

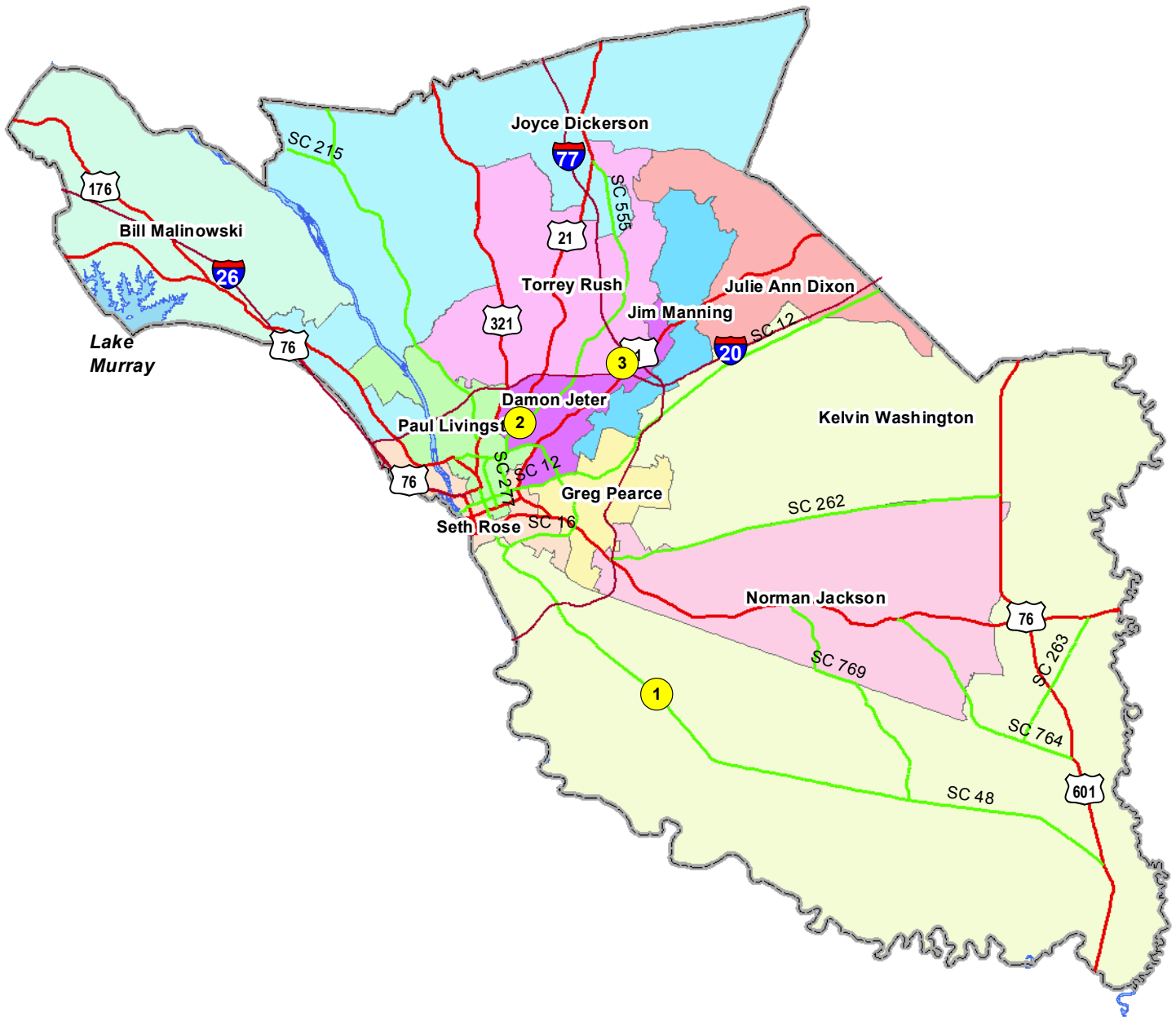
**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**JULY 28, 2015  
7:00 P.M.**



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING JULY 28, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-GJ MA	Curtis Cain	18800-02-29	5480 Bluff Road	Washington
2. 15-32 MA	Jake Conyers	11612-05-13	5433 Farrow Road	Jeter
3. 15-33 MA	Homebody, LLC	17012-01-04	1652 Horseshoe Drive	Rush





