries of School District Five. Dutch Fork High School and Dutch Fork Middle School are adjacent west of the subject parcel.

The Ballentine fire station (number 20) is located 2.1 miles northwest of the subject parcel on Broad River Road. There are no fire hydrants located along Old Tamah Road; however, there are fire hydrants located at Dutch Fork High School. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer is provided by Richland County.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North West Planning 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 rezoning does comply with the Comprehensive Plan’s recommended density for Suburban residential use. The site is located near the Suburban/Rural Land Use designation boundary. The Residential Single-family Low Density District (RS-LD) permits 3.6 dwelling units per acre, which would serve as a transitional zoning between the more heavily developed subdivisions to the south and the Rural properties north of the subject parcel.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 573) located west of the subject parcel on Old Tamah Road identifies 2,400 Average Daily Trips (ADT’s). This segment of Old Tamah Road is classified as a three lane undivided collector, maintained by SCDOT with a design capacity of 9,800 ADT’s. Old Tamah Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for this segment of Old Tamah Road, either through SCDOT or as part of the County’s Transportation Penny Program.

Conclusion

The RS-LD District would come closer to meeting the recommended intent of the Comprehensive Plan for 4-8 dwelling units per acre than the existing RU District as outlined in the Suburban Land Use designation. Staff is of the opinion that approval of the proposed district would allow for a gradual transition in zoning districts and lots sizes in an area that is residential, agricultural, forested and contains existing infrastructure and institutional uses. The parcel is located in proximity to the boundaries of the Suburban/Rural edge of the County, and as such, staff can support a zoning district that would act as a transitional district near the rural edges of the County.

Staff agrees with the possibility that there should be some flexibility along the edges of proposed land use designations in the Comprehensive Plan. Approval of this rezoning

application in this vicinity would not be out of character with the existing, surrounding, development pattern and zoning districts for the area. Staff believes that the proposed rezoning would be consistent with the intentions of the Comprehensive Plan.

| |
|-----------------------------------|
| Zoning Public Hearing Date |
|-----------------------------------|

