

RICHLAND COUNTY
PLANNING COMMISSION

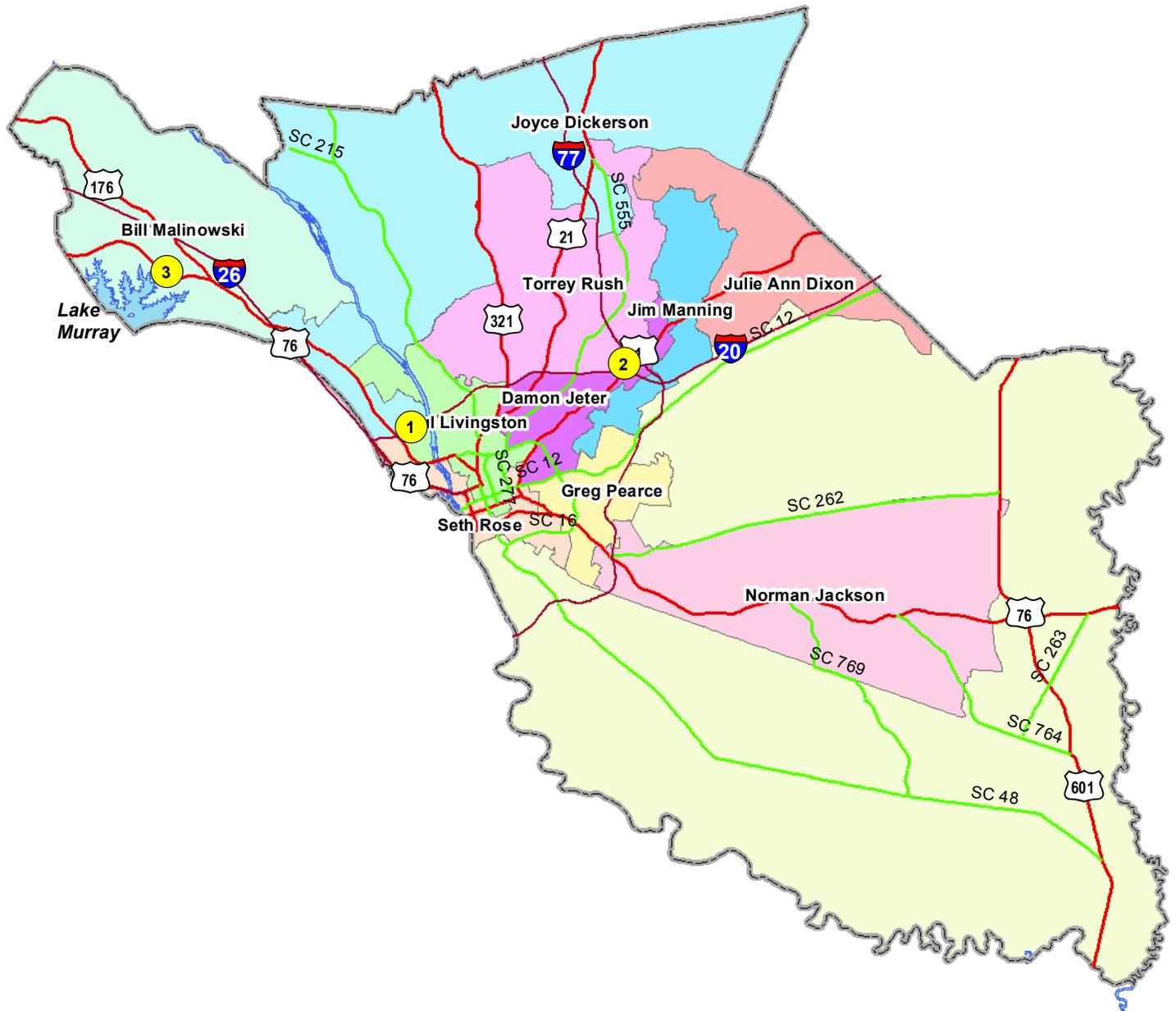


June 14, 2016

1:00 p.m.

RESCHEDULED

RICHLAND COUNTY PLANNING COMMISSION JUNE 14, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-18 MA	Kenneth Williams	07407-04-17	1809 Spotswood Dr.	Dickerson
2. 16-19 MA	Darshy Mehta	17011-02-02	1623 Barbara Dr.	Rush
3. 16-20 MA	Aaron Shealy	02411-02-04	1610 Dutch Fork Rd.	Malinowski

RICHLAND COUNTY PLANNING COMMISSION

Tuesday, June 14, 2016

Agenda

1:00 PM

***2020 Hampton Street
2nd Floor, Council Chambers***

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Patrick Palmer · Beverly Frierson · Christopher Anderson · William Theus
David Tuttle · Wallace Brown · Ed Greenleaf

I. PUBLIC MEETING CALL TO ORDER Stephen Gilchrist, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT Stephen Gilchrist, Chairman

III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL
May 2016 Minutes

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 16-18 MA
Kenneth Williams
RS-MD to OI (.3 acres)
1809 Spotswood Dr.
TMS# 07407-04-17 P. 1

2. Case # 16-19 MA
Darshy Mehta
OI to GC (4.5 acres)
1623 Barbara Drive
TMS# 17011-02-02 P. 9

3. Case # 16-20 MA
Aaron Shealy
RU to GC (1.13 acres)
1610 Dutch Fork Rd
TMS# 02411-02-04 P. 17

V. OTHER BUSINESS [ACTION]

VI. CHAIRMAN'S REPORT

RULES OF PROCEDURE

VII. DIRECTOR'S REPORT OF ACTION

DEVELOPMENT REVIEW TEAM REPORT

VIII. ADJOURNMENT

NOTES:

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ZONING PUBLIC HEARING

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 next 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. The County Council Zoning Public Hearing is usually scheduled for the 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.

TO: Planning Commission Members; Interested Parties
 FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
 DATE: May 25, 2016
 SUBJECT: June 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 name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 Emergency Road Naming Requirements.

Action Requested: The Planning Commission Board approval.

PROPOSED STREET NAME(S)	APPLICANT/CONTACT	DEVELOPEMENT NAME	PROPERTY TMS#	COUNCIL DISTRICT (HONORABLE)
1. Ardennes Drive 2. Attucks Court 3. Declaration Drive 4. Lightfoot Lane 5. Montford Drive	Josh Rabon, Civil Engineering of Columbia	The Park Liberty Ridge (Woodcreek Farms)	R28800-01-03 & 09	Julie Ann Dixon (9)





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 14, 2016
RC PROJECT: 16-18 MA
APPLICANT: Kenneth Williams

LOCATION: 1809 Spotswood Drive

TAX MAP NUMBER: R07407-04-17
ACREAGE: 0.3 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: OI

PC SIGN POSTING: May 20, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-2 Residential Single-family District (RS-2).