**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

**Tuesday, July 28, 2015  
7:00 P.M.  
2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers  
Columbia, South Carolina**

**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

**CALL TO ORDER** .....Honorable Torrey Rush  
Chairman of Richland County Council

**ADDITIONS / DELETIONS TO THE AGENDA**

**ADOPTION OF THE AGENDA**

**OPEN PUBLIC HEARING**

**MAP AMENDMENTS [ACTION]**

1. Case # 15-29 MA  
Curtis Cain  
RU to RC (3.66 acres)  
5480 Bluff Rd.  
TMS# 18800-02-29 [**FIRST READING**]  
PDSD – Denied  
Planning Commission – Denied 6-0  
Page 1
  
2. Case # 15-32 MA  
Jake Conyers  
RS-HD to NC (.70 acres)  
5433 Farrow Rd.  
TMS# 11612-05-13 [**FIRST READING**]  
PDSD – Approved  
Planning Commission - Approved 5-0  
Page 13
  
3. Case # 15-33 MA  
Homebody, LLC  
OI to RM-HD (.36 acres)  
1652 Horseshoe Dr.  
TMS# 17012-01-04 [**FIRST READING**]  
PDSD – Approved  
Planning Commission - Approved 5-0  
Page 25

**ADJOURNMENT**





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** June 1, 2015  
**RC PROJECT:** 15-29 MA  
**APPLICANT:** Curtis Cain

**LOCATION:** 5480 Bluff Road

**TAX MAP NUMBER:** R18800-02-29  
**ACREAGE:** 3.6\* acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** May 7, 2015

#### Staff Recommendation

Disapproval

#### 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, which is part of Westinghouse, was rezoned from RU to Heavy Industrial (HI) District under ordinance number 078-09HR (case number 09-13MA).

Two parcels west of the site were rezoned from RU to Light Industrial (LI) District under ordinance number 2248-92HR (case number 92-31MA).

##### Zoning District Summary

The Rural Commercial District (RC) recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area/maximum density: Minimum lot area requirement: 22,000 square feet or as required by DHEC. Maximum density: there is no maximum density standard.

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

**Discussion**

**Parcel/Area Characteristics**

The site has frontage along Bluff Road. The subject property contains commercial structures and manufactured homes. The site has little slope and does not contain much vegetation. There are no sidewalks or streetlights along this section of Bluff Road. The surrounding area is characterized by residential and undeveloped parcels. The parcel east of the site contains a residence. North, south and west of the site are undeveloped.

**Public Services**

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 4.5 miles northwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

**Plans & Policies**

**Comprehensive Plan**

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

**Land Use and Design**

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

**Desired Development Pattern**

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for the increased density of lot sizes in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.



### **Traffic Characteristics**

The 2013 SCDOT traffic count (Station # 244) located northwest of the subject parcel on Bluff Road identifies 6,600 Average Daily Trips (ADT's). Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) "B".

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

### **Conclusion**

As the intent of the RC District is designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside, staff is of the opinion that the request is not in compliance with objectives for commercial district. In addition, staff believes that the proposed rezoning would be inconsistent with the intentions of the 2014 Comprehensive Plan, as commercial is designed to be located within Rural Activity Centers. Approval of the requested zoning would be out of character with the existing uses in the area.

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

### **Zoning Public Hearing Date**

**June 23, 2015.**

### **Planning Commission Action**

At their meeting of **June 1, 2015** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **deny the proposed Amendment** for **RC Project # 15-29 MA**.

# Case 15-29 MA

## RU to RC



### 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		Subject Property	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

**Case 15-29 MA**  
**RU to RC**  
**TMS 18800-02-29**

▲ 411

Montgomery Ln




Joseph Wesley Rd

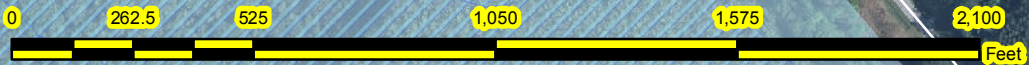
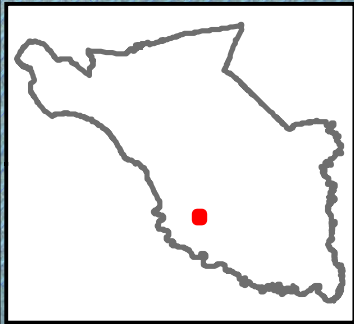
Bluff Rd