November 25, 2014

Case 14-33 MA

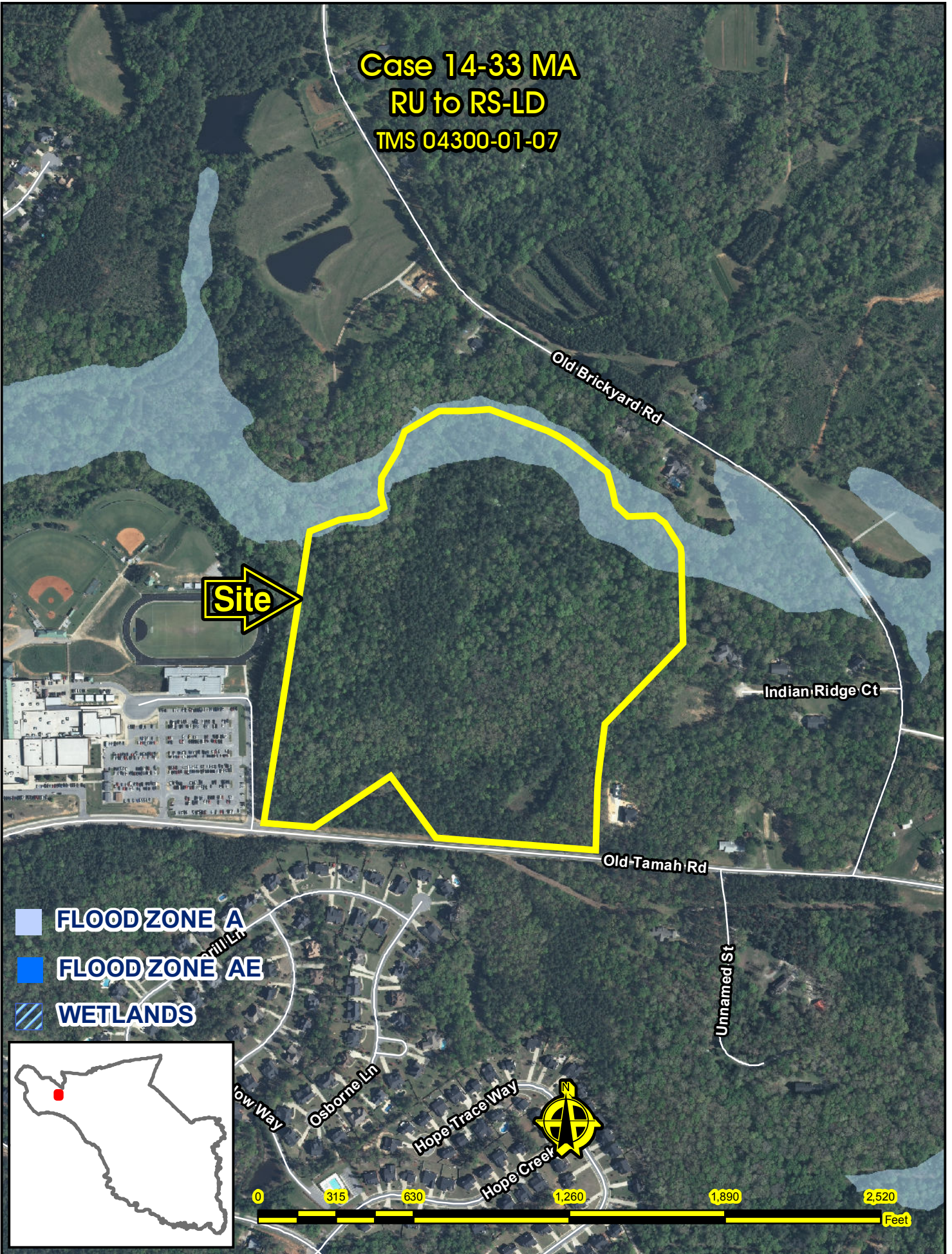
RU to RS-LD



ZONING CLASSIFICATIONS

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

**Case 14-33 MA
RU to RS-LD
TMS 04300-01-07**



CASE 14-33 MA

From RU to RS-LD

TMS# R04300-01-07

Old Tamah Rd



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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 5, 2014
RC PROJECT: 14-34 MA
APPLICANT: Michael K Smith

LOCATION: Old Leesburg Road

TAX MAP NUMBER: R33300-03-34/41
ACREAGE: 2, .% & total
EXISTING ZONING: RU
PROPOSED ZONING: MH

PC SIGN POSTING: October 10, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

Zoning District Summary

The MH District is intended as a residential district allowing for single family development, but also permitting the development of manufactured home parks subject to special requirements (see Section 26-151 of this chapter). This district will expand the range of housing opportunities available to the residents of Richland County while assuring that manufactured home parks are compatible with existing development in the area. Nonresidential uses normally required to provide the basic elements of a balanced and attractive residential area are also permitted.

Minimum lot area is 7,260 square feet, or as determined by DHEC. In no case shall the lot size be less than 7,260 square feet. Maximum density standard: except in manufactured home parks, no more than one (1) principal dwelling unit may be placed on a lot. The minimum area required for the development of a manufactured home park shall be five (5) acres.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 161 dwelling units.

*Gross density calculations do not consider site characteristics or land set aside for infrastructure or open space.

| Direction | Existing Zoning | Use |
|---------------|-----------------|--|
| <u>North:</u> | RU | Residential Manufactured Housing/Undeveloped |
| <u>South:</u> | RU | Undeveloped |
| <u>East:</u> | RU | Residential Manufactured Housing/Undeveloped |
| <u>West:</u> | RU | Residences |

Discussion

Parcel/Area Characteristics

A portion of Old Leesburg Road, from Congress Road to the entrance to the Wilson Mill is maintained by Richland County. The portion of Old Leesburg Road with direct access to the subject parcels, running from the entrance of Wilson Mill to Eastover Road is an open, ditch-to-ditch rural dirt road, without sidewalks or streetlights*. There are approximately three residential structures on the subject parcels. The parcel is located south of Fort Jackson and is outside of the 3,000 foot Military Buffer zone.

The immediate area is primarily characterized by large residential lots, manufactured housing and undeveloped/agricultural/forested land uses. West of the subject parcels are residentially developed parcels. East of the subject parcels are undeveloped and wooded parcels. North of the subject parcels is a rural subdivision, Wilson Mill. The subdivision contains some developed lots with the majority of lots wooded and undeveloped. The Wilson Mill subdivision does have paved internal roads

****Any major land development would require the access roads to be brought up to county standards.***

Public Services

The subject parcel is within the boundaries of School District Lexington/Richland One. Horrell Hill Elementary School is located 5.8 miles southwest of the subject parcels on Horrell Hill Road. The Leesburg/601 fire station (number 31) is located 2.7 miles northwest of the subject parcels on McCords Ferry Road. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by well and septic tanks would be utilized for sewer.

Plans & Policies

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates this area as **Rural Area** in the **South East Planning Area**.