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 3.** "An addition of OI zoning contiguous to an existing commercial or residential zoning district." (Ord. 038-09HR; 7-21-09)

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>	RS-MD	Residence
<u>South:</u>	RS-MD	Residence
<u>East:</u>	RS-MD	Residence
<u>West:</u>	RS-MD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Spotswood Drive. There are no sidewalks or streetlights along this section of Spotswood Drive. The site contains a residence.

The surrounding properties are zoned Residential Single-family Medium Density District. The immediate area is characterized by residential uses. The surrounding parcels north, west, south and east of the site contain single-family residences.

Public Services

The subject parcel is within the boundaries of School District One. The W.S. Sandel Elementary School is located approximately .93 miles west of the subject parcel on Seminole Drive. The Saint Andrews fire station (number 6) is located .75 miles west of the subject parcel on Briargate Circle. There is a fire hydrant located east of the site along Spotswood Drive. Water and sewer service is provided by the City of Columbia.

Plans & Policies

The Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential***. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uemr)**.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

[Urban Edge] Mixed Residential (uemr)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the city or in the outer ring of neighborhoods. This development type primarily represents existing post-1940's subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

The Neighborhood Master Plan, "**BROAD RIVER ROAD CORRIDOR AND COMMUNITY STUDY**", designates this area as **Sub-Urban/ Rural Residential District**.

Sub-Urban/ Rural Residential District

One of the major goals of the master planning effort is to preserve and enhance the stable single-family neighborhoods in the vicinity of the corridor. This Plan proposes specific growth patterns that increase the Study Area's development capacity while simultaneously introducing transition mixed-use areas that clearly define and preserve the residential character in the neighborhoods. The Plan anticipates that the areas within this district will undergo little change as it relates to land use composition in the short-term. Over time, new development in the neighborhood should be primarily residential with an emphasis on single family development. Areas designated as Sub-Urban/ Rural District include the Piney Grove/ St. Andrews West Neighborhood located north of Beatty Road and the Kingswood/ Broad River Estates/ Pine Valley neighborhoods located east of Broad River Road. This district is envisioned to allow two storied detached single-family homes and duplexes.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #181) located southwest of the subject parcel on Broad River Road identifies 36,000 Average Daily Trips (ADT's). This segment of Broad River Road is classified as a five lane divided principal arterial road, maintained by SCDOT with a design capacity of 38,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for these sections of Broad River Road, either through SCDOT or the County Penny Sales Tax program. However, northwest of the site the intersection of Broad River Road has been identified and approved for intersection improvements in the 2035 COATS Long Range Transportation Plan.

Conclusion

The proposed amendment does not meet the intent of the zoning district as it is not oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

Although the Mixed Residential future land use and design allows general commercial and office uses, staff is of the opinion that the request is not in compliance with the intentions of the desired development pattern described in the Comprehensive Plan, as the site is not located within an activity center or on a mixed use corridor. Further, it would disrupt the residential fabric of the stable, single-family neighborhood.

Furthermore, the proposed zoning does not meet the intent of the Neighborhood Master Plan as it recommends single-family and two-family residences.

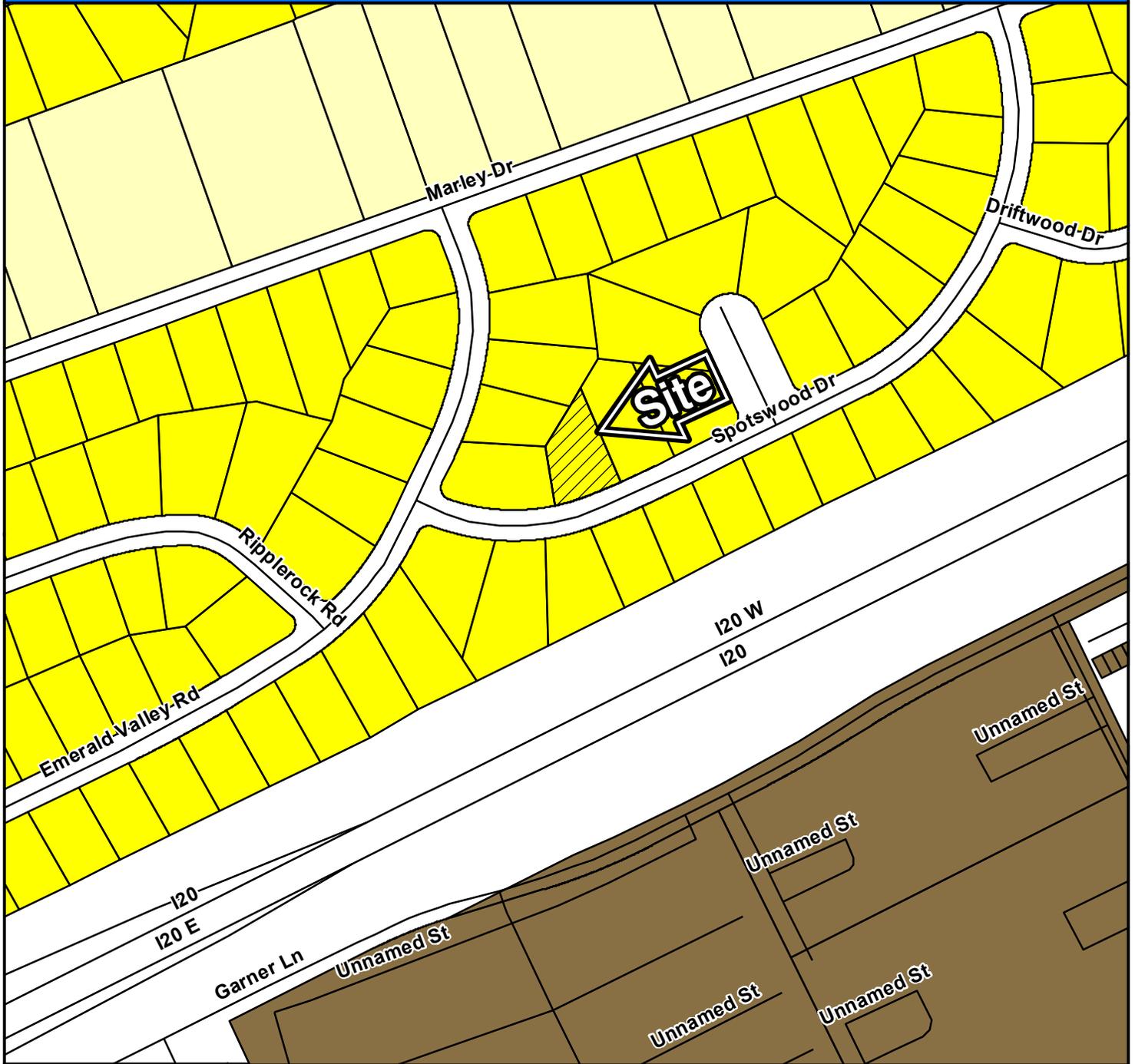
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

June 28, 2016.