Site

Nicie Byrd Way

Coley Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



# CASE 15-29 MA

## From RU to GC

TMS# R18800-02-29

5480 Bluff Road



**The zoning change from RU (Rural) to RC (Rural Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning**

<b>USE TYPES</b>	<b>RC</b>
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	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, Technical and Trade (Except Truck Driving)	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P

Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	SR
Car and Light Truck Washes (See also Truck Washes)	SR
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
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
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	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
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	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
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
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	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
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 Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
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
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
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Courier Services, Substations	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
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
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-15HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 18800-02-29 FROM RU (RURAL DISTRICT) TO RC (RURAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 18800-02-29 from RU (Rural District) zoning to RC (Rural Commercial District) zoning.

Section II. 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 III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2015.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Torrey Rush, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
S. Monique McDaniels  
Clerk of Council

Public Hearing: July 28, 2015 (tentative)  
First Reading: July 28, 2015 (tentative)  
Second Reading:  
Third Reading:





# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** July 6, 2015  
**RC PROJECT:** 15-32 MA  
**APPLICANT:** Jake Conyers

**LOCATION:** 5433 Farrow Road

**TAX MAP NUMBER:** R11612-05-13  
**ACREAGE:** .7  
**EXISTING ZONING:** RS-HD  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** June 15, 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. 7.**

A zoning change where property is contiguous to a compatible zoning district lying within another county or jurisdiction

### Background

#### **Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single-family High Density District (RS-3). With the adoption of the 2005 Land Development Code the RS-3 District was designated Residential Single-Family High Density District (RS-HD).

The subject parcel was part of a previous zoning request (case number 14-14MA). The applicant proposed a change from RS-HD to the Neighborhood Commercial (NC) District. The applicant withdrew the request before going to County Council.

#### **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
<b><u>North:</u></b>	RS-HD	Undeveloped
<b><u>South:</u></b>	C-3	Restaurant (City of Columbia)
<b><u>East:</u></b>	RS-HD	Undeveloped
<b><u>West:</u></b>	RS-3	Residence (City of Columbia)

<b>Discussion</b>
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**Parcel/Area Characteristics**

The parcel contains frontage along Farrow Road and is surrounded by property that has yet to be annexed into the City. The subject property has a moderate slope away from Farrow Road, contains two single family residential structures and has sidewalks along the road frontage. The surrounding parcels are zoned RS-HD, Residential Single-family – High Density, Commercial District (C-3) and Residential Single-family District (RS-3). There are several undeveloped parcels located north and east of the site. South of the site is a restaurant located in the City of Columbia. Otherwise, Farrow Road in this section is sparsely developed, with scattered residential, office, commercial and service related uses.

**Public Services**

The subject parcel is within the boundaries of School District 1. Arden Elementary School is located .4 miles northwest of the subject parcel on Holmes Avenue.

The Belvedere fire station (number 11) is located .9 miles southeast of the subject parcel on Blume Street. There is a fire hydrant located northeast of the site along Farrow Road. The City of Columbia is the water and sewer service provider for the area.

**Plans & Policies**

**Comprehensive Plan**

The 2014 Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential*** on the Future Land Use Map. The Mixed Residential Future Land Use category includes areas within Richland County’s jurisdiction near the edges of municipalities and in the unincorporated “holes” within the cities. The subject property is adjacent to the City of Columbia. Mixed Residential areas are densely developed urban and suburban areas, or opportunities for dense suburban development. These 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. 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.

The intent of the Mixed Use Residential Future Land Use category is to coordinate the land use planning of Richland County and its municipalities in areas of common interest on the edges of jurisdictional boundaries. Employment areas, commercial corridors, and in some cases even neighborhoods may be located within more than one planning jurisdiction. The purpose of coordinating land use planning in multi-jurisdictional areas is to ensure that the goals for future land uses, development patterns, development densities, and designs are consistent, regardless of jurisdiction.

