

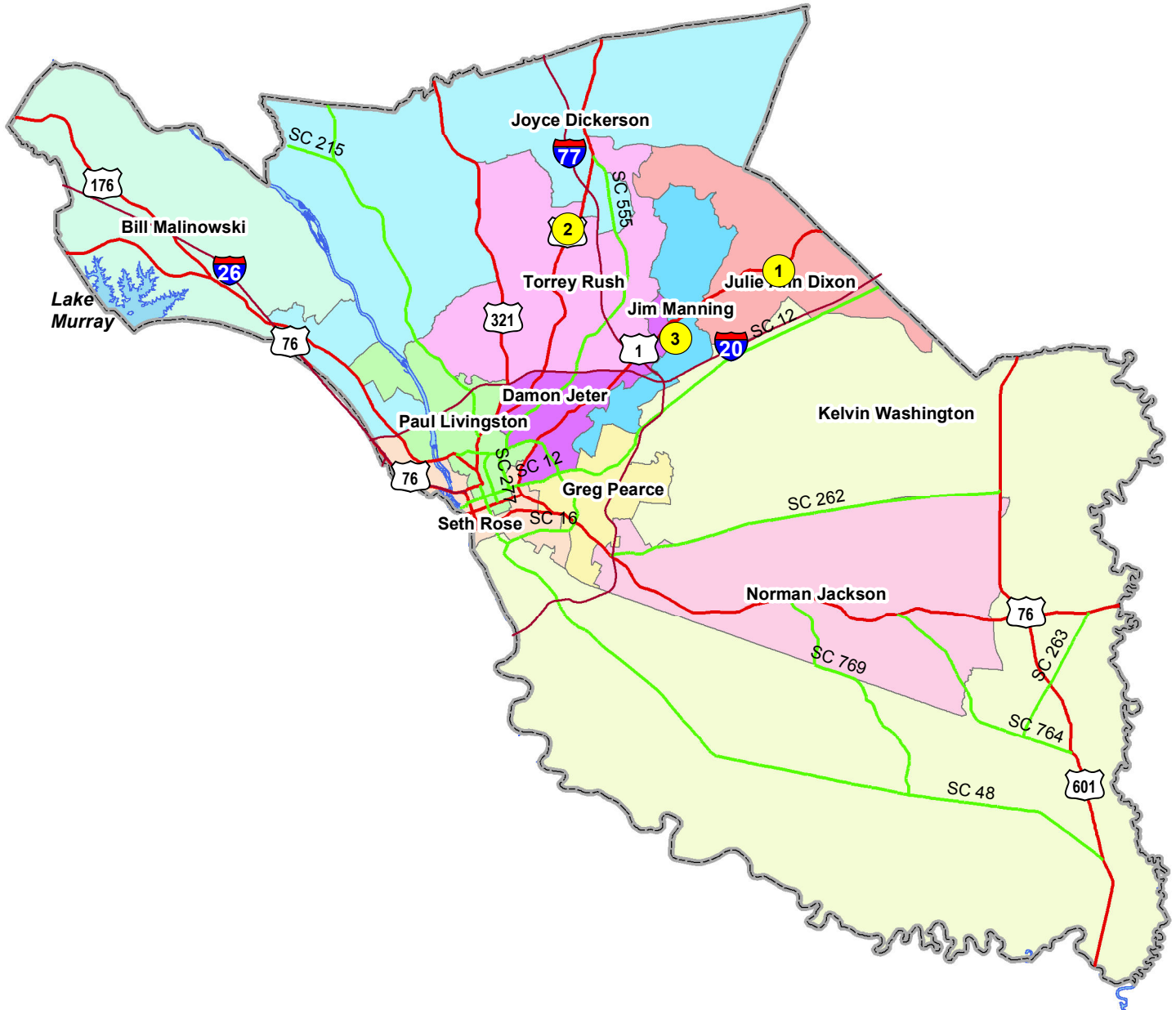
RICHLAND COUNTY  
PLANNING COMMISSION



NOVEMBER 4, 2013



# RICHLAND COUNTY PLANNING COMMISSION NOVEMBER 4, 2013



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 13-29 MA	Bill Dixon	25800-03-40	Two Notch Road	Dixon
2. 13-34 MA	Robert Wilder	14800-05-22	Wilson Blvd. & Killian Rd.	Rush
3. 13-35 MA	Charles Marshall, Jr.	19907-06-01 & 08	9875 Windsor Lake Blvd.	Manning



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, November 4, 2013**

**Agenda**

**1:00 PM**

**2020 Hampton Street  
2<sup>nd</sup> 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 ORDER** .....Patrick Palmer, Chairman

**PUBLIC NOTICE ANNOUNCEMENT**

**PRESENTATION OF MINUTES FOR APPROVAL**

October 2013 Minutes

**ADOPTION OF THE AGENDA**

**ROAD NAMES [ACTION]**

**MAP AMENDMENTS [ACTION]**

1. Case # 13-29 MA  
Bill Dixon  
PDD to PDD (65.9 acres)  
Two Notch Rd.  
TMS# 25800-03-40  
Page 1
2. Case # 13-34 MA  
Robert Wilder  
PDD to RS-MD (25.79 acres)  
Wilson Blvd. & Killian Rd.  
TMS# 14800-05-22  
Page 9
3. Case # 13-35 MA  
Charles Marshall Jr.  
RS-LD to TROS (4.23 acres)  
9875 Windsor Lake Blvd.  
TMS# 19907-06-01 & 08  
Page 17

## **TEXT AMENDMENTS [ACTION]**

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (C), STANDARDS; PARAGRAPH (8), BARS AND OTHER DRINKING PLACES; SO AS T O REMOVE THE DISTANCE REQUIREMENT BETWEEN BARS AND PLACES OF WORSHIP IN THE GC, M-1, AND LI ZONING DISTRICTS.

Page 25

## **OTHER ITEMS**

1. Comprehensive Plan Update

## **DIRECTOR'S REPORT OF ACTION**

1. Zoning Public Hearing Report
2. Development Review Team Report

## **ADJOURNMENT**



# **Planning & Development Services Department**

2020 Hampton Street, 1<sup>st</sup> 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, Addressing Coordinator

**DATE:** October 25, 2013

**SUBJECT:** November, 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. Hot Springs Court	Jeremy Lechner, Civil Engineering of Columbia	River Shoals SD, off O' Sheal Road	R04300-04-10	Bill Malinowski (1)

\*\*\*\*\*







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 4, 2013  
**RC PROJECT:** 13-29 MA  
**APPLICANT:** Bill Dixon

**LOCATION:** Two Notch Road & Greenhill Parish Parkway

**TAX MAP NUMBER:** 25800-03-40  
**ACREAGE:** 65.9 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** October 11, 2013

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning of the parcel as adopted September 7, 1977 was Rural District (RU). The subject parcel was rezoned to Planned Development District (PDD) under Ordinance Number 065-99HR (case number 99-050MA).

