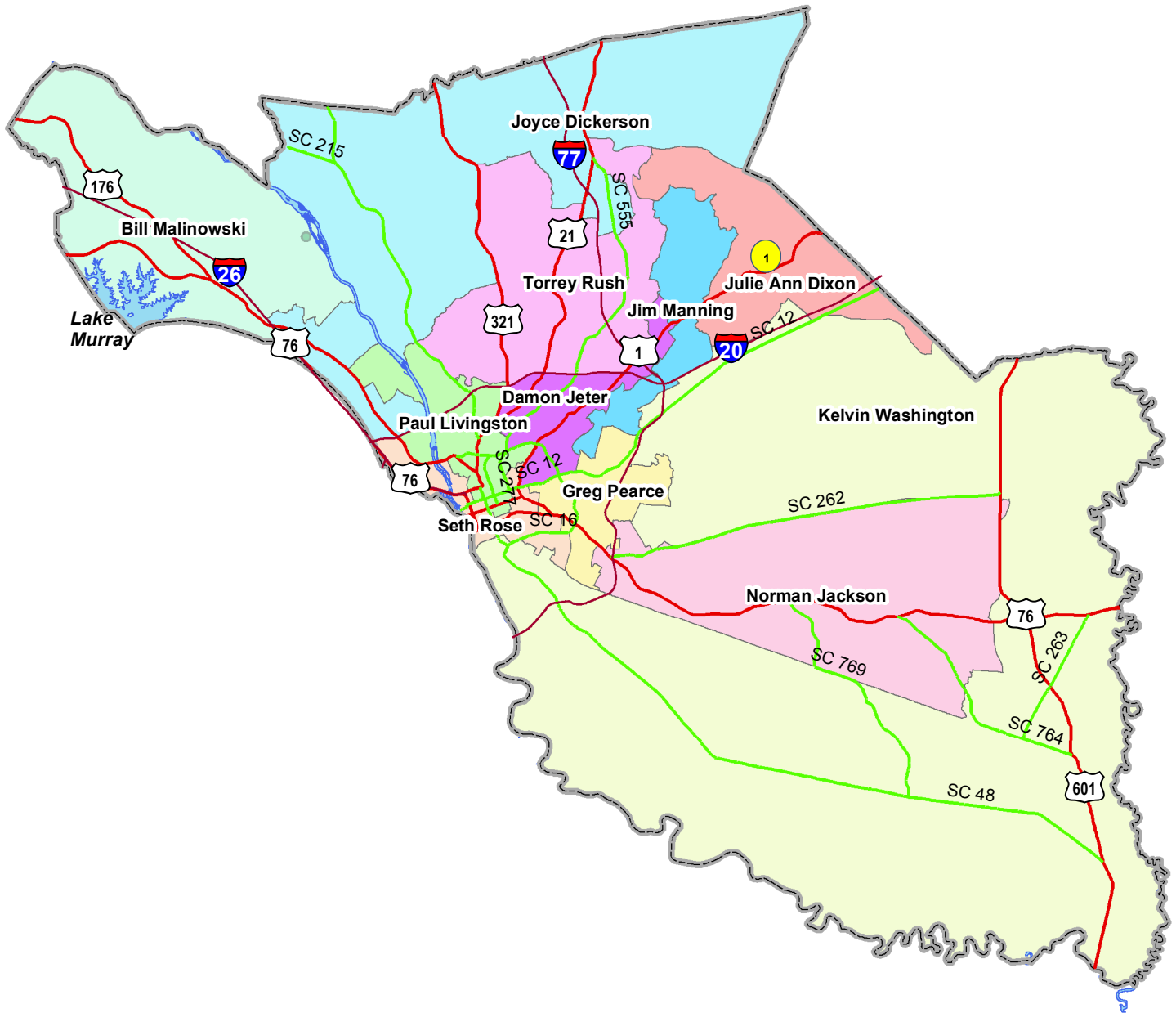


RICHLAND COUNTY
PLANNING COMMISSION



MAY 5, 2014

RICHLAND COUNTY PLANNING COMMISSION MAY 5, 2014



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-09 MA	Michael Boulware	25810-03-08 & 09	Jacobs Mill Pond Rd.	Dixon