The Mixed Residential Future Land Use category has been coordinated with the plans for the cities of Arcadia Lakes, Cayce, Columbia, Forest Acres, and Irmo to delineate more detailed guidance for County land use patterns around the edges and within the unincorporated holes of these cities. To better define the intent for specific areas within the Mixed Residential Future Land Use category, the City of Columbia and Richland County coordinated on the development of a set of Development Types that provide additional planning guidance for areas of common interest.

### **Coordination with The Columbia Plan 2018 Comprehensive Plan**

*The Columbia Plan 2018 Comprehensive Plan* Land Use Classification designates this property **UCAC-2 (Urban Core Community Activity Center)**. Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. They are destination locations that serve a 3-5 mile radius and include several dozen businesses and multi-family or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

#### **Building Types/Land Uses**

##### Primary Types

- Small and medium format business/employment
- Multi-family small and medium mixed use

##### Secondary Types

- Multi-family small or medium

##### Tertiary Types

- Civic/institutional
- Single family attached
- Large Format business/employment
- Cemeteries & mausoleums
- Parking structure and lots

### **Villages of North Columbia Neighborhood Master Plan**

The City of Columbia's *Master Plan for the Villages of North Columbia* neighborhood plan designates this property as Mixed Use (Retail/Office Ground Floor, Residential/Office Upper Floors).

### **Traffic Characteristics**

The 2013 SCDOT traffic count (Station # 277) located southwest of the site on Farrow Road identifies 13,700 Average Daily Trips (ADT's). Farrow Road is classified as a five lane

undivided Minor Arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Farrow Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Farrow Road, either from SCDOT or as part of the County's Transportation Penny Program.

### Conclusion

The surrounding parcels are zoned RS-HD, C-3 and RS-3. Except for the restaurant located across Farrow Road, nearby properties on the north side of Farrow Road have remained residential in nature. The site is not located at an intersection, although it is located along an arterial and in the vicinity of other limited commercial uses. The site does meet many of the Comprehensive Plan's defined objectives for this area.

Staff believes that approval of a neighborhood commercial zoning district would be consistent with the objectives of the County and City's Comprehensive Plans. Further, staff is of the opinion that the proposed request is compatible with the surrounding zoning, uses and development pattern of the adjacent parcels along the north side of Farrow Road.