Case 16-18 MA

RS-MD to OI

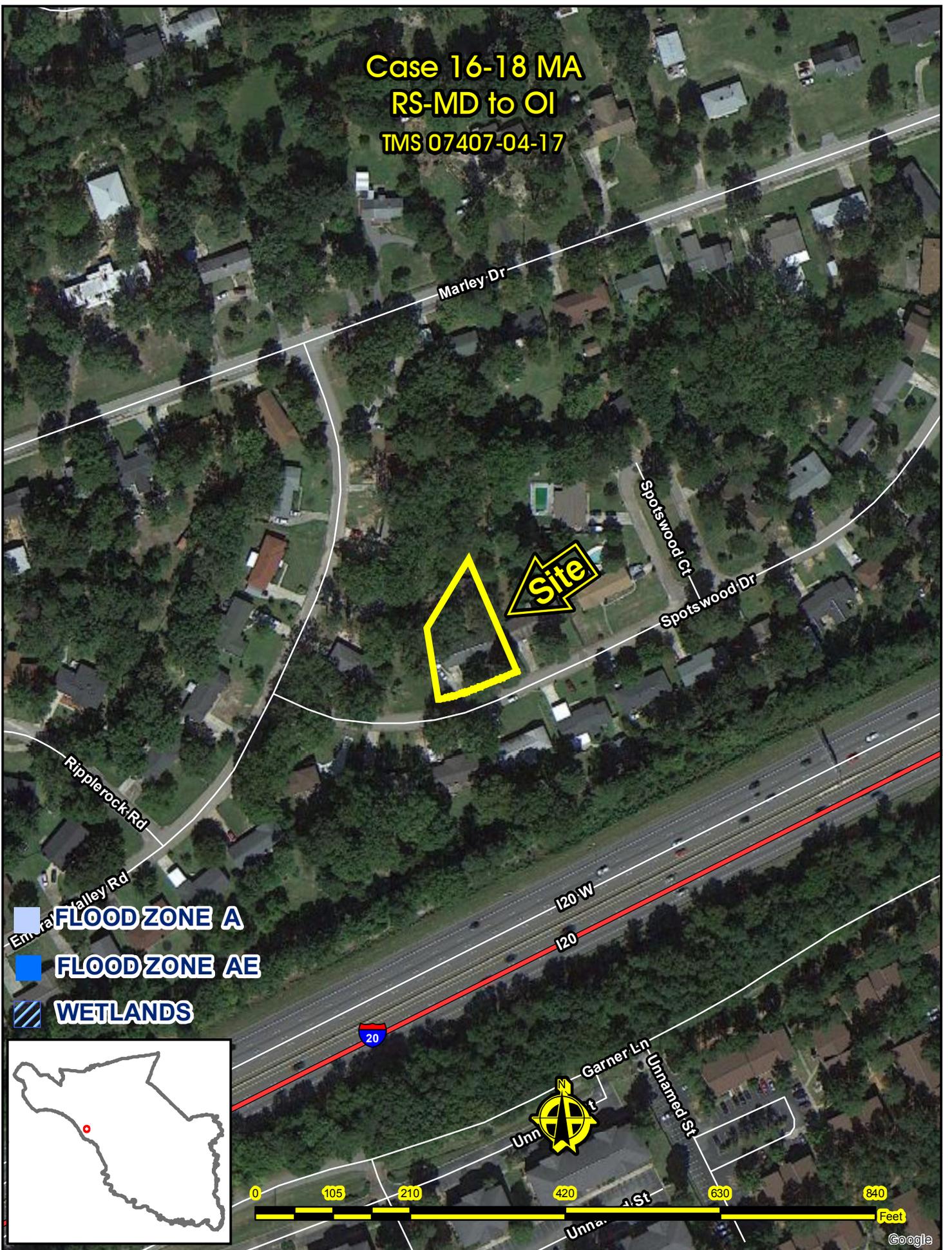


ZONING CLASSIFICATIONS

	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 16-18 MA
RS-MD to OI
TMS 07407-04-17