Objective: "Single family developments should occur at low densities with a minimum lot size of one dwelling unit per ¾ acre lots (33,000 square feet)."

Non-Compliance: The proposed zoning district does not meet the recommended density for the Rural Area as outlined in the 2009 Comprehensive Plan.

Lower Richland Neighborhood Master Plan

Rural Residential Area

Lower Richland offers an alternative to the urban and suburban areas of Columbia and Richland County. Balancing the desire to protect this way of life with development pressures is one of the objectives of this plan.

Existing constraints (i.e., limited water and sewer service, environmental constraints) will limit the amount of development that will occur in this area over the next twenty years. However, any new development that does occur should be compatible to existing residential and respectful of existing agricultural operations and historic properties.

Current rural zoning allows for one residential unit per 33,000 square feet in the Rural Residential Area of Lower Richland. Future growth should respect this standard. In addition, where appropriate, developers should preserve critical natural or historic resources through context sensitive development methods such as conservation subdivisions. In addition, in order to preserve the rural feel of the area, significant hardwood trees, naturally vegetated areas, and wetlands, particularly Carolina Bays, should be preserved

Traffic Characteristics

No traffic count stations are located near the subject parcel. This segment of Old Leesburg Road is maintained by the county ditch-to-ditch, but has not been deeded.

There are no planned or programmed improvements for Old Leesburg Road, either through SCDOT or as part of the County's Transportation Penny Program.

Conclusion

The proposed MH District does not meet the recommended intent of the Comprehensive Plan of 1.3 dwelling units per acre as outlined in the Rural Future Land Use designation. Staff is of the opinion that approval of the proposed zoning district would be out of character in an area that is a mix of low density residential and agricultural uses.