RICHLAND COUNTY PLANNING COMMISSION

Monday, May 5, 2014

Agenda

1:00 PM

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

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

PUBLIC MEETING CALL TO ORDERPatrick Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL

April 2014 Minutes

ADOPTION OF THE AGENDA

ROAD NAMES [ACTION]

MAP AMENDMENTS [ACTION]

1. Case # 14-09
Michael Boulware
PDD to PDD (6.81 acres)
Jacobs Mill Pond Rd.
TMS# 25810-03-08 & 09
Page 1

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-176, LANDSCAPING STANDARDS; SUBSECTION (F), BUFFER TRANSITION YARDS; PARAGRAPH (1)(A); AND AMENDING SECTION 26-186, DEVELOPMENT WITH OPEN SPACE DESIGN STANDARDS; SUBSECTION (I), DEVELOPMENT REQUIREMENTS; PARAGRAPH (7); SO AS TO PROVIDE AN EXCEPTION TO THE BUFFER TRANSITION YARD REQUIREMENTS.
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OTHER BUSINESS

COMPREHENSIVE PLAN UPDATE [ACTION]

1. UPDATE

DIRECTOR'S REPORT OF ACTION

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

ADJOURNMENT



Planning & Development Services Department

2020 Hampton Street, 1st Floor • Columbia, South Carolina 29204-1002
 Post Office Box 192 • Columbia, South Carolina 29202-0192

TO: Planning Commission Members; Interested Parties

FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist

DATE: April 24, 2014

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

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 emergency road/subdivision naming requirements.

Action Requested

The Addressing Coordinator Specialist recommends the Commission give **final** approval of the road name(s) listed below. **Unless specifically stated, the street name suffix (es) is/ are added after receipt of the subdivision lot layout.**

PROPOSED NAME(S)	APPLICANT	LOCATION	PROPERTY TMS#	COUNCIL DISTRICT (Honorable)
1. Buckland 2. Cobden 3. Mackintosh 4. Maybeck 5. Ruskin 6. Stickley	Mike Dinkins, Civil Engineering of Columbia	Portrait Hill SD, off Broad River Rd	R01700-04-12	Joyce Dickerson (2)
7. Gatesbrook	John D. Champoux, Sustainable Design Consultants, INC	The Gates @ Longcreek	R20300-02-48 (p)	Jim Manning (8)



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 5, 2014
RC PROJECT: 14-09 MA
APPLICANT: Michael Boulware

LOCATION: Jacobs Mill Pond Road

TAX MAP NUMBER: R25810-03-08 and 09
ACREAGE: 6.81 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: April 4, 2014

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
<u>North:</u>	PDD	Single-Family Residences (Greenhill Parish Subdivision)
<u>South:</u>	RG-2	Apartments (Preserve at Spears Creek, City of Columbia)
<u>East:</u>	RS-LD	Residences
<u>West:</u>	RM-HD	Residences (Walden Place Subdivision)

Discussion

Parcel/Area Characteristics

The PDD parcel has frontage along Spears Creek Church Road and Jacobs Mill Pond Road. The site is undeveloped, with moderate slopes, no sidewalks or streetlights. 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 6.81 acres of the existing PDD development. The proposed changes would decrease the residential acreage from 112.16 acres to 105.35 acres and create 6.81 acres of OI Religious. The current residential yield is identified as 336 units at 3 dwelling units per acre (du/ac). The proposed change would decrease the permitted dwelling units under the RS-1 District from 336 units to 316 units.

Specific PDD Amendments			
Land Use	Existing Acreage	Proposed Acreage	Acreage Change
RS-1	112.16	105.35	-6.81
OI Religious	NA	6.81	+6.81

Public Services

The Spears Creek fire station (number 4) is located .7 miles to the south on Spears Creek Church Road. There are no fire hydrants located along this section of Spears Creek Church Road or Jacobs Mill Pond Road. Pontiac Elementary School is .7 miles south of the site on Spears Creek Church Road and Catawba Trail Elementary is .6 miles north 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**.

Objective: “Institutional uses such as schools, libraries, government facilities, police and fire stations should be located in appropriate locations along major roads and traffic junctions serving the community. Locations should be considered on a case by case basis. Public facilities such as schools, libraries, and recreation centers should be located where they reinforce neighborhoods and communities.”