CASE 16-18 MA

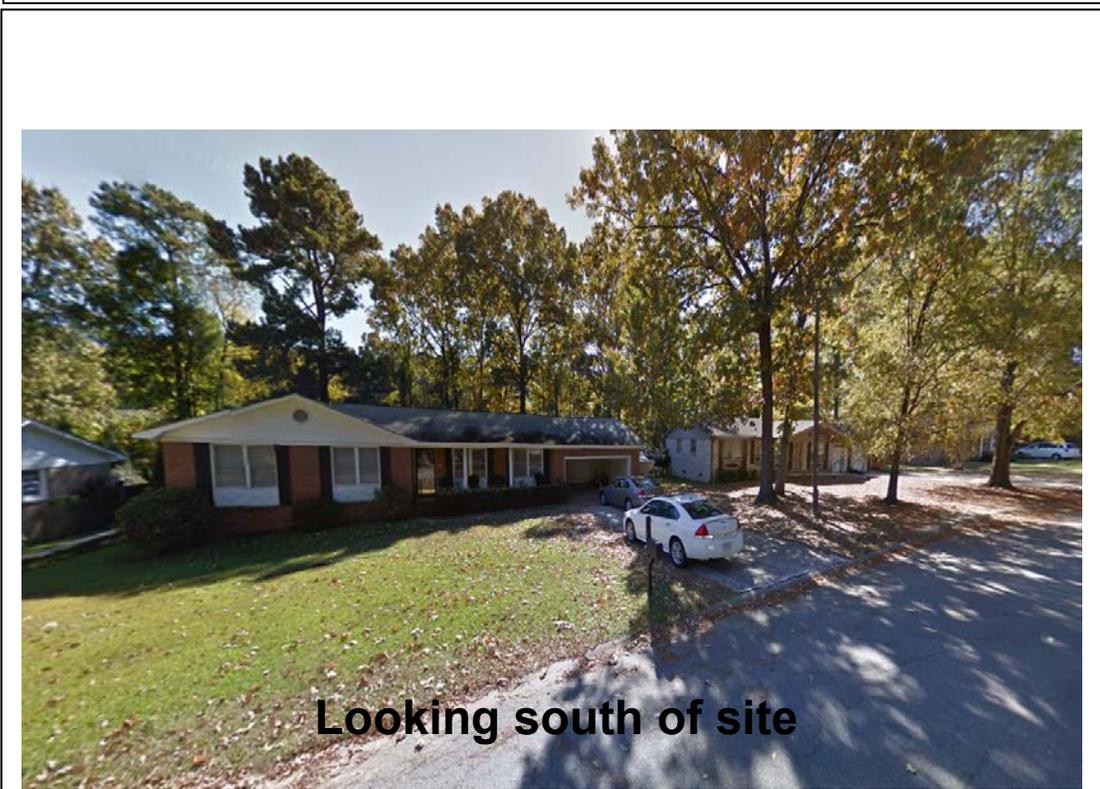
From RS-MD to OI

TMS# R07407-04-17

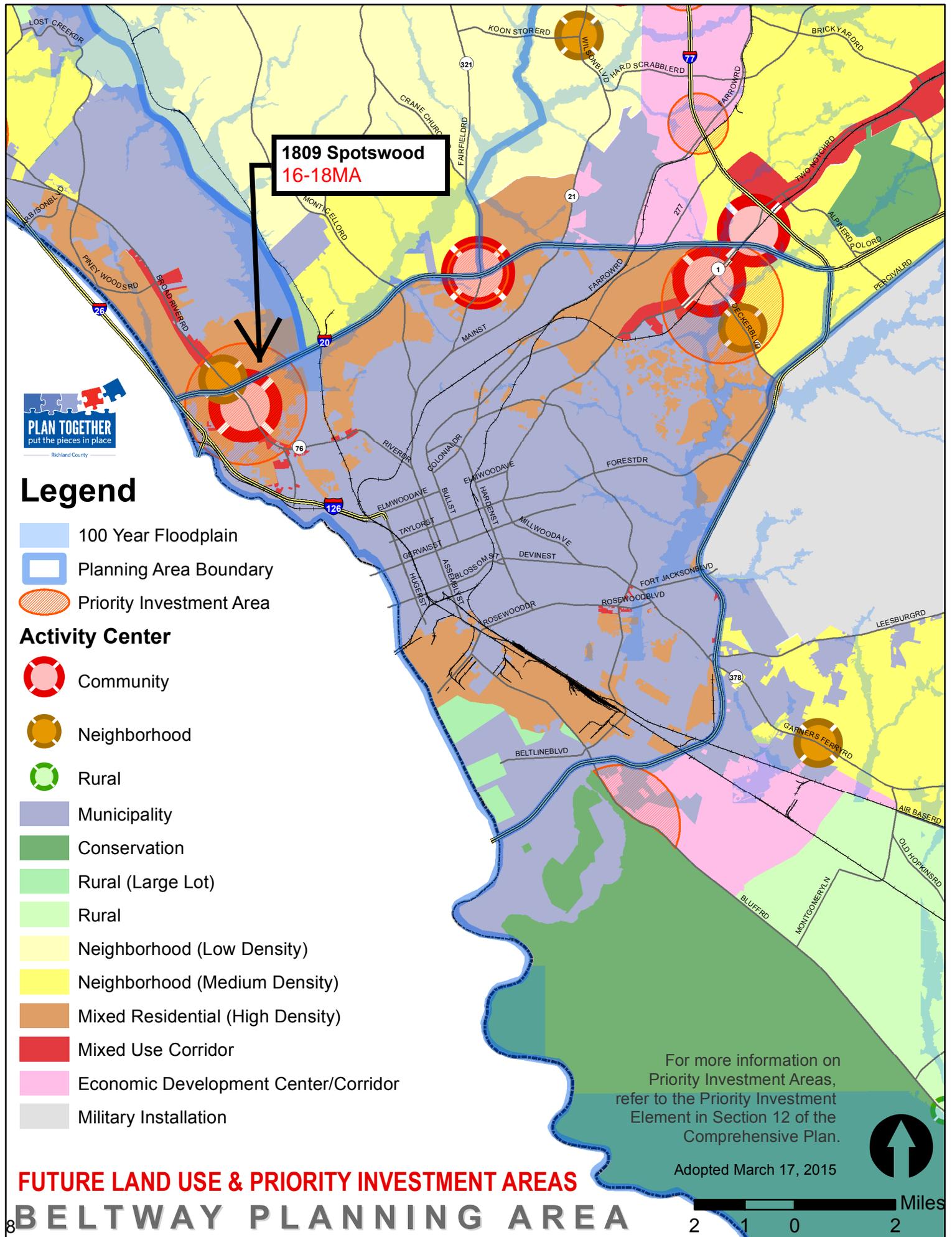
1809 Spotswood Drive



Looking at subject parcel.



Looking south of site



1809 Spotswood
16-18MA



Legend

- 100 Year Floodplain
- Planning Area Boundary
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS

BELTWAY PLANNING AREA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 14, 2016
RC PROJECT: 16-19 MA
APPLICANT: Darshy Mehta

LOCATION: 1623 Barbara Drive

TAX MAP NUMBER: R17011-02-02
ACREAGE: 4.5 acres
EXISTING ZONING: OI
PROPOSED ZONING: GC

PC SIGN POSTING: May 20, 2015

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 1.

An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Office and Institutional (C-1). With the adoption of the 2005 Land Development Code the C-1 District was designated Office and Institutional District (OI)

Zoning History for the General Area

The two General Commercial District (GC) parcels east of the subject site were approved under Ordinance No. 032-15HR (case number 15-030MA).

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: 72 dwelling units.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	GC/GC	Place of Worship/Home Improvement Store
<u>South:</u>	GC	Residence
<u>East:</u>	GC	Home Improvement Store
<u>West:</u>	OI/OI	Residences/Office

Discussion

Parcel/Area Characteristics

The parcel has frontage along Barbara Drive, a two lane, unpaved local collector street. There are no sidewalks or streetlamps along this section of Barbara Drive. The parcel is undeveloped. The immediate area is characterized by commercial, institutional and some residential uses. West of the subject parcel are residences and an office. The parcel north of the subject site contains a place of worship. A home center and multiple restaurants occupy the eastern parcels. South of the subject parcel is a residentially developed and occupied structure.

Public Services

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .45 miles southwest of the subject parcel on Springcrest Drive. Water would be provided by the City of Columbia and sewer would be provided by East Richland County Public Service District. There is a fire hydrant at the southeast corner of the property. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .3 miles south of the subject parcel.

Plans & Policies

2014 Comprehensive Plan

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Community Activity Center***.

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers

should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #113) located southeast of the subject parcel on Two Notch Road identifies 27,000 Average Daily Trips (ADT's). Two Notch Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Two Notch Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed zoning is in compliance with the recommended objective for community activity centers outlined in the 2014 Comprehensive Plan. Additionally, approval of the rezoning request would not be out of character with the surrounding development pattern and zoning districts for the area.