**Zoning History for the General Area**

The Woodcreek Farms PDD was rezoned under Ordinance Number 2178-92HR (case number 91-040MA) from RS-2, RU and D-1. Additionally the PDD parcels (Woodcreek Farms) south of the subject parcel were rezoned from PDD to PDD under Ordinance Number 018-00HR (case number 00-016MA). The Woodcreek Farms PDD has been amended throughout the years, including cases 04-62MA and 10-27MA.

**Zoning District Summary**

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU/GC	Undeveloped/Residence/Conservation Easement/Railroad Right-of-Way
<b><u>South:</u></b>	PDD	Single-Family Residences (Greenhill Parish Subdivision)
<b><u>East:</u></b>	PDD	Apartments (Legacy Sandhill Apartments)/Undeveloped
<b><u>West:</u></b>	RU/RU/GC	Residences/Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The PDD parcel has frontage along Greenhill Parish Parkway, Two Notch Road and Spears Creek Church Road. The site appears to have once contained “The Golf Center;” however all that remains of the facility is the sign. Otherwise, the site is undeveloped, with moderate slopes, no sidewalks or streetlights along Two Notch Road or Spears Creek Church Road and scattered, low-level vegetation. There are some sidewalks and streetlights within the Greenhill Parish Subdivision south of the subject site. The overall Greenhill Parish PDD identifies 330 total acres with 238.66 acres of residential and 1, 159 total allowable dwelling units. The proposed PDD will affect approximately 65.9 acres of the existing PDD development. The current residential yield is identified as 1046 units at 5.3 dwelling units per acre (du/ac). The proposed changes would increase the residential yield from 1046 units to 1,088 units. However, the proposed amendment will decrease the allowable dwelling units per acre from 5.3 du/ac to 4.56 du/ac.

The RS-HD District proposes the following lot requirements:

- Minimum Width 60 feet*
- Minimum Area 7,200 square feet*
- Minimum front setback 20 feet*
- Minimum side setback 5 feet*
- Minimum rear setback 10 feet*
- Maximum Height 45 feet*

Proposed PDD Amendments			
Land Use	Existing Acreage	Proposed Acreage	Acreage Change
Open Space	N/A	11.3(6.4+4.9)	+11.3
RS-HD	NA	45.3	+ 45.3
RG-2	11.3	0	-11.3
C-3 to C-3A	53.35	9.3	- 44.05

**Public Services**

The Spears Creek fire station (number 4) is located 1.1 miles to the south on Spears Creek Church Road. There are fire hydrants located along Greenhill Parish Parkway. Catawba Trail Elementary School is .27 miles east of the site on Greenhill Parish Parkway. Water will be provided by the City of Columbia and sewer will be provided by Palmetto Utilities.

## **Plans & Policies**

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates the area as **Suburban** in the **Northeast Planning Area**.

### **Suburban 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 PDD would allow for 6 dwelling units per acre under the proposed RS-HD District. The PDD would add additional open space and contain a mix of uses. As such, staff believes the change to the PDD is in compliance with the recommendations of the Comprehensive Plan.

### **Traffic Impact**

The 2012 SCDOT traffic count (Station # 120) located west of the subject parcels on Two Notch Road identifies 17,100 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "B".

The 2012 SCDOT traffic count (Station # 451) located south of the subject parcels on Spears Creek Church Road identifies 10,500 Average Daily Trips (ADT's). Spears Creek Church Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Spears Creek Church Road is currently operating at Level of Service (LOS) "E".

Spears Creek Church Road is identified as number 38 on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Spears Creek Church Road is identified for widening from 2 to 5 lanes from Interstate 20 to Two Notch Road.

## **Conclusion**

The parcels south and east of the site contain residential uses and are part of the Greenhill Parish PDD. The parcels located north and west of the site are zoned Rural (RU) and are mostly developed residentially. The proposed road widening project would help to mitigate future travel demands. The proposed request is in compliance with the Comprehensive Plan, as it provides a mix of uses, additional open space and a density between the range of 4-8 units per acre.