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

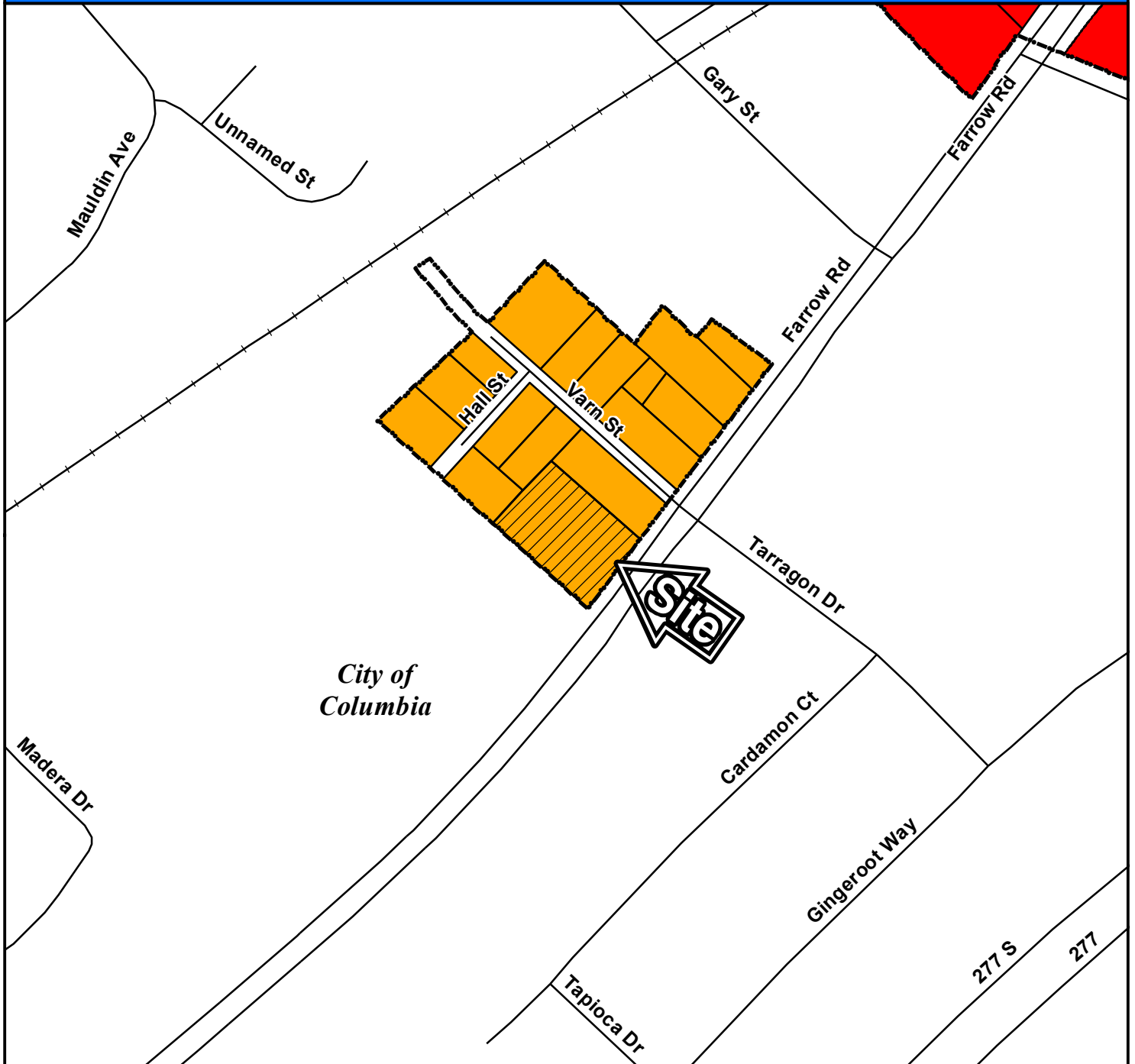
### Zoning Public Hearing Date

**July 28, 2015**

### Planning Commission Action

At their meeting of **July 6, 2015** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve the proposed amendment** for **RC Project # 15-32 MA**.