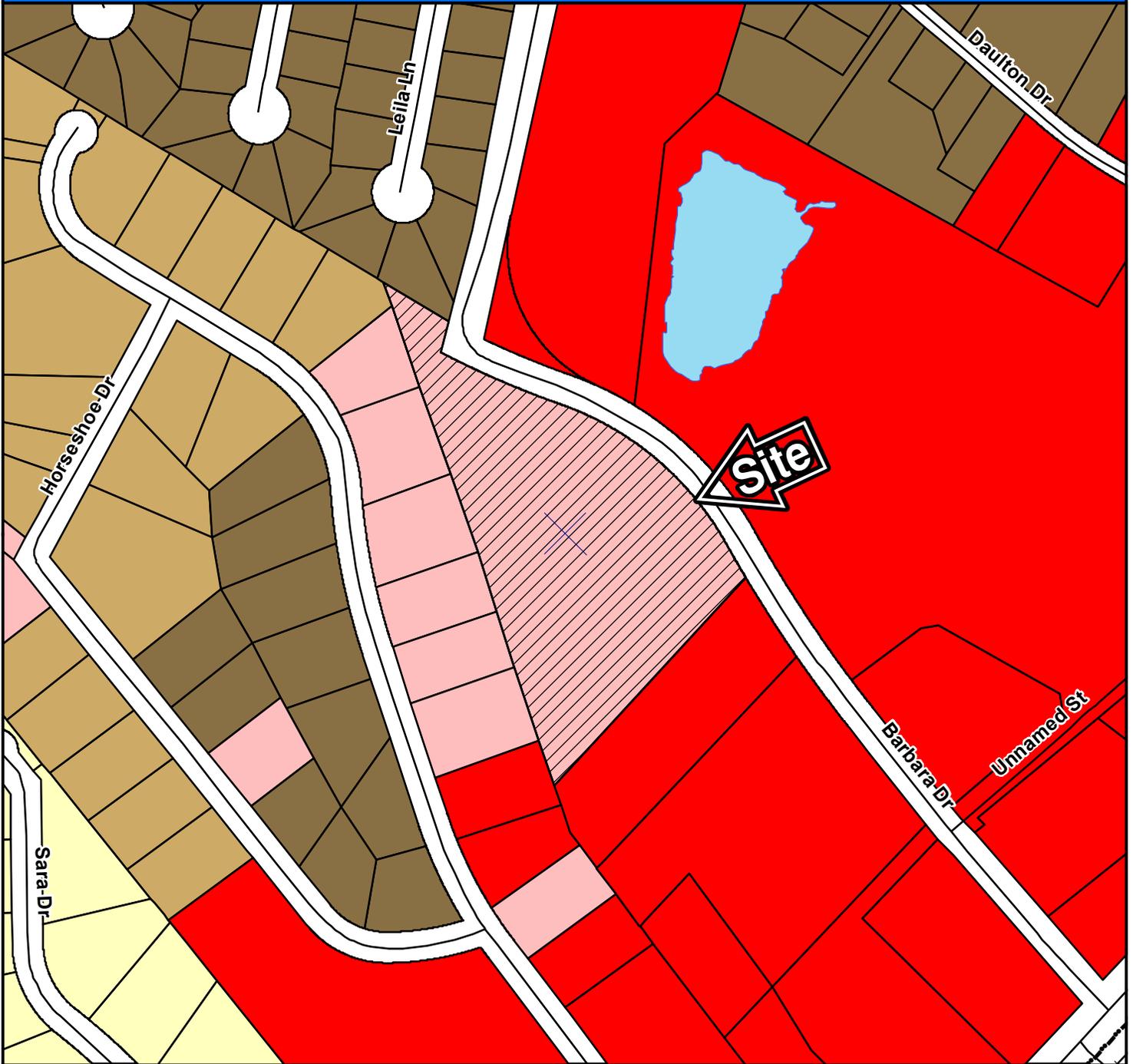
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

June 28, 2016.

Case 16-19 MA

OI 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 16-19 MA
OI to GC
TMS 17011-02-02

Lindvonn Ln

Leila Ln

Daulton Dr

Site

Horseshoe Dr

Barbara Dr

Unnamed St

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



Forest Acres
Google

CASE 16-19 MA

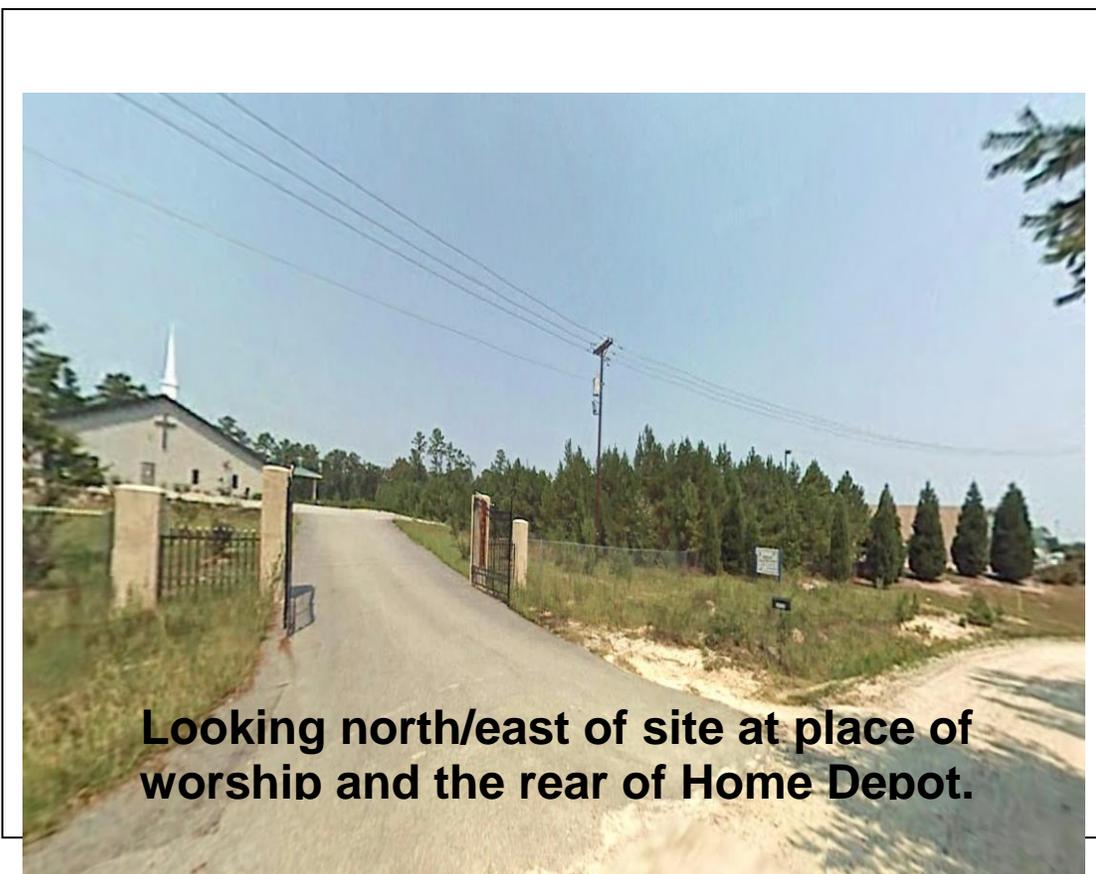
From OI to GC

TMS# R17011-02-02

1623 Barbara Drive



Looking at subject parcel & Barbara Drive.