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

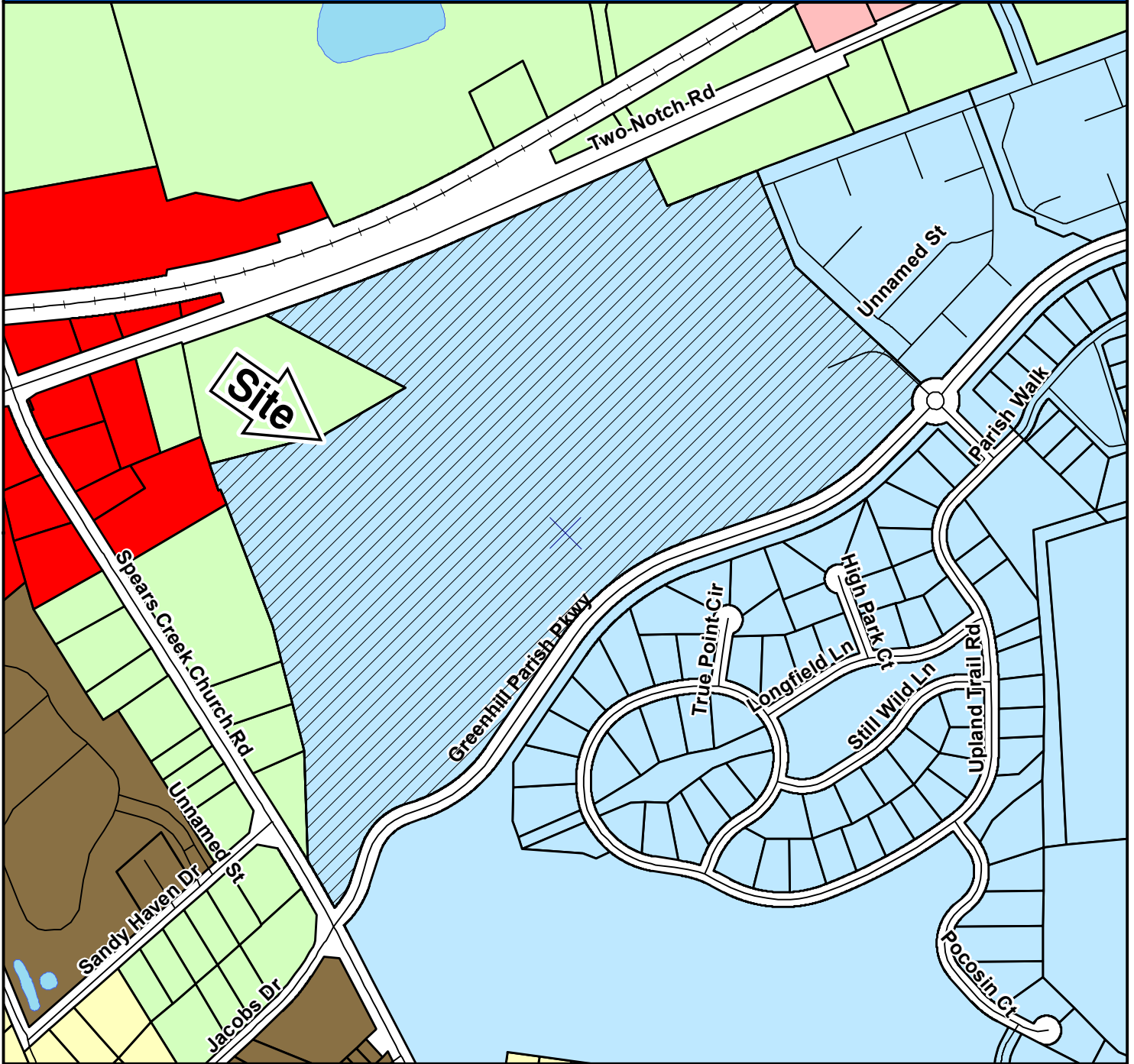
## **Zoning Public Hearing Date**

**November 26, 2013**

## Proposed PDD Conditions

- a) The Applicant shall transmit a phasing plan to the Department prior to reviewing any construction plans.
- b) A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission.
- c) All development shall conform to all current relevant land development regulations.
- d) Planned development regulations require development to adhere to landscape, parking and pedestrian regulations namely, Sections 26-173, 26-176, and 26-179 for minimum standards. Richland County encourages this development to exceed these minimum standards.
- e) Proposed changes to the approved Master Plan are termed major changes and shall be subject to the requirements of Section 26-59 (j) (1) of the Richland County Land Development Code.
- f) All internal streets shall be privately owned.
- g) Access to the subject site shall conform to proposed design unless public safety issues are present at the site specific development review.
- h) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.
- i) All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.
- j) The RG-1 and RG-2 zoning designations shall permit multifamily development only.

# Case 13-29 MA PDD to PDD



## 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 13-29 MA  
PDD to PDD  
TMS 25800-03-40**



# CASE 13-29 MA

## From PDD to PDD

TMS# 25800-03-40

Two Notch Rd & GreenHill Parish Pkwy









**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 4, 2013  
**RC PROJECT:** 13-34 MA  
**APPLICANT:** Robert Wilder

**LOCATION:** Wilson Boulevard

**TAX MAP NUMBER:** 14800-05-22  
**ACREAGE:** 25.79  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** October 11, 2013

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The current zoning, Planned Development District (PDD) reflects the zoning as adopted under ordinance number 05-13HR (Case number 05-36MA). The previous zoning, Rural District (RU) reflects the zoning as adopted September 7, 1977.

**Zoning History General Area**

The Planned Development District (PDD) zoned parcels (Stonington Subdivision) located to the west of the site along Wilson Boulevard was rezoned under Ordinance Number 044-00HR (case 00-38MA). The Planned Development District (PDD) zoned parcel located to the northwest of the subject parcel was approved under Ordinance Number 010-05HR (case 05-028MA). The Neighborhood Commercial District (NC) zoned parcels located to the south of the site along Wilson Boulevard were rezoned under Ordinance Number 058-04HR (case 05-01MA).

**Zoning District Summary**

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. 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: 132 dwelling units

- Based upon a net density calculation, the maximum number of units for this site is approximately: 87 dwelling units

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Residence
<b><u>South:</u></b>	PDD	Residential subdivision (Stonington)
<b><u>East:</u></b>	RU\RU	Residence/Assisted Living Facility/Undeveloped
<b><u>West:</u></b>	PDD	Residential subdivision (Stonington)

**Discussion**

**Parcel/Area Characteristics**

The subject property has approximately 560 feet of frontage along Wilson Boulevard, zoned PDD and is approximately 25.79 acres in size. Within the existing PDD, 17.74 acres is designated for residential use with 12,500 square foot minimum lot sizes, while 8.05 acres is identified as reserved natural area. Otherwise the site is undeveloped and mostly wooded.

The immediate area is primarily characterized by low to moderate density residential uses. South and west of the subject parcel are residential PDDs. The approved Beasley Creek PDD adjacent to the northwest subject parcel is mostly wooded and undeveloped. A phase of the PDD has been completed at this time. The Beasley Creek PDD designates 175 low density units on 49.9 acres, 115 medium density units on 10.4 acres and 22.7 acres of open space. The medium density lots as identified in the Beasley Creek PDD, would allow for 3,500 square foot minimum lot sizes. This lot size is more in line with the lot sizes for a higher density residential district than the current RS-MD District minimum lot size standards of 8,500 square feet.

The approved Stonington PDD is comprised of 165 ac res with 109 ac res designated for residential, 12 acres for commercial and 44 acres for open space. There are 3 separate residential designations within the Stonington PDD. The Stonecrest phase permits 51 lots on 59 acres at a density of .86 dwelling units per acre. The Stonecroft phase permits 56 lots on 55 acres at a density of .98 dwelling units per acre. The Stonebury phase permits 45 lots on 40 acres at a density of 2.375 dwelling units per acre. The commercial segment identifies 75,000 square feet of retail uses and 30,000 square feet of office uses.

**Public Services**

The subject parcel is within the boundaries of School District Two. Westwood High School is located .89 miles north of the subject parcel on Turkey Farm Road. The Killian fire station (number 274) is located 2.1 miles southeast of the subject parcel on Farrow Road. There is a fire hydrant located south of the site on Wilson Boulevard. 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 **Suburban** in the **North East 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 RS-MD zoning district permits a minimum 8,500 square foot lots or 5.1 dwelling units per acre, which complies with the recommended density of the Comprehensive Plan than allowed under the nearby RU District. Although the current PDD zoning would allow development to occur that is in keeping with the Comprehensive Plan recommendations for medium density, staff believes that the proposed zoning would be better suited for the site as the PDD design is contrary to State legislation and the Code requirements for mixed use.