# Case 15-32 MA RS-HD to NC

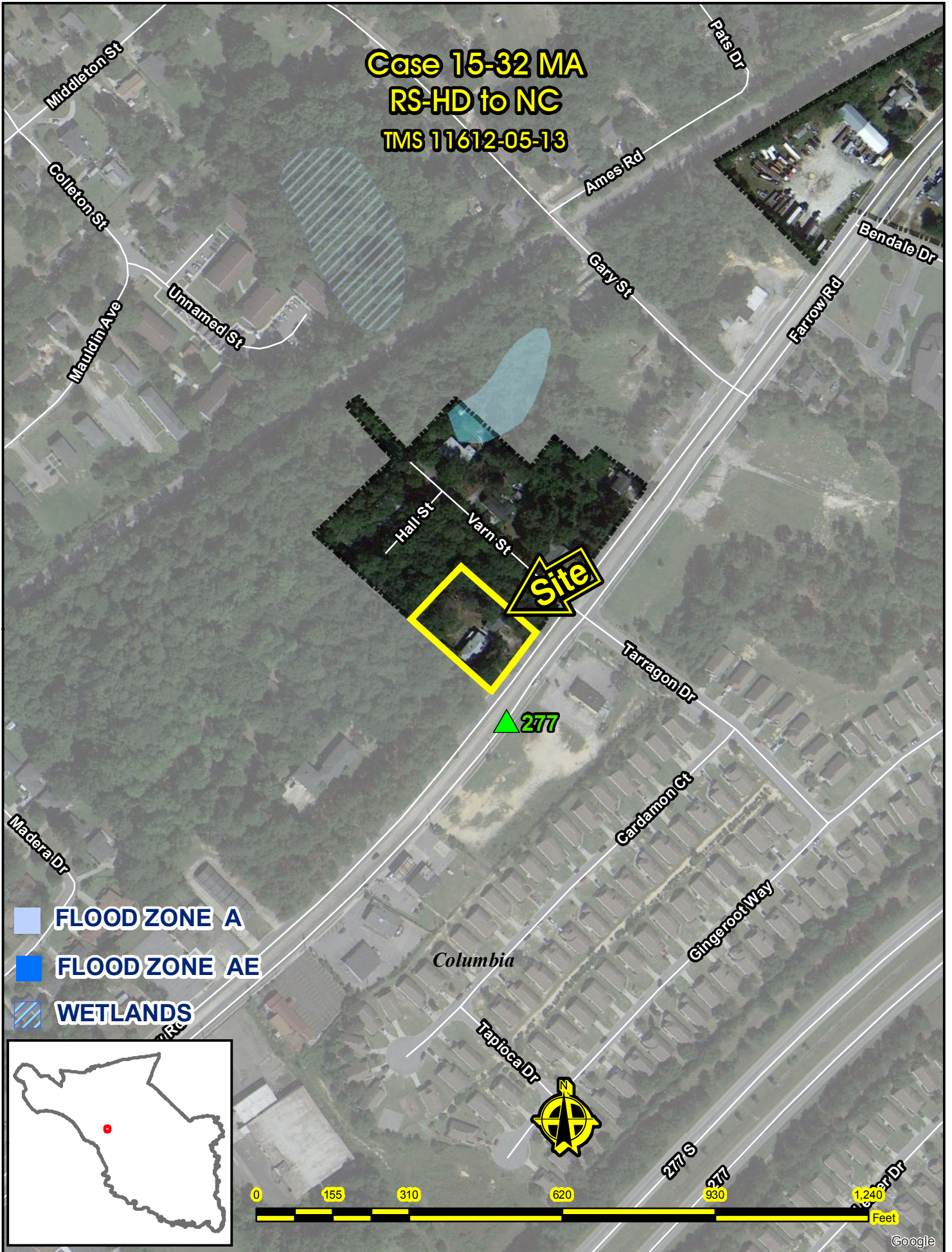


## ZONING CLASSIFICATIONS

	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 15-32 MA  
RS-HD to NC  
TMS 11612-05-13**





# CASE 15-32 MA

## From RS-HD to NC

TMS# R11612-05-13

5433 Farrow Road



The zoning change from RS-HD (Residential Single-Family High Density) to NC (Neighborhood Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

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
Marital 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

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
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
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
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
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 Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Meat Markets	P
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
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

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-15HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 11612-05-13 FROM RS-HD (RESIDENTIAL, SINGLE-FAMILY – HIGH DENSITY DISTRICT) TO NC (NEIGHBORHOOD COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 11612-05-13 from RS-HD (Residential, Single-Family – High Density District) zoning to NC (Neighborhood Commercial District) zoning.

Section II. 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 III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2015.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Torrey Rush, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
S. Monique McDaniels  
Clerk of Council

Public Hearing: July 28, 2015 (tentative)  
First Reading: July 28, 2015 (tentative)  
Second Reading:  
Third Reading:



## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 6, 2015  
**RC PROJECT:** 15-33 MA  
**APPLICANT:** Chrissie Campitella

**LOCATION:** 1652 Horseshoe Drive

**TAX MAP NUMBER:** R17012-01-04  
**ACREAGE:** .36 acres  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** RM-HD

**PC SIGN POSTING:** June 15, 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 District (C-1). With the adoption of the 2005 Land Development Code the Office and Institutional District (C-1) was designated Office and Institutional District (OI).

##### **Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 5 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RM-MD	Residence
<b><u>South:</u></b>	OI	Undeveloped
<b><u>East:</u></b>	OI	Undeveloped
<b><u>West:</u></b>	RM-MD/RM-HD	Multi-family dwelling /Multi-family dwelling

**Discussion**

**Parcel/Area Characteristics**

The parcel has access to Horseshoe Drive. There are no sidewalks or streetlamps along this section of Horseshoe Drive. The subject parcel contains a single-family residence. There are no sidewalks or streetlights along this section of Horseshoe Drive. The immediate area is characterized by a mix of multi-family dwellings and single-family residences. West of the subject parcel is a Multi-family dwelling. North of the site is a single-family residence. South and east of the subject parcel are undeveloped and wooded parcels.