Looking north/east of site at place of worship and the rear of Home Depot.

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

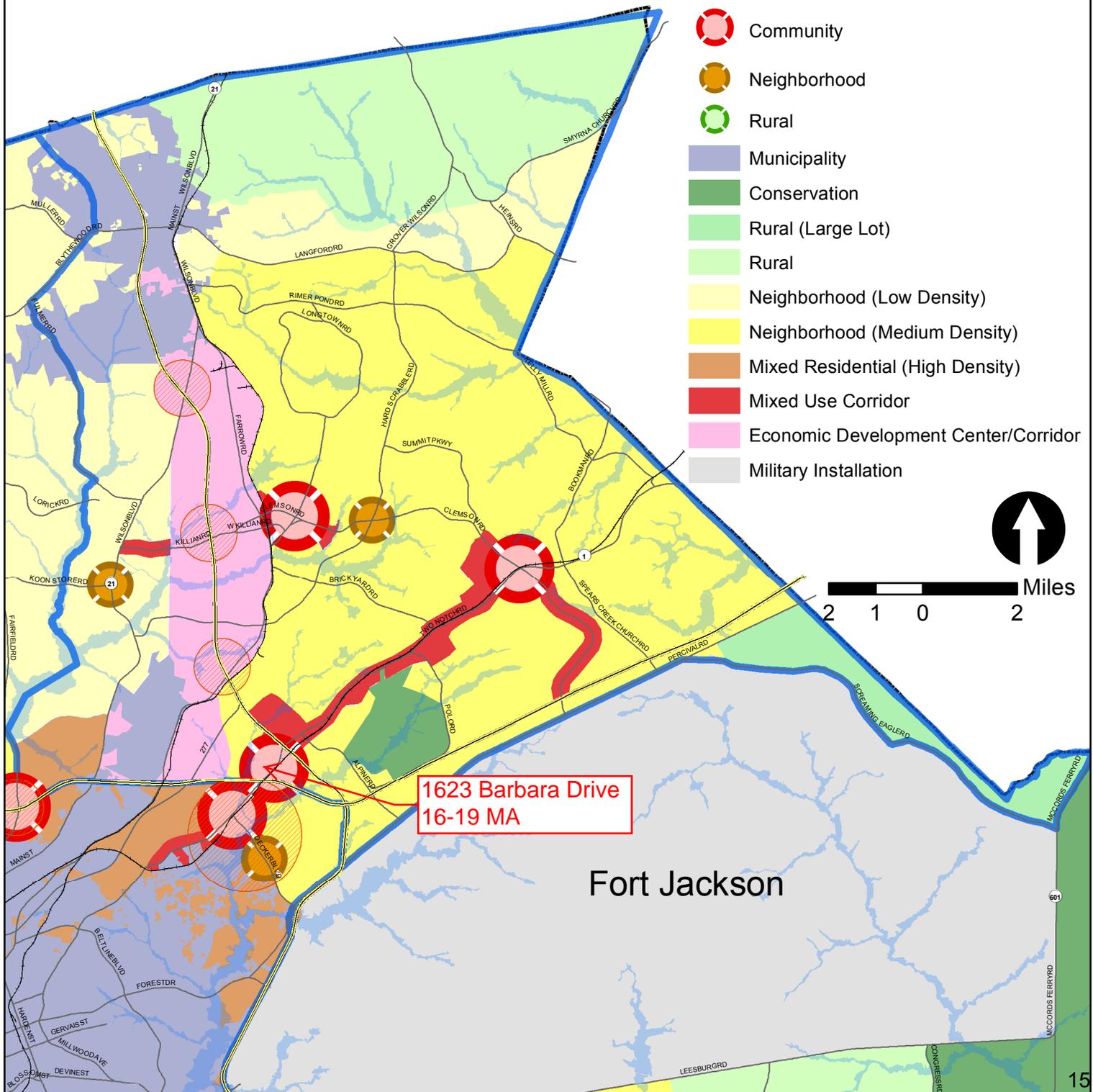


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 14, 2016
RC PROJECT: 16-020 MA
APPLICANT: Aaron Shealy

LOCATION: 1610 Dutch Fork Road

TAX MAP NUMBER: R02411-02-04
ACREAGE: 1.13 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: May 20, 2016

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** An extension of the same existing zoning district boundary.

Background

Zoning History

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

Zoning History for the General Area

A parcel east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 021-99HR (case number 99-14MA).

The GC parcel, located further east of the site was rezoned from Rural District (RU) to General Commercial District (GC) under ordinance number 008-05HR (case number 05-33MA).

A parcel even further east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 040-14HR (case number 14-10MA).

The OI parcel, located southeast of the site was rezoned from Rural District (RU) to Office and Institutional District (GC) under ordinance number 021-15HR (case number 15-20MA).

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: 18 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU/M-1	Ballentine Park
<u>South:</u>	PDD	Place of Worship
<u>East:</u>	GC	Limited Service Restaurant (Pelican Snowballs
<u>West:</u>	RU	Storage Facility/Antique Store

Discussion

Parcel/Area Characteristics

The site contains frontage along Dutch Fork Road with an 1100 square foot structure that was used previously as an office (Carolina Trader). Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and few, if any streetlights. The immediate area is primarily characterized by recreational, commercial, and some residential uses southeast of the subject site. Located north of the site, across railroad r-o-w, is the Ballentine Park; and west is a self-storage facility and antique store. Southwest of the parcel is a place of worship. East of the site is a Pelican Snowball limited service restaurant.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .36 miles northeast of the subject parcel on Bickley Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.54 miles east of the subject parcels.

Plans & Policies

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Medium Density***.

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 21,800 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Two Notch Road through the County Penny Sales Tax program. However, a 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2035 COATS Long Range Transportation Plan.

Conclusion

Staff is of the opinion that the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan.