For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

November 25, 2014,

Case 14-34 MA

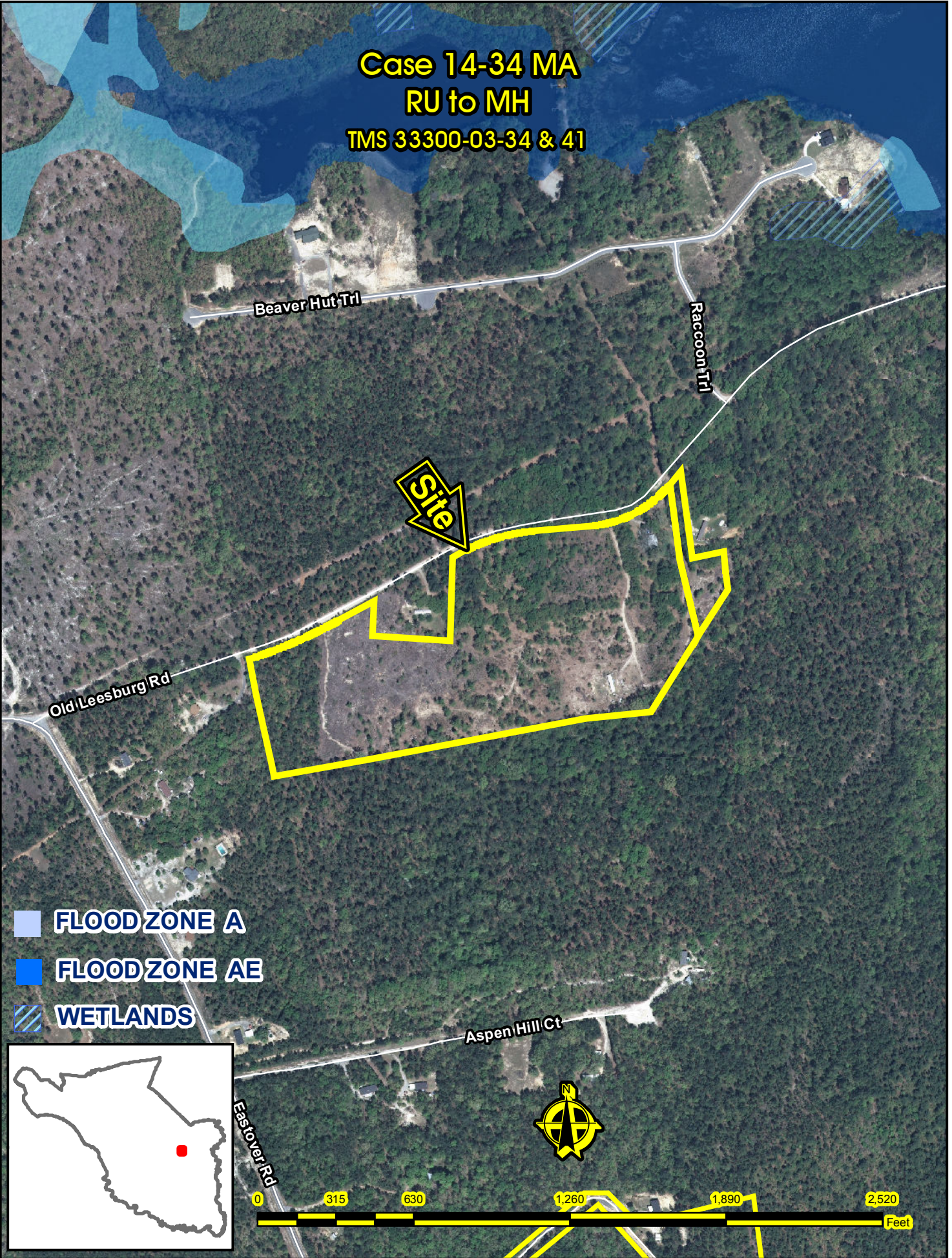
RU to MH



ZONING CLASSIFICATIONS

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

**Case 14-34 MA
RU to MH
TMS 33300-03-34 & 41**



CASE 14-34 MA

From RU to MH

TMS# R33300-03-34 & 41

Old Leesburg Rd



The zoning change from RU (Rural) to MH (Manufacture Home Residential District) would permit the introduction of the following uses which were not allowed previously in the original zoning

| USE TYPES | MH |
|-------------------------|----|
| Manufactured Home Parks | SR |



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 5, 2014
RC PROJECT: 14-35 MA
APPLICANT: Mark Jeffers

LOCATION: North Springs Rd & Mill Field Rd

TAX MAP NUMBER: R22905-01-79
ACREAGE: 1.4
EXISTING ZONING: RS-MD
PROPOSED ZONING: NC

PC SIGN POSTING: October 10, 2014

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Light Industrial District (LI) parcel west of the subject parcel with frontage on Woodley Way was approved under Ordinance No. 023-14HR (case number 14-007MA).

The General Commercial District (GC) parcels west of the subject parcel with frontage on North Brickyard Road were approved under Ordinance No. 057-12HR (case number 12-026MA).

Zoning District Summary

The Neighborhood Commercial District (NC) 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 businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

| Direction | Existing Zoning | Use |
|---------------|-----------------|------------------------------|
| <u>North:</u> | RS-LD | Spring Valley Subdivision |
| <u>South:</u> | HI/HI | Warehouse/Cement Plant |
| <u>East:</u> | RS-MD | Windmill Orchard Subdivision |
| <u>West:</u> | RS-LD | Spring Valley Subdivision |

Discussion

Parcel/Area Characteristics

The parcel has frontage along North Springs Road and Mill Field Road. The subject parcel is undeveloped, contains little vegetation and a gentle slope. The immediate area is primarily characterized by commercial, industrial and residential uses, with no sidewalks or streetlights in the vicinity. Contiguous east of the subject parcel is the Windmill Orchard subdivision and north is the Spring Valley subdivision. The Heavy Industrial District (HI) parcels south contain warehouses and cement plant. Southwest of the subject parcel is a garden center (Woodley's).

Public Services

The subject parcel is within the boundaries of School District Two. Lonnie B Nelson Elementary School is located one thousand five hundred and nine (1509) feet west of the subject parcel. The Sand Hill fire station (number 24) is located .8 miles southeast of the subject parcel on Sparkleberry Lane. There is a fire hydrant located along North Springs Road. 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 East Richland County Public Service District.

Plans & Policies

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

Objective: Objective: “Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.”

Compliance: The proposed zoning is in compliance with the recommended objective for suburban commercial, as the site would not encroach into a residential area. There is existing commercial uses along Mill Field Road and North Springs Road.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 492) located northeast of the subject parcel on North Springs Road identifies 12,200 Average Daily Trips (ADT's). This segment of North Springs Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. North Springs Road is currently operating at Level of Service (LOS) “F”.

Intersection improvements are planned at North Springs Road and Risdon Way, North Springs Road and Harrington Road, and North Springs Road and Clemson Road/Rhame Road as part of the County's Transportation Penny program.

Conclusion

This area is unique from the perspective that the surrounding properties are zoned RS-LD, RS-MD and HI and have developed over the years with heavy and light industrial uses to the south and residential uses to the north. Because of this unique geographic location, staff is of the opinion that this parcel could serve as a transitional piece between the industrial uses and the residential developments. The site could satisfy the locational characteristics as defined by the NC District purpose statement.