## **Traffic Impact**

The 2012 SCDOT traffic count (Station # 135) located south of the subject parcel on Wilson Boulevard identifies 8,100 Average Daily Trips (ADT's). Wilson Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Wilson Boulevard is currently operating at Level of Service (LOS) “C”.

A 2.86 mile section of Wilson Boulevard from the I-77 interchange to Blythewood Road has been identified for widening from two lanes to five lanes. The project is 37th on the Columbia Area Long Range Transportation Plan (COATS) 2035 Prioritized Project List and funding has not been identified at this time.

A 3.82 mile section of Wilson Boulevard from the Fulmer Road to Pisgah Church Road has been identified for widening from two lanes to five lanes. The project is 59th on the Columbia Area Long Range Transportation Plan (COATS) 2035 Prioritized Project List and funding has not been identified at this time.

## **Conclusion**

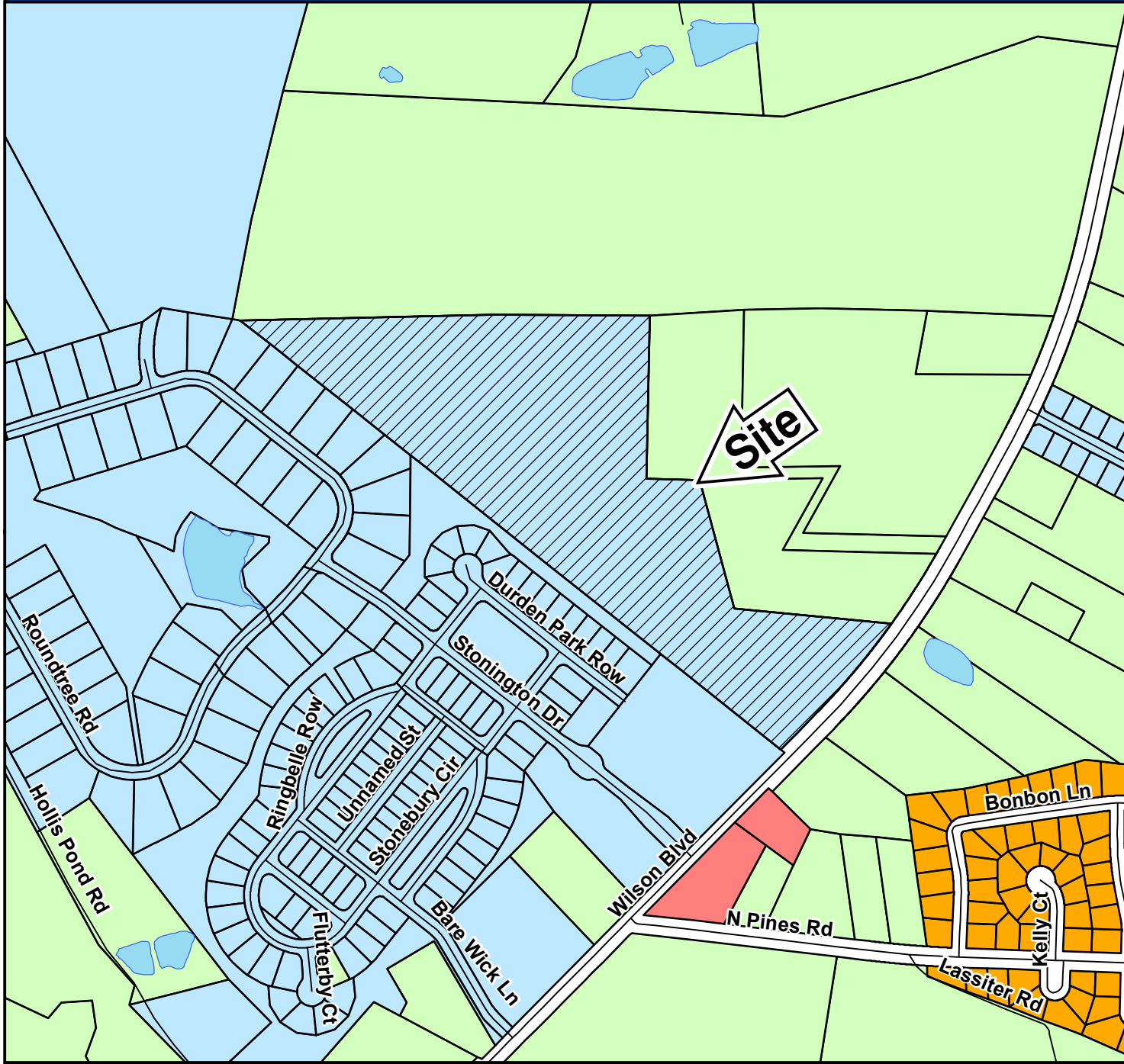
The adjacent subdivision west of the site is zoned PDD and contains single-family residences. The PDD located to the northwest is designated for single-family residences, as well. Given the lot sizes and residential development designs nearby as well as the characteristic medium densities of most of the subdivisions in the vicinity, staff believes that the proposed request is in compliance with the Comprehensive Plan recommendations for Suburban residential use.