**Public Services**

The subject parcel is within the boundaries of School District Two. The Joseph Keels Elementary School is located .39 miles west of the subject parcel on Parklane Road. The Dentsville fire station (number 14) is located .44 miles south of the subject parcel on Firelane Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

**Plans & Policies**

**2014 Comprehensive Plan**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as being within a ***Community Activity Center***, surrounded by ***Neighborhood (Medium-Density)*** on the future land use map. 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.

Specific recommended land uses for Community Activity Centers include large and small format retail centers and shops, grocery stores, restaurants, bars, personal services, multi-family



housing located above non-residential uses on ground floor, stand-alone multi-family housing, professional offices, and other commercial uses.

The Neighborhood (Medium-Density) land use 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.

### **Traffic Characteristics**

No traffic count stations are located on Horseshoe Drive. Horseshoe Drive is a two lane road maintained by SCDOT. The 2013 SCDOT traffic count (Station # 113) located northeast of the subject parcel on Two Notch Road identifies 28,500 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 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**

Staff believes that the proposed rezoning is consistent with the objective for the Neighborhood (Medium-Density) zoning district and the Community Activity Center future land use designation outlined in the 2014 Comprehensive Plan, as multi-family housing is a recommended use.

Staff is of the opinion that approval of the proposed district would be in character with the surrounding zoning districts and uses.