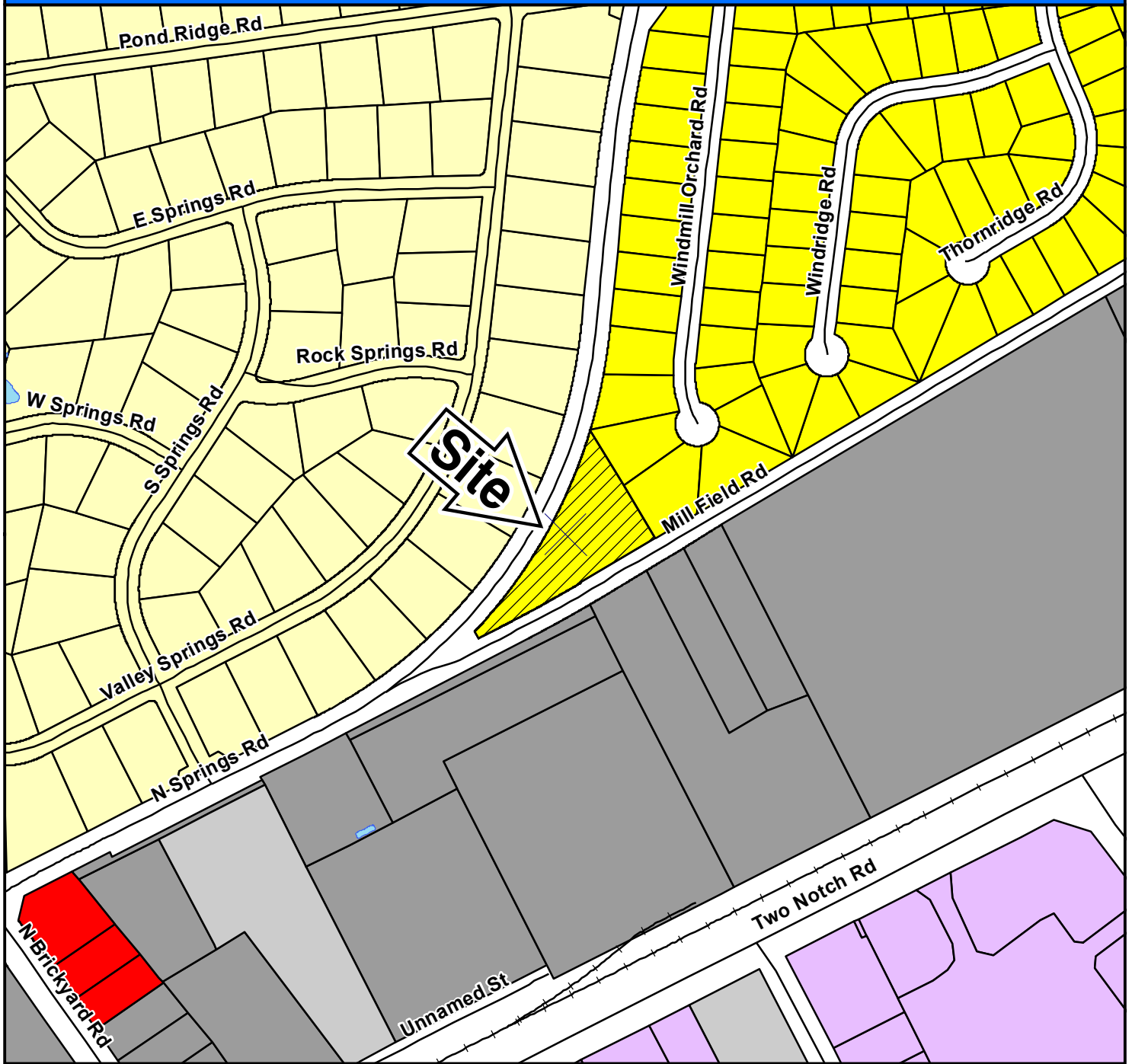
The subject request meets the intent of the zoning district and is in compliance with the design characteristics described in the Comprehensive Plan