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

## **Zoning Public Hearing Date**

**November 26, 2013**

# Case 13-34 MA PDD to RS-MD

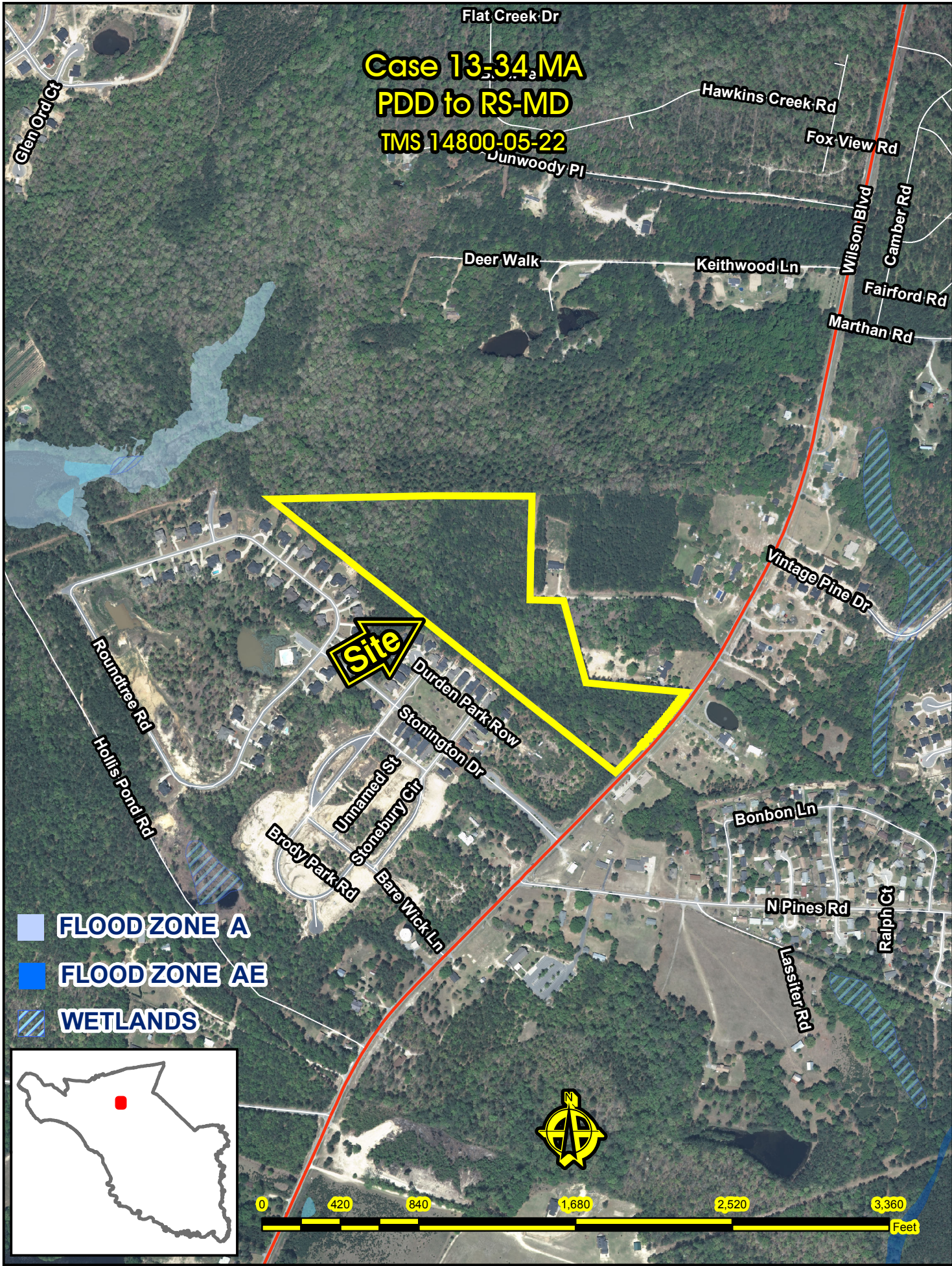


## ZONING CLASSIFICATIONS

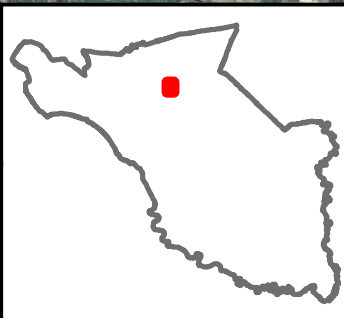
CC-1	C-1	RS-E	MH	NC	LI	TROS
CC-2	C-3	RS-LD	RM-MD	GC	HI	Subject Property
CC-3	RG-2	RS-MD	RM-HD	RC	PDD	
CC-4	RR	RS-HD	OI	M-1	RU	



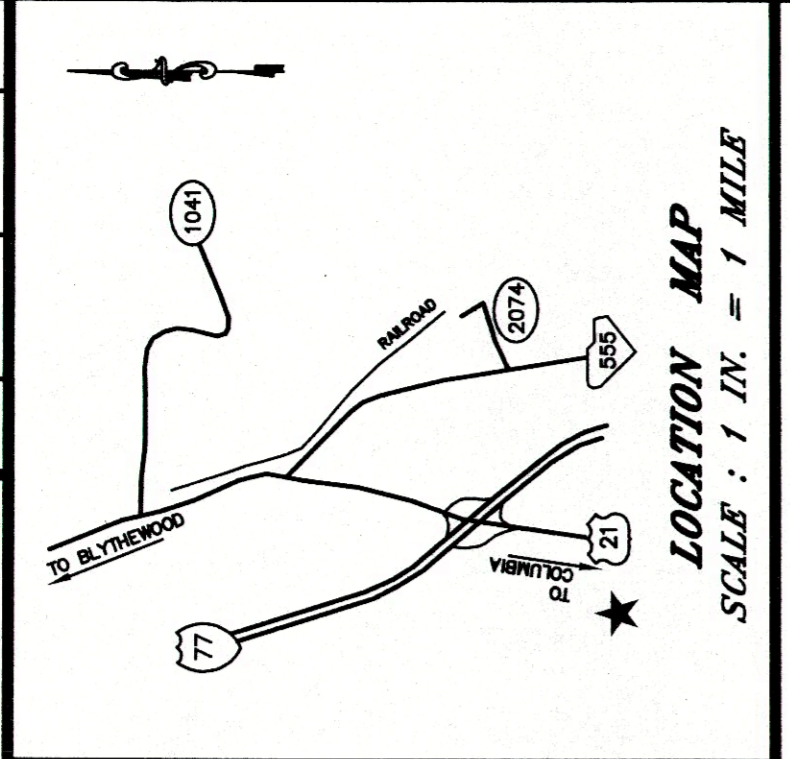
**Case 13-34 MA**  
**PDD to RS-MD**  
**TMS 14800-05-22**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



REVISION
REVISED FEB. 15, 2007 TO SHOW CHANGES REQUESTED BY RICHMOND COUNTY PLANNING JAN. 29, 2007
REVISED FEB. 15, 2007 TO SHOW ACREAGE ADDED TO RESERVED NATURAL AREA



CURVE TABLE	STATION	CHORD	BEARING
CT 1	272.00	0.0000	N45°30'00" E
CT 2	272.00	0.0000	N45°30'00" E

RICHMOND COUNTY  
PLANNING & DEVELOPMENT SERVICES  
STAFF APPROVAL  
SD-06-28  
3/1/07



SIDEWALK FIVE (5) FOOT WIDE ALONG WILSON BOULEVARD  
THE LENGTH OF THE SUBJECT DEVELOPMENT.  
INSTALLATION UPON COMPLETION OF THE ROAD WIDENING  
PROJECT. THE SIDEWALK SHALL BE  
INSTALLED BY S.C.D.O.T. ON THEIR RIGHT-OF-WAY

ZONING PUD-1R  
FRONT SETBACK - 15'  
SIDE SETBACK - 2' MIN. (COMBINED 5')  
REAR SETBACK - 0'  
MINIMUM LOT AREA - 12,500 sq. ft.  
(0.29 ACRES)  
TOTAL PROJECT ACREAGE - 25.79 ACRES  
ACREAGE DEVELOPED - 17.74 ACRES  
ACREAGE IN NATURAL RESERVED  
AREA - 8.05 ACRES  
PROPERTY TAX MAP: 14800-05-022  
PROPOSED:  
CITY OF COLUMBIA WATER  
CITY OF COLUMBIA SEWER  
REFERENCES:  
PLAT PREPARED FOR THORNRIDGE, LLC  
BY: DANIEL RIDDICK & ASSOCIATES, INC.  
DATED FEBRUARY 04, 2006

# CASE 13-34 MA

## From PDD to RS-MD

TMS# 14800-05-22

Wilson Blvd









## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** November 4, 2013  
**RC PROJECT:** 13-35 MA  
**APPLICANT:** Charles Marshal Jr.