Compliance: The proposed use would be a good transition between the single family residences to the north and the multifamily development to the south. Additionally the use would be located in an area where it could serve the surrounding community.

Traffic Impact

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 major 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 ranked as number 34 on the list of Prioritized Road Widening Projects in the COATS 2035 Long Range Transportation Plan. Spears Creek Church Road is identified for widening from 2 to 5 lanes from Interstate 20 to Two Notch Road. The section of Spears Creek Church Road from Two Notch Road to Percival Road is also identified for widening on the list of Richland County Penny Tax projects.

Conclusion

The parcels north of the site contain residential uses and are part of the Greenhill Parish PDD. The parcels located west of the site are zoned Residential Multifamily High Density (RM-HD) and are developed as single-family residential. The parcel south of the site is zoned Residential Multifamily High Density (RG-2) and is established as a multifamily development. The proposed request is in compliance with the Comprehensive Plan, as it would provide a transition in land uses between the mix of residential uses around the site.

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

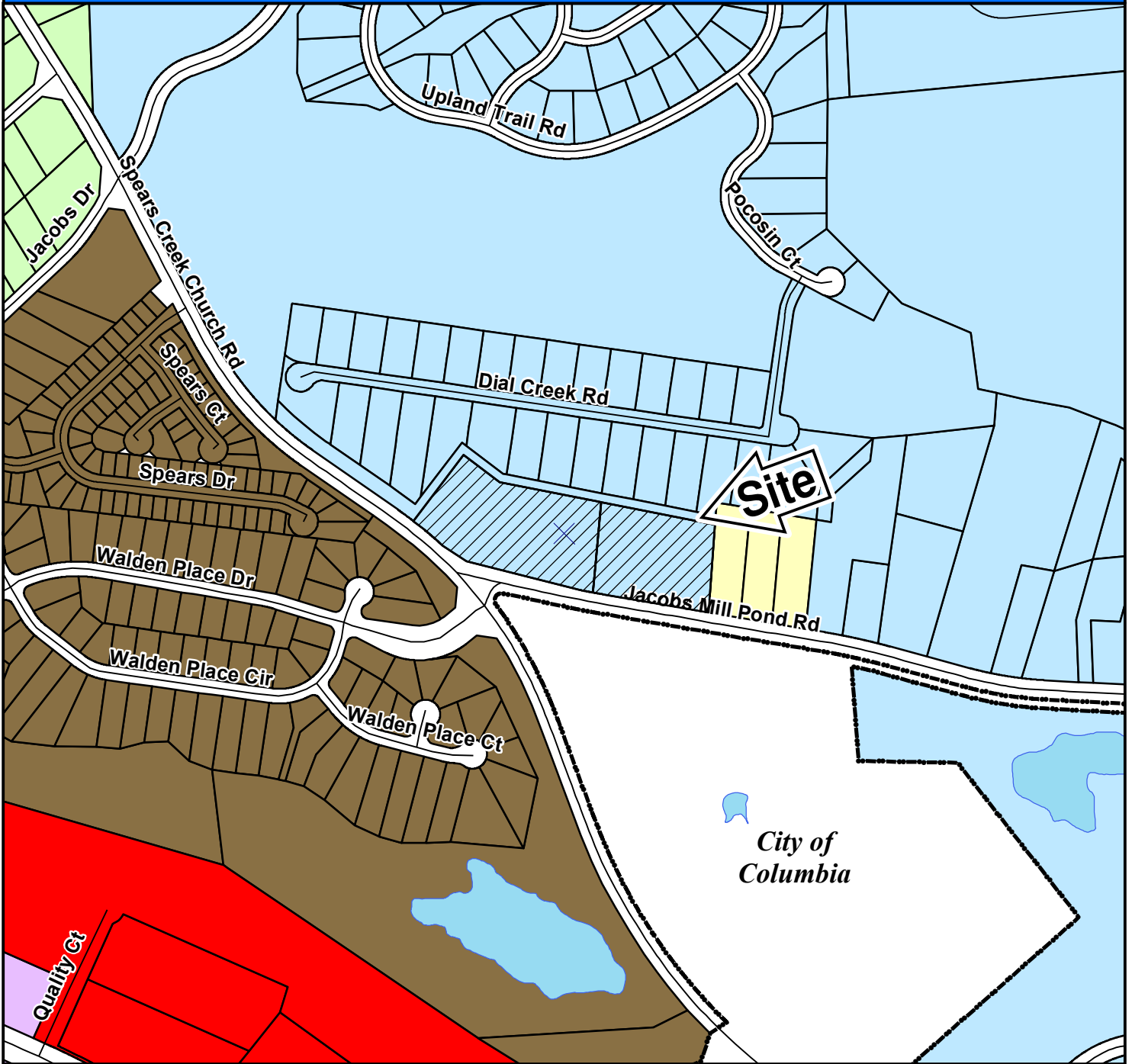
Zoning Public Hearing Date

May 27, 2014

Proposed PDD Conditions

- a) Planned development regulations should adhere to landscaping, parking and pedestrian regulations respectfully, Sections 26-173, 26-176, and 26-179.
- b) Proposed changes to the approved Master Plan are deemed major changes and shall be subject to the requirements of Section 26-59 (j) of the Richland County Land Development Code.
- c) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.
- d) All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.
- e) The OI Religious zoning designation shall permit places of worship and their associated uses only.

Case 14-09 MA PDD to PDD

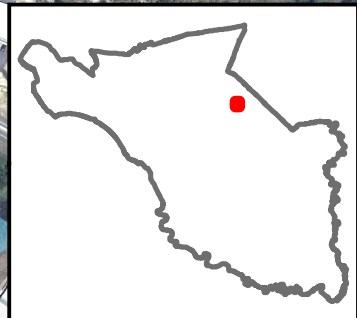


ZONING CLASSIFICATIONS

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



Case 14-09 MA
PDD to PDD
TMS 25810-03-08 & 09



CASE 14-09 MA

From PDD to PDD

TMS# R25810-03-08, 09

Jacobs Mill Pond Road



Looking at subject parcels at intersection



Looking south at multi-family