For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

November 25, 2014

Case 14-35 MA RS-MD to NC



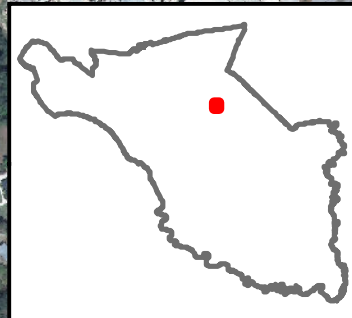
ZONING CLASSIFICATIONS

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

Case 14-35 MA
RS-MD to NC
TMS 22905-01-79

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 14-35 MA

From RS-MD to NC

TMS# R22905-01-79

North Springs Rd



| USE TYPES | NC |
|--|-----------|
| Group Homes (10 or More) | SE |
| Rooming and Boarding Houses | SE |
| Amusement Arcades | P |
| Athletic Fields | SR |
| Clubs or Lodges (Ord No.054-08HR; 9-16-08) | P |
| Dance Studios and Schools | P |
| Martial Arts Instructional Schools | P |
| Physical Fitness Centers | P |
| Cemeteries, Mausoleums (Ord. 069- 10HR) | SR |
| Community Food Services | P |
| Courts | P |
| Day Care Centers, Adult (Ord. 008- 09HR; 2-17-09) | SR |
| Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09) | SR |
| Government Offices | P |
| Individual and Family Services, Not Otherwise Listed | P |
| Libraries | P |
| Museums and Galleries | P |
| Nursing and Convalescent Homes | P |
| Orphanages | P |
| Places of Worship | P |
| Police Stations, Neighborhood | P |
| Post Offices | P |

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|--|----|
| Schools, Administrative Facilities | P |
| Schools, Business, Computer and Management Training | P |
| Schools, Fine Arts Instruction | P |
| Schools, Junior Colleges | P |
| Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools) | P |
| Schools, Technical and Trade (Except Truck Driving) | P |
| Accounting, Tax Preparation, Bookkeeping, and Payroll Services | P |
| Advertising, Public Relations, and Related Agencies | P |
| Automatic Teller Machines | P |
| Automobile Parking (Commercial) | P |
| Banks, Finance, and Insurance Offices | SR |
| Barber Shops, Beauty Salons, and Related Services | P |
| Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10) | SR |
| Computer Systems Design and Related Services | P |
| Clothing Alterations/Repairs; Footwear Repairs | P |
| Construction, Building, General Contracting, without Outside Storage | P |
| Construction, Special Trades, without Outside Storage | P |
| Employment Services | P |

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|---|----|
| Engineering, Architectural, and Related Services | P |
| Funeral Homes and Services | P |
| Laundromats, Coin Operated | P |
| Laundry and Dry Cleaning Services, Non- Coin Operated | P |
| Legal Services (Law Offices, Etc.) | P |
| Locksmith Shops | P |
| Management, Scientific, and Technical Consulting Services | P |
| Massage Therapists | P |
| Medical/Health Care Offices | P |
| Medical, Dental, or Related Laboratories | P |
| Office Administrative and Support Services, Not Otherwise Listed | P |
| Packaging and Labeling Services | P |
| Pet Care Services (Excluding Veterinary Offices and Kennels) | SR |
| Photocopying and Duplicating Services | P |
| Photofinishing Laboratories | P |
| Photography Studios | P |
| Picture Framing Shops | P |
| Professional, Scientific, and Technical Services, Not Otherwise Listed | P |
| Real Estate and Leasing Offices | P |
| Repair and Maintenance Services, Personal and Household Goods | P |
| Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics | P |

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|---|----|
| Tanning Salons | P |
| Theaters, Motion Picture, Other Than Drive-Ins | SE |
| Travel Agencies (without Tour Buses or Other Vehicles) | P |
| Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) | SR |
| Watch and Jewelry Repair Shops | P |
| Weight Reducing Centers | P |
| Antique Stores (See Also Used Merchandise Shops and Pawn Shops) | P |
| Art Dealers | P |
| Arts and Crafts Supply Stores | P |
| Bakeries, Retail | P |
| Bars and Other Drinking Places | SE |
| Bicycle Sales and Repair | P |
| Book, Periodical, and Music Stores | P |
| Camera and Photographic Sales and Service | P |
| Candle Shops | P |
| Candy Stores (Confectionery, Nuts, Etc.) | P |
| Caterers, No On Site Consumption | P |
| Clothing, Shoe, and Accessories Stores | P |
| Coin, Stamp, or Similar Collectibles Shops | P |
| Computer and Software Stores | P |
| Convenience Stores (with Gasoline Pumps) | P |