**LOCATION:** Windsor Lake Boulevard

**TAX MAP NUMBER:** 19907-06-01 & 08  
**ACREAGE:** 4.23 acres  
**EXISTING ZONING:** RS-LD  
**PROPOSED ZONING:** TROS

**PC SIGN POSTING:** October 11, 2013

#### Staff Recommendation

Approval

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Low Density District (RS-1). With the adoption of the 2005 Land Development Code the RS-1 District was designated Residential Single-Family Low Density District (RS-LD).

##### Zoning History General Area

The RS-LD District parcel north of the subject parcels with frontage along North Chelsea Road was approved for a special exception to allow a real estate office under case number 89-00SE. Otherwise, the subject property was part of a previous rezoning request (Case 13-24MA) to Office and Institutional District (OI). The rezoning was denied at the September 24<sup>th</sup>, 2013 Zoning Public Hearing.

##### Zoning District Summary

The purpose of the Traditional Recreation Open Space District (TROS) is to ensure the preservation of conservation, recreation, and/or open space; and to lessen the diminution of property values from the loss of open space commonly provided for in a community; and to provide opportunities for improved public and/or private recreation activities; and to provide for a community-wide network of open space, buffer zones, and recreation spaces.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Residence
<u>South:</u>	RS-LD	Residence
<u>East:</u>	RS-LD	Residence
<u>West:</u>	GC	Spring Valley Commons Commercial Strip Shopping Center/Residence

**Discussion**

**Parcel/Area Characteristics**

The parcel contains six hundred and twenty six (626) feet of frontage along Windsor Lake Boulevard and is occupied by the former HOA club house structure, a pool and tennis courts. There is access to the site from Windsor Lake Boulevard and the perimeter is surrounded by a chain link fence. Windsor Lake Boulevard is a two lane local, residential collector road with sidewalks along the south side. The immediate area is primarily characterized by residential uses with the commercial uses west of the site along Two Notch Road. It should be noted that the commercial uses are separated from the subject parcels by a rail road track and Two Notch Road. North, east and south of the subject parcels is a fully-developed, well-established, single family residential subdivision. Located north and east of the subject parcels is The Briarwood subdivision and located south of the subject parcels is the Windsor Estates subdivision.

**Public Services**

The subject parcels are within the boundaries of School District Two. Windsor Elementary School is .12 miles south east of the subject parcels on Dunbarton Drive. E.L. Wright Middle School is .49 miles south of the subject parcels on Windsor Lake Boulevard. Water is provided by the City of Columbia and sewer is provided by East Richland County Public Service District. There is a fire hydrant located east of the properties on Windsor Lake Boulevard. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .2 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**.

Objective: Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. Large recreational facilities (spectator sports) should be located in areas with adequate space for parking and related facilities with access to arterials and/or highways. The National Recreation and Park Association (NRPA) recommends 6.25 to 10.5 acres of parks and open space per 1,000 people.

Compliance: The subject property is located within an existing established residential subdivision and has the potential to provide connectivity to the surrounding area. As such, staff believes that the proposed zoning on the site would be in compliance with the recommended objective for suburban recreational activities in the Comprehensive Plan.

### **Traffic Impact**

The 2012 SCDOT traffic count (Station # 115) located north of the subject parcels on Two Notch Road identifies 35,600 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "D".

The 2012 SCDOT traffic count (Station # 425) located south of the subject parcels on Windsor Lake Boulevard identifies 4,500 Average Daily Trips (ADT's). Windsor Lake Boulevard is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Windsor Lake Boulevard is currently operating at Level of Service (LOS) "B" in this location.

There are no planned or programmed improvements for this section of Two Notch Road.