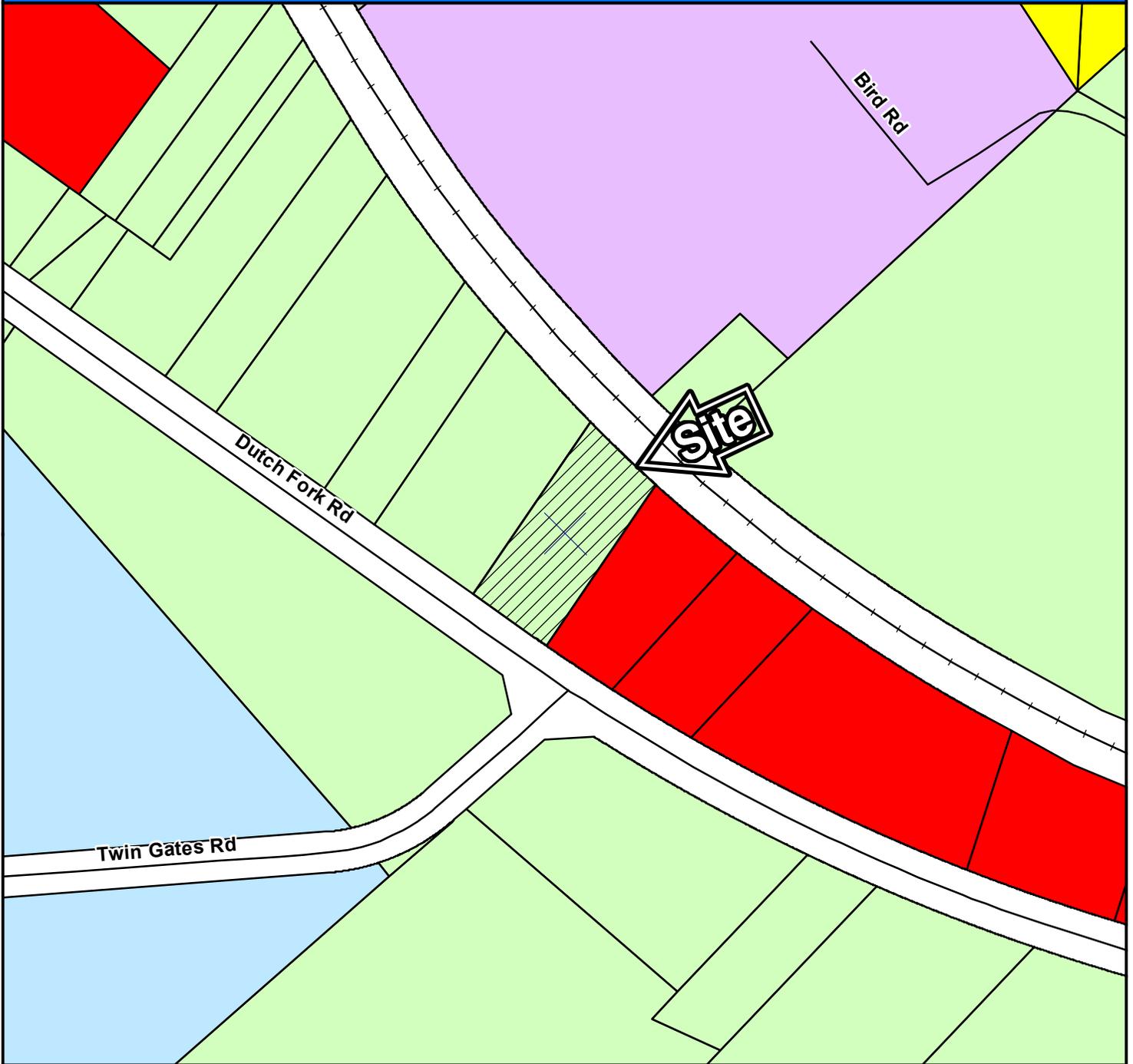
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. Although the subject parcel is not located at a traffic junction, it is within a contextually-appropriate distance from an intersection and the Neighborhood Activity Center. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed zoning is not "leap frogging", as it would support the existing development pattern, along with bridging the current fragmented zoning pattern in the area, which is primarily used commercially.

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

Zoning Public Hearing Date

June 28th, 2016.

Case 16-20 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 16-20 MA
RU to GC
TMS 02411-02-04