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|--|---|
| Convenience Stores (without Gasoline Pumps) | P |
| Cosmetics, Beauty Supplies, and Perfume Stores | P |
| Department, Variety or General Merchandise Stores | P |
| Drugstores, Pharmacies, without Drive- Thru | P |
| Fabric and Piece Goods Stores | P |
| Florists | P |
| Food Service Contractors | P |
| Food Stores, Specialty, Not Otherwise Listed | P |
| Formal Wear and Costume Rental | P |
| Fruit and Vegetable Markets | P |
| Garden Centers, Farm Supplies, or Retail Nurseries | P |
| Gift, Novelty, Souvenir, or Card Shops | P |
| Grocery/Food Stores (Not Including Convenience Stores) | P |
| Hardware Stores | P |
| Health and Personal Care Stores, Not Otherwise Listed | P |
| Hobby, Toy, and Game Stores | P |
| Home Centers | |
| Home Furnishing Stores, Not Otherwise Listed | P |
| Jewelry, Luggage, and Leather Goods (May Include Repair) | P |
| Liquor Stores | P |
| Meat Markets | P |

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|---|----|
| Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building | P |
| Musical Instrument and Supplies Stores (May Include Instrument Repair) | P |
| News Dealers and Newsstands | P |
| Office Supplies and Stationery Stores | P |
| Optical Goods Stores | P |
| Paint, Wallpaper, and Window Treatment Sales | P |
| Pet and Pet Supplies Stores | P |
| Record, Video Tape, and Disc Stores | P |
| Restaurants, Cafeterias | P |
| Restaurants, Full Service (Dine-In Only) | P |
| Restaurants, Limited Service (Delivery, Carry Out) | P |
| Restaurants, Snack and Nonalcoholic Beverage Stores | P |
| Sporting Goods Stores | P |
| Tobacco Stores | P |
| Used Merchandise Stores | P |
| Video Tape and Disc Rental | P |
| Radio, Television, and Other Similar Transmitting Towers | SE |
| Utility Company Offices | P |

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION; DEFINITIONS; AND ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SUBSECTION (F), TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SO AS TO PERMIT NON-HAZARDOUS SLUDGE IN THE HI (HEAVY INDUSTRIAL DISTRICT) WITH SPECIAL REQUIREMENTS

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction; Definitions; Section 26-22, Definitions; is hereby amended to add the following definitions in appropriate chronological order:

Sludge. Any solid, semi-solid, or liquid waste generated from a municipal, commercial, or industrial wastewater treatment plant, water supply treatment plant, or air pollution control facility exclusive of the treated effluent from a wastewater treatment plant.

Structural fill. Landfilling for future beneficial use utilizing land-clearing debris, hardened concrete, hardened/cured asphalt, bricks, blocks, and other materials specified by DHEC by regulation, compacted and landfilled in a manner acceptable to DHEC, consistent with applicable engineering and construction standards and carried out as a part of normal activities associated with construction, demolition, and land-clearing operations; however, the materials utilized must not have been contaminated by hazardous constituents, petroleum products, or painted with lead-based paint. Structural fill may not provide a sound structural base for building purposes.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts And District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; Subsection (f), Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Agricultural Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

| USE TYPES | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-I | LI | HI |
|--|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|-----------|
| <u>Transportation, Information, Warehousing, Waste Management, and Utilities</u> | | | | | | | | | | | | | | | | | |
| Airports or Air Transportation Facilities and Support Facilities | | | | | | | | | | | | | | | P | P | P |
| Antennas | | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR |
| Bus Facilities, Interurban | | | | | | | | | | | | | P | P | P | P | P |
| Bus Facilities, Urban | | | | | | | | | | | | | P | P | P | P | P |
| Charter Bus Industry | | | | | | | | | | | | | | P | P | P | P |
| Courier Services, Central Facility | | | | | | | | | | | | | | | P | P | P |
| Courier Services, Substations | | | | | | | | | | | P | | P | P | P | P | P |
| Landfills, Sanitary and Inert Dump Sites | | SE | | | | | | | | | | | | | | | SE |
| <u>Structural Fill Sites</u> | | | | | | | | | | | | | | | | | |
| Limousine Services | | | | | | | | | | | | | | P | P | P | P |
| Materials Recovery Facilities (Recycling) | | | | | | | | | | | | | | | P | P | P |
| Power Generation, Natural Gas Plants, and Similar Production Facilities | | | | | | | | | | | | | | | | | P |
| Radio and Television Broadcasting Facilities (Except Towers) | | | | | | | | | | | P | | P | P | P | P | |
| Radio, Television, and Other Similar Transmitting Towers | | SE | | | | | | | | | SE | SE | SE | SE | SE | SE | SE |
| Rail Transportation and Support Facilities | | | | | | | | | | | | | | | | | P |
| Recycling Collection Stations | | | | | | | | | | | | | | | | | P |
| Remediation Services | | | | | | | | | | | | | | | | P | P |
| Scenic and Sightseeing Transportation | | | | | | | | | | | | | | P | P | P | P |
| <u>Sludge, Non-Hazardous</u> | | | | | | | | | | | | | | | | | <u>SR</u> |
| Sewage Treatment Facilities, Private | | | | | | | | | | | | | | | | | P |
| Taxi Service Terminals | | | | | | | | | | | | | | P | P | P | P |
| Truck Transportation Facilities | | | | | | | | | | | | | | | | | P |
| Utility Company Offices | | | | | | | | | | | P | P | P | P | P | P | P |