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

### **Zoning Public Hearing Date**

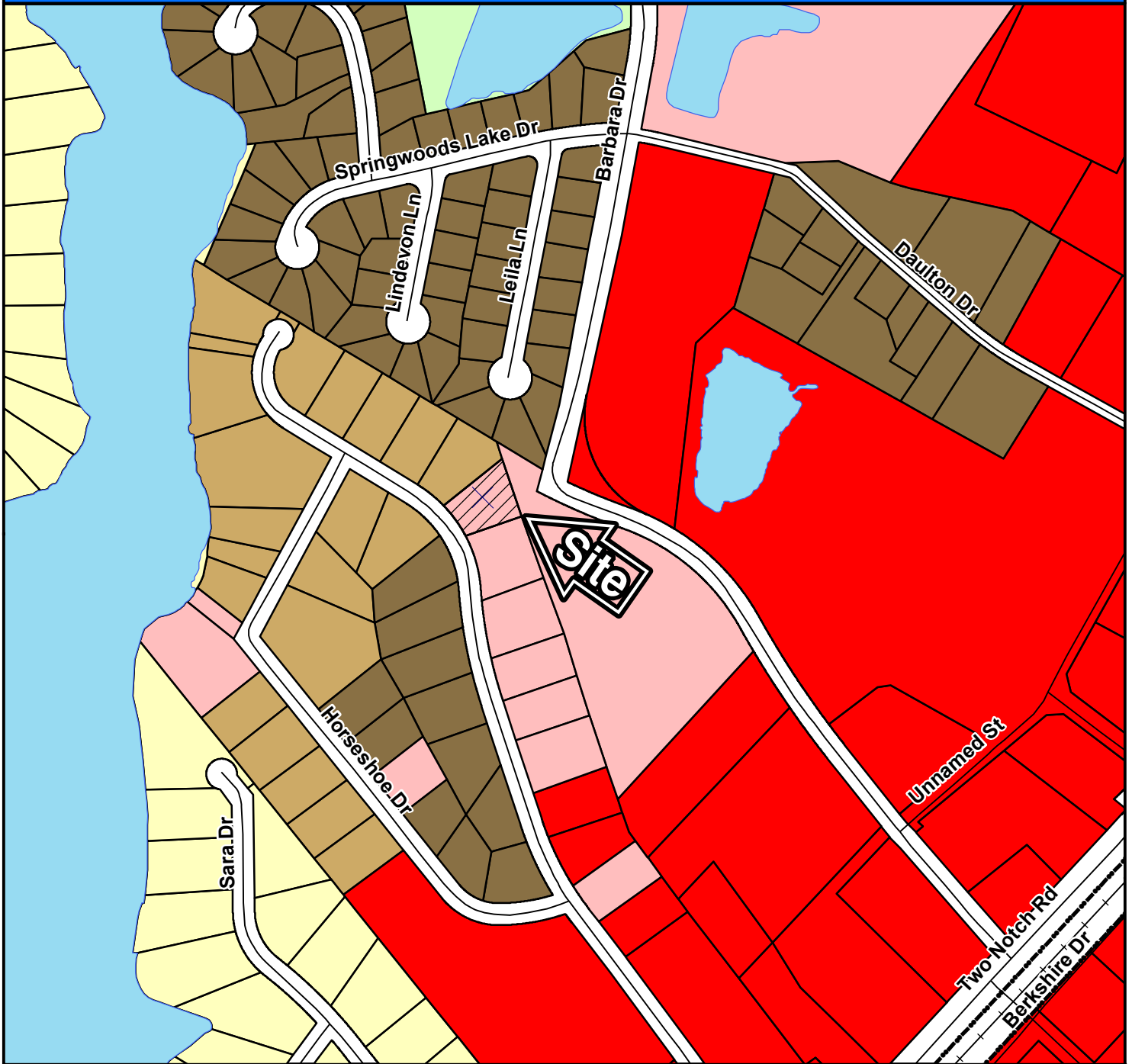
**July 28, 2015**

### **Planning Commission Action**

At their meeting of **July 6, 2015** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve the proposed amendment** for **RC Project # 15-33 MA**.

# Case 15-33 MA

## OI to RM-HD



### 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 15-33 MA  
OI to RM-HD  
TMS 17012-01-04

Springwoods Lake Dr

Lindevon Ln

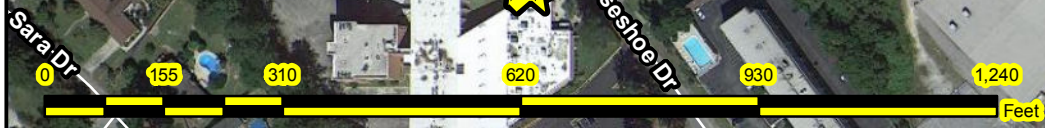
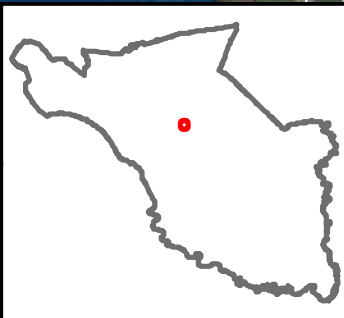
Leila Ln

Barbara Dr

Daulton Dr

Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



# CASE 15-33 MA

## From OI to RM-HD

TMS# R17012-01-04

1652 Horseshoe Drive



The zoning change from OI (Office/Institution) to RM-MD (Residential Multi-Family Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RM-MD
<b><u>Residential Uses</u></b>	
Accessory Dwellings	P
Multi-Family, Not Otherwise Listed	P
Single-Family, Detached	P
Two-Family	P
Group Homes (9 or Less)	SR
<b><u>Recreational Uses</u></b>	
Athletic Fields	SE
Country Clubs with Golf Courses	SE
Orphanages	SE
Places of Worship	SR
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	SR

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 17012-01-04 from OI (Office and Institutional District) zoning to RM-HD (Residential, Multi-Family – High Density District) zoning.

Section II. 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 III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after May 19, 2015.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Torrey Rush, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
S. Monique McDaniels  
Clerk of Council

Public Hearing: July 28, 2015 (tentative)  
First Reading: July 28, 2015 (tentative)  
Second Reading:  
Third Reading:

**PROCEDURES FOR SENDING REZONING MATTERS ‘BACK’ TO THE PLANNING COMMISSION**

PLANNING COMMISSION	PLANNING COMMISSION RECOMMENDATION	COUNTY COUNCIL ACTION AT THE ZONING PUBLIC HEARING	Goes back to PC and is reviewed	Goes back to PC and starts over	Does not go back to PC
Zoning District X to Zoning District Y	APPROVE	APPROVE			X
Zoning District X to Zoning District Y	DENY	APPROVE			X
Zoning District X to Zoning District Y	APPROVE	DENY			X
Zoning District X to Zoning District Y	DENY	DENY			X
Zoning District X to Zoning District Y	APPROVE	Zoning District X to Zoning District Z		X	
Zoning District X to Zoning District Y	DENY	Zoning District X to Zoning District Z		X	
Zoning District X to PDD	APPROVE	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	APPROVE	Zoning District X to PDD with more restrictions			X
Zoning District X to PDD	DENY	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	DENY	Zoning District X to PDD with more restrictions			X



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