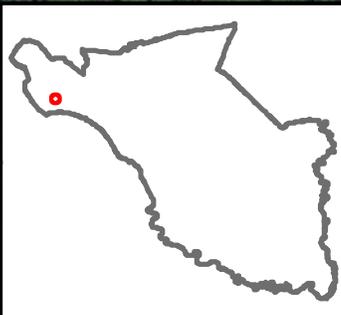
Site

Dutch Fork Rd

Bird Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

Twin Gates Rd



CASE 16-20 MA

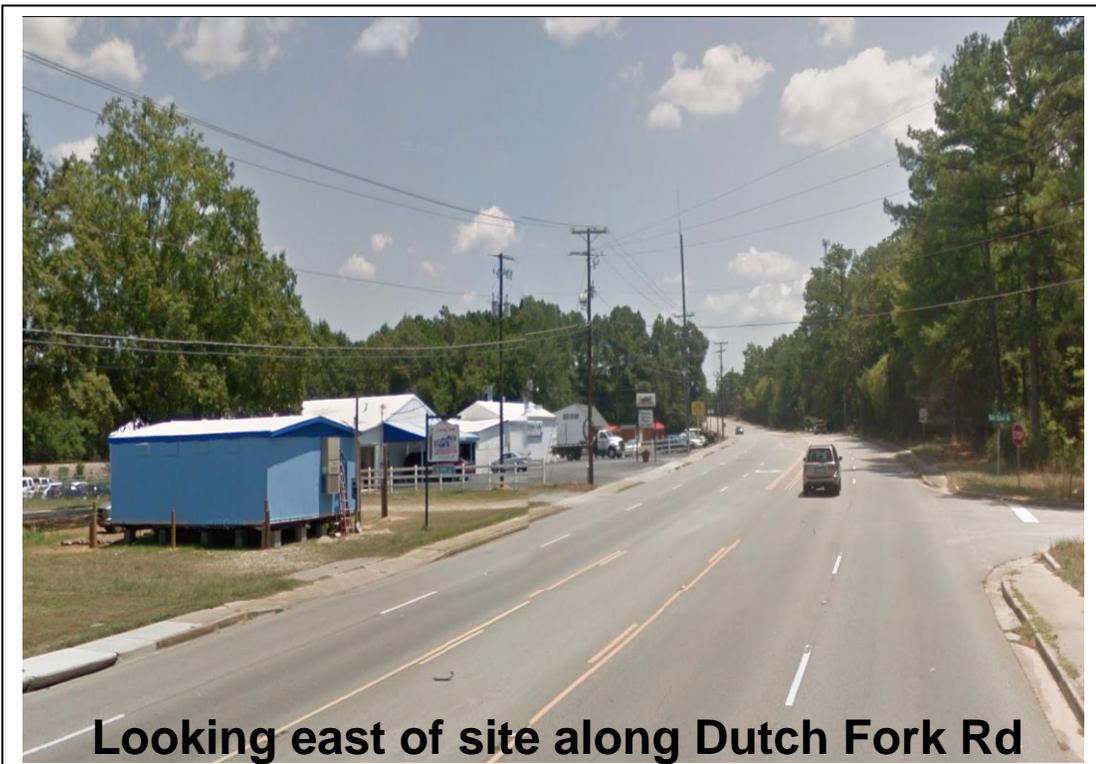
From RU to GC

TMS# R02411-02-04

1610 Dutch Fork Rd



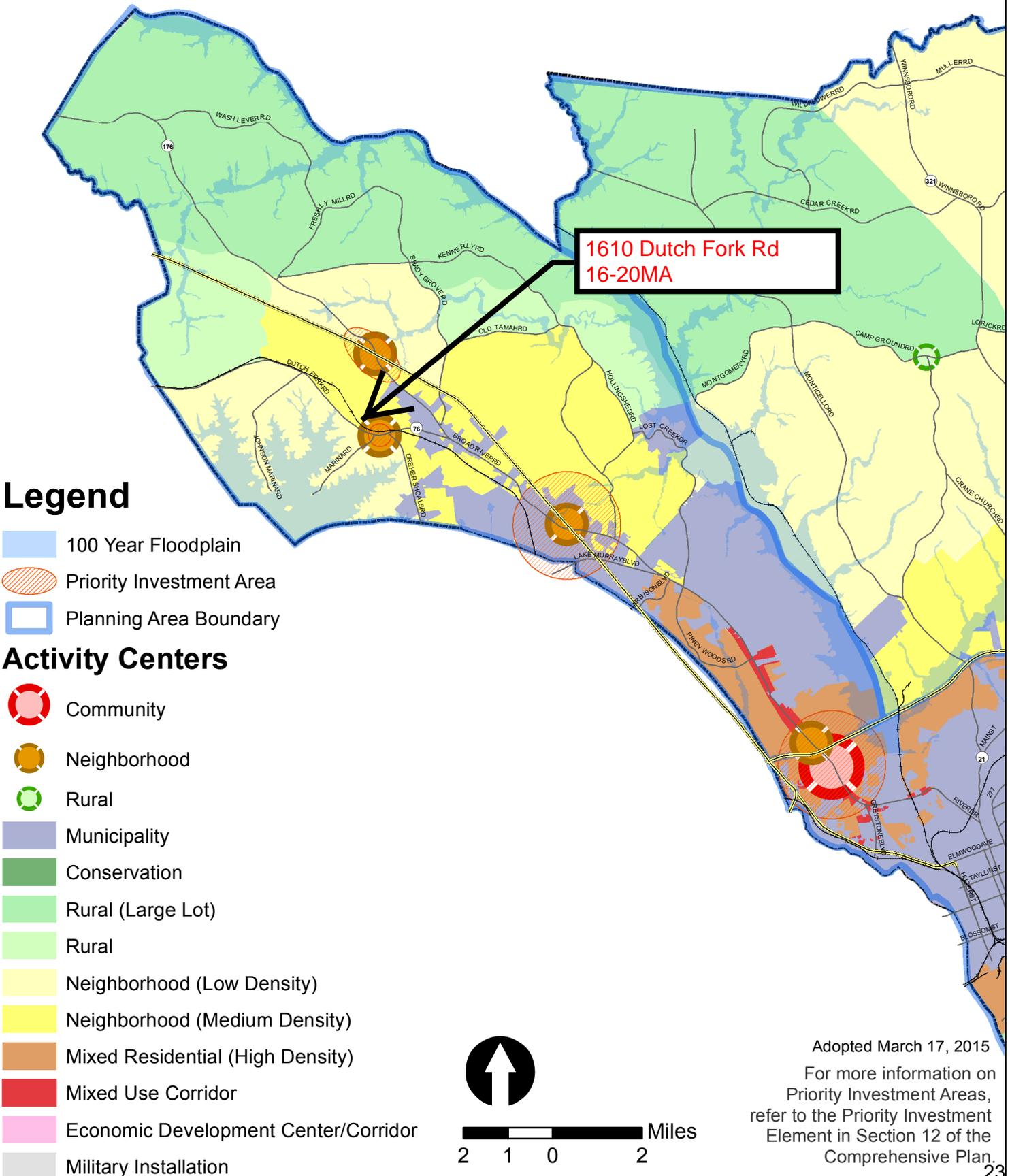
Looking at subject parcel.



Looking east of site along Dutch Fork Rd

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on
 Priority Investment Areas,
 refer to the Priority Investment
 Element in Section 12 of the
 Comprehensive Plan.

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

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

May 24, 2016

7:00 PM

Call to Order: Honorable Torrey Rush, Chair

Additions/Deletions to the Agenda: None.

Adoption of the Agenda: As published.

MAP AMENDMENTS

Case # 16-13 MA, George H. Reed Jr., RS-MD to RU (3.21 acres), 2127 Long Trail Dr., TMS# 24800-06-67:

The public hearing was held and no one spoke. Council unanimously approved the rezoning request.

ACTION: PLANNING

PDSD Recommendation - Denial

Planning Commission Recommendation – Denial 7-0

Case # 16-14 MA, Harold Johnson, RM-HD to OI (2.13 acres), 3800 Elberta St., TMS# 06105-01-15: Council unanimously deferred the rezoning and public hearing to the next zoning public hearing. **ACTION:**

PLANNING

PDSD Recommendation - Denial

Planning Commission Recommendation – Denial 7-0

Case# 16-16MA, Wanda Morris, RU to GC (0.45 acres), 413 Killian Rd., TMS# 17400-02-08: The public hearing was held and no one spoke. Council unanimously approved the rezoning request. **ACTION:**

PLANNING

PDSD Recommendation - Approval

Planning Commission Recommendation – Approval 7-0

Case# 16-17MA, Derrick J. Harris Sr., RU to OI (1.83 Acres), 7708 Fairfield Rd., TMS# 12000-02-22: Council unanimously deferred the rezoning and public hearing to the next zoning public hearing. **ACTION:**

PLANNING

PDSD Recommendation - Denial

Planning Commission Recommendation – Approval 7-0

TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO CLARIFY “MINIMUM LOT AREA/MAXIMUM DENSITY” REQUIREMENTS IN VARIOUS ZONING DISTRICTS: Council unanimously denied the text amendment. [ACTION: PLANNING](#)

Planning Commission Recommendation – Approval 6-0

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; SO AS TO AMEND THE SETBACK REQUIREMENTS FOR TOWERS ABUTTING RESIDENTIALLY ZONED PARCELS: Council unanimously approved the text amendment with changes made. [ACTION: PLANNING](#)

Planning Commission Recommendation – Approval 6-0

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ESTABLISH SPECIAL REQUIREMENTS FOR RESTAURANTS: Council unanimously approved sending the text amendment to the next Ad Hoc Ordinance Review Committee. [ACTION: PLANNING](#)

Planning Commission Recommendation – Approval 8-0

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO AMEND THE SPECIAL REQUIREMENTS FOR BARS AND OTHER DRINKING PLACES: Council unanimously approved the text amendment with changes made. [ACTION: PLANNING](#)

Planning Commission Recommendation – Approval 6-0

ADJOURNMENT: Council adjourned at 7:48.



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
Fax (803) 576-2182