| USE TYPES | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-I | LI | HI |
|---|-------------|-----------|-----------|-------------|--------------|--------------|--------------|-----------|--------------|--------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|
| Utility Lines and Related Appurtenances | P | P | P | P | P | P | P | | P | P | P | P | P | P | P | P | P |
| Utility Service Facilities (No Outside Storage) | | | | | | | | | | | | | | P | P | P | P |
| Utility Substations | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR | SR |
| Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government) | | | | | | | | | | | | | | | | | |
| Warehouses, Self-Storage | | | | | | | | | | | | | SR | SR | SR | SR | P |
| Waste Collection, Hazardous | | | | | | | | | | | | | | | | | SE |
| Waste Collection, Other | | | | | | | | | | | | | | | | | P |
| Warehouses, Self-Storage | | | | | | | | | | | | | | SR | SR | SR | P |
| Waste Collection, Solid, Non-Hazardous | | | | | | | | | | | | | | | | | P |
| Waste Treatment and Disposal, Hazardous | | | | | | | | | | | | | | | | | SE |
| Waste Treatment and Disposal, Non-Hazardous | | | | | | | | | | | | | | | | | P |
| Water Treatment Plants, Non-Governmental, Public | | | | | | | | | | | | | | | P | P | P |

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed By Zoning District; is hereby amended so as to add “Sludge, Non-Hazardous” as paragraph (67) and current paragraph (67) shall be new paragraph (68), and all subsequent paragraphs shall be appropriately renumbered. New paragraph (65) shall read as follows:

(67) Sludge, Non-Hazardous - (HI)

SECTION IV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed By Zoning District; is hereby amended so as to add “Sludge, Non-Hazardous” as paragraph (67) and current paragraph (67) shall be new paragraph (68), and all subsequent paragraphs shall be appropriately renumbered. New paragraph (65) shall read as follows::

(65) Sludge, non-hazardous.

a. Use districts. Heavy Industrial.

b. All federal and state regulations must be met and a permit obtained from DHEC.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed By Zoning District; Paragraph (15); is hereby amended to read as follows:

(15) Landfills, ~~Sanitary~~ and ~~Inert Dump~~ Structural Fill Sites - (RU, HI)

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; Paragraph (15), Landfills and Inert Dump Sites; is hereby amended to read as follows:

(15) ~~Landfill, sanitary and inert dump~~ structural fill sites.

a. Use districts: Rural; Heavy Industrial.

b. All required local, state, and federal permits must be obtained.

c. Ingress and egress to the site must be from a thoroughfare or collector road.

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

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

SECTION IX. Effective Date. This ordinance shall be enforced from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE _____ DAY

OF _____, 2014

S. Monique McDaniels
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading:
Public Hearing:
Second Reading:
Third Reading:



Development Review Team
Project for September 25, 2014
at 1:00 pm

| Project # | Development | Location | Coun- cil Dis- trict | Lots/ Units/ Square Feet | Acres |
|-----------|--|---|-------------------------------|-----------------------------------|-------|
| SD14-071 | Hawthorne Ridge Phase 2 TMS # R20300-02-46 | N/S of Lee Road Approved | 8 | 42 | 13.86 |
| SP14-086 | Ritedose Corporation TMS # R17200-02-20, 25 | 1 Technology Circle Disapproved | 7 | 104,100 sf | 15.69 |
| SD14-072 | Hawthorne Ridge Phase 3 TMS # R20300-02-61 | S/S Longtown Road Approved | 8 | 50 | 16.5 |

Development Review Team Members

Tracy Hegler, Planning Director
Geonard Price, Deputy Planning Director/Zoning Administrator
William Simon, Engineer II—Development Division Manager
Andrea Bolling, Floodplain Administrator
Carroll Williamson, Land Development Administrator
Miranda Spivey, Fire Marshal



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