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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-176, LANDSCAPING STANDARDS; SUBSECTION (F), BUFFER TRANSITION YARDS; PARAGRAPH (1)(A); AND AMENDING SECTION 26-186, DEVELOPMENT WITH OPEN SPACE DESIGN STANDARDS; SUBSECTION (I), DEVELOPMENT REQUIREMENTS; PARAGRAPH (7); SO AS TO PROVIDE AN EXCEPTION TO THE BUFFER TRANSITION YARD REQUIREMENTS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-176, Landscaping Standards; Subsection (f), Buffer Transition Yards; Paragraph (1); Subparagraph a.; is hereby amended to read as follows:

- a. Identify the proposed new or expanding land use and each existing adjacent land use. Identify the land use impact of each of these identified uses as set forth in Table VII-6 below. A ~~proposed~~ land use is considered existing on an adjacent property when a ~~building permit is issued~~ plan has been approved by the Planning Department for the use. If adjacent property is vacant, and no ~~building permit has been issued~~ plan has been approved by the Planning Department for its use, its use shall be determined by assigning it the highest level of impact in its zoning classification.

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-186, Development with Open Space Design Standards; Subsection (i), Development Requirements; Paragraph (7); is hereby amended to read as follows:

- (7) Buffer Transition Yards: A twenty five foot (25') minimum, vegetated buffer transition yard is required along any lot line that abuts an existing residential use. Properties with a residential plan approved by the Planning Department are considered to have an existing residential use. Provided, however, this requirement does not apply when continuity exists by way of all of the following: the streets provide connectivity between

developments, the developer is the same, and the parcels within the development are similar in lot size.

- a. *Location:* As set forth in Sections 26-176(f)(2)(a) and (b). Residential yards (front, side or rear) shall not apply towards buffer transition yards.
- b. *Buffer yard credits:* All existing healthy, mature trees retained in buffer areas, can be credited toward meeting the buffer yard requirements, upon determination that adequate screening is provided. This may require a field visit and determination by the Planning Department.
- c. *Buffer yard reductions:* Reductions of the minimum transition buffer yard widths are not permitted.
- d. *Buffer material specifications:* As set forth in Section 26-176(f)(7).

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

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

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2014

Michelle Onley
Clerk of Council

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

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

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

April 22, 2014

7:00 PM

Call to Order: Honorable