### **Conclusion**

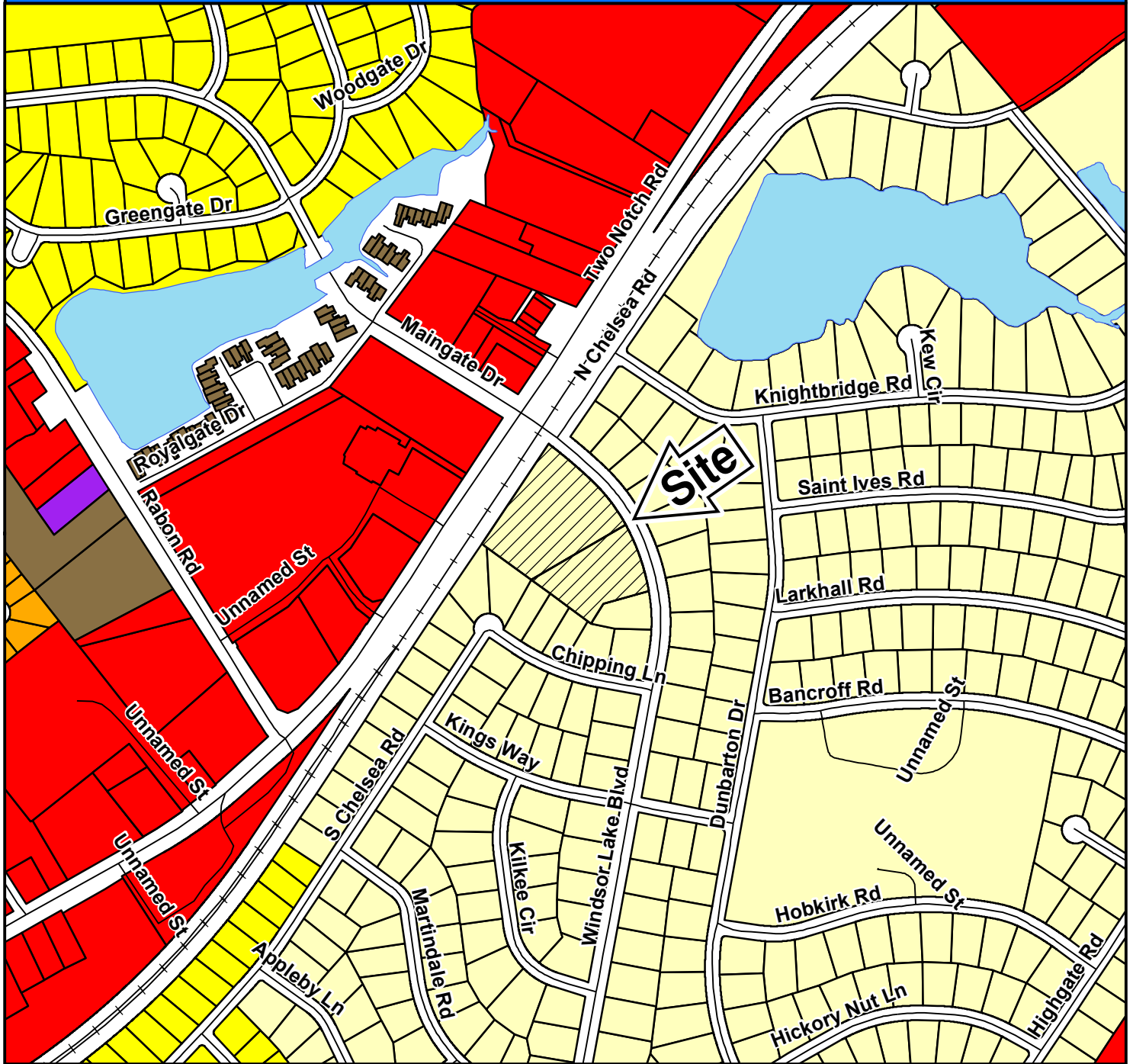
Given the location of the site, at the entrance and periphery of the subdivision, also located along the railroad right-of-way, staff does not anticipate much redevelopment opportunity for single family residential use. Additionally, were the site to be utilized for public and/or private recreation activities, staff is of the opinion that the site would meet the intent of the TROS District by ensuring the preservation of conservation, recreation, and/or open space. The proposed request is in compliance with the recommendations of the Comprehensive Plan as it is located in an area with adequate space for parking and related facilities with nearby access to arterials and/or highways, while also situated internal to the existing Briarwood subdivision. The subject parcels are buffered from the commercial uses along Two Notch Road by the railroad right-of-way.

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




























### **Zoning Public Hearing Date**

**November 26, 2013**

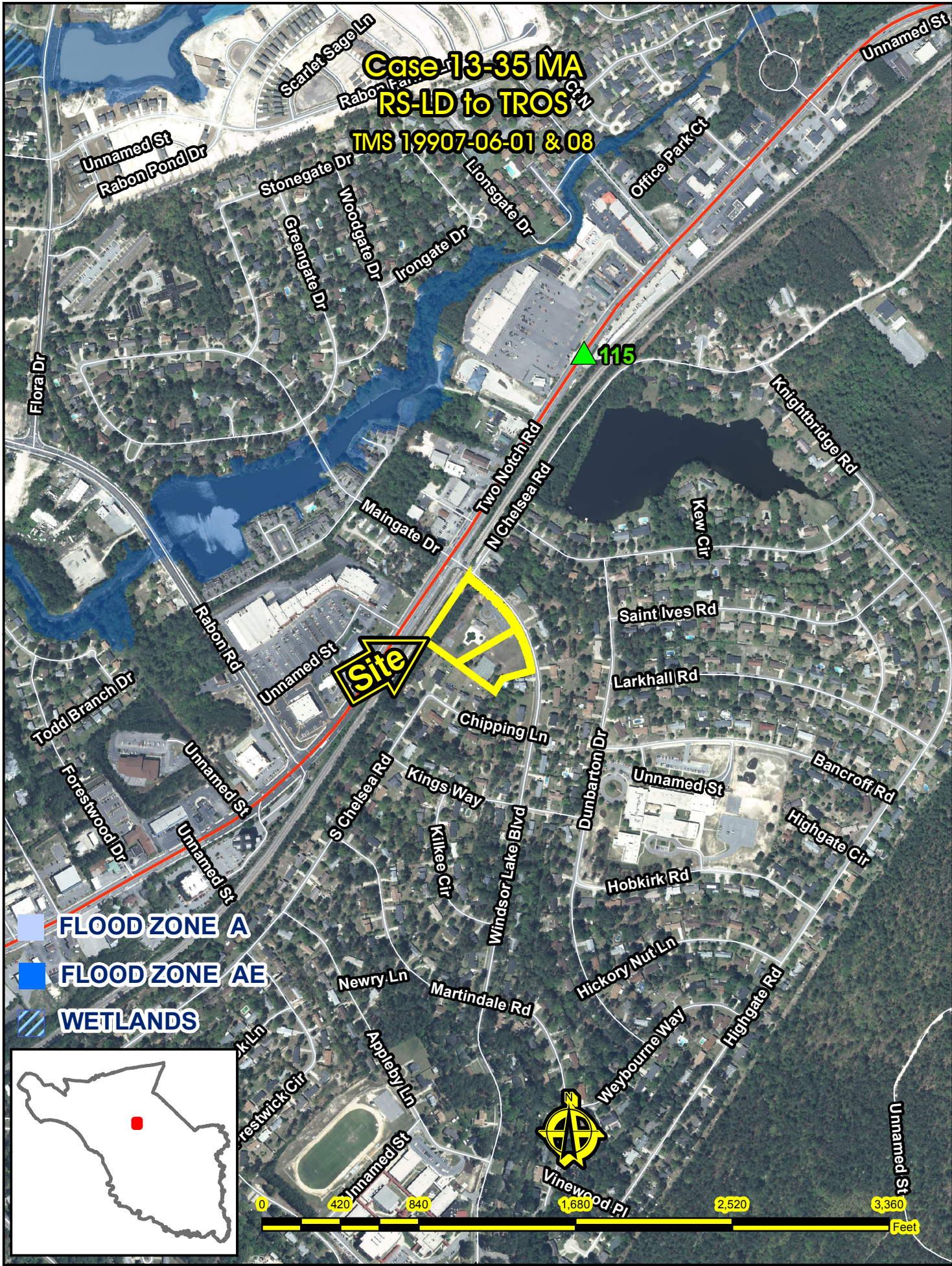
# Case 13-35 MA RS-LD to TROS





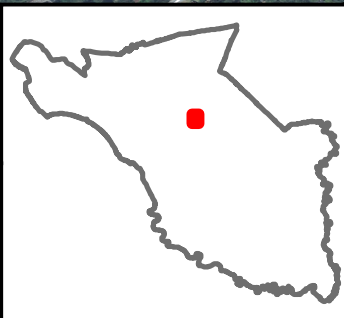
## ZONING CLASSIFICATIONS

 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 13-35 MA  
RS-LD to TROS  
TMS 19907-06-01 & 08**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



# CASE 13-24 MA

## From RS-LD to TROS

TMS# 19907-06-01 & 08

Windsor Lake Blvd



The zoning change from RS-LD (Residential Low Density) to TROS (Traditional Recreational Open Space) would permit the introduction of the following uses which were not allowed previously in the original zoning

<b>USE TYPES</b>	<b>TROS</b>
Athletic Fields	SR
Country Clubs with Golf Courses	SR
Dance Studios and Schools	
Golf Courses	SR
Golf Driving Ranges (Freestanding)	SR
Riding Stables	P
Swim and Tennis Clubs	SR





STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (C), STANDARDS; PARAGRAPH (8), BARS AND OTHER DRINKING PLACES; SO AS TO REMOVE THE DISTANCE REQUIREMENT BETWEEN BARS AND PLACES OF WORSHIP IN THE GC, M-1, AND LI ZONING DISTRICTS.

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 V, Zoning Districts and District Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (8), Bars and Other Drinking Places; is hereby amended to read as follows:

(8) *Bars and other drinking places.*

a. Use districts: Rural Commercial.

1. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.
2. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.
3. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.
4. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

b. Use districts: General Commercial; M-1 and LI Light Industrial.

1. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a

drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) ~~or a place of worship.~~

2. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.
3. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.
4. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

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 enforced from and after \_\_\_\_\_, 2013.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Kelvin E. Washington, Jr., Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2013

\_\_\_\_\_  
Michelle Onley  
Interim Clerk of Council

First Reading:           October 1, 2013  
Public Hearing:           November 26, 2013 (tentative)  
Second Reading:        November 26, 2013 (tentative)  
Third Reading:

**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

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

**October 22, 2013**

**7:00 PM**

**Call to Order:** Honorable Kelvin E. Washington, Sr., Chair

**Additions/Deletions to the Agenda:** None.

**Map Amendments:**

**Case # 12-19 MA, Myung Chan Kim, NC to GC (1.93 acres), TMS # 20281-01-45, 2201 Clemson Rd.:** The public hearing was opened, and the applicant spoke in favor of the map amendment. Two people spoke against the map amendment. The public hearing was closed. Council denied the rezoning request. **ACTION: PLANNING**

**Case # 13-18 MA, Larry Brazell, RU to LI (146.83 acres), TMS # 18900-02-06, Bluff Rd.:** The public hearing was opened, and seven people spoke against the map amendment. The public hearing was closed. Council unanimously denied the rezoning request. A motion to reconsider the denial failed. **ACTION: PLANNING**

**Case # 13-07 MA, Greg Ross, RU/RS-LD to RM-HD (21.46 & .46 acres), TMS # 07312-04-03 & 05, Elmgren St., Atlantic Dr. & Bentley Dr.:** Mr. Livingston made a motion to accept the applicant's request to withdraw his rezoning request. The motion was unanimously approved. **ACTION: PLANNING**

**Case # 13-26 MA, Charles Medlin, GC to LI (3 acres), TMS # TMS#29100-05-09, GC to LI, 11031 Two Notch Rd.:** The public hearing was opened, and two people spoke in favor of the map amendment. The public hearing was closed. Council approved allowing the applicant to withdraw his rezoning request and unanimously gave first reading approval, by title only, to a text amendment that would allow cabinet making in the GC zoning district. The text amendment will be presented to the Planning Commission on December 2, 2013. **ACTION: PLANNING**

**Case # 13-27 MA, Bill Bouknight, RU to OI (3.37 acres), TMS # 04200-06-91, 2101 Kennerly Rd.:** The public hearing was opened. The applicant and four other people spoke in favor of the map amendment. The public hearing was closed. Council unanimously supported the Planning Commission's recommendation and denied the rezoning request. **ACTION: PLANNING**

**Case # 13-28 MA, John Kilmartin, M-1 to RU (14.01 acres), TMS # 02600-09-05(p), Broad River Rd.:** The public hearing was opened, and one person spoke in favor of the map amendment. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

**Case # 13-30 MA, Denise Bryant, M-1 to RM-HD (17 acres), TMS # 120000-03-02, Wessinger Rd.:** The public hearing was opened. The applicant and one other person spoke in favor of the map amendment. Two people spoke against the map amendment. The public hearing was closed. Council unanimously denied the rezoning request. [ACTION: PLANNING](#)

**Case # 13-31 MA, Ron Johnson, RU to RS-LD (25.54 acres), TMS # 17613-02-08(p), Longtown Road West:** The public hearing was opened. One person spoke in favor of the map amendment and two people spoke against the map amendment. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

**Case # 13-32 MA, Mark Mack, RU to LI (2.0 acres), TMS # 02700-08-04(p), Kennerly Road:** The public hearing was opened, and two people spoke in favor of the map amendment. The public hearing was closed. Council approved allowing the applicant to withdraw his rezoning request and directed staff to draft an ordinance that would allow mulch sales in the RU zoning district. The text amendment will be presented to the Planning Commission on December 2, 2013. [ACTION: PLANNING](#)

**Case # 13-33 MA, Carolyn Peake, RU to GC (4.097 acres), TMS # 29000-01-01/05 & 29004-01-02, 10931 & 10901 Two Notch Road:** The public hearing was opened, and the applicant spoke in favor of the map amendment. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

#### **Text Amendments:**

**An Ordinance amending Sec. 26-21, Rules of Construction; Subsection (b), General Rules of Construction; Paragraph (9), Contiguous; so as to redefine such word.** The public hearing was opened, but no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

**An Ordinance amending Sec. 26-151, Permitted Uses with Special Requirements; so as to delete Manufactured Home Parks from the M-1 Zoning District.** The public hearing was opened, but no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

**An Ordinance amending Sec. 26-152, Special Exceptions; Subsection (d), Standards; Paragraph (26), Special Congregate Facilities; so as to provide additional requirements for same.** The public hearing was opened, but no one spoke. The public hearing was closed. Council unanimously gave first reading approval to staff's version of the text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

**Other Business:** None.

**Adjournment:** Council adjourned at 8:25 p.m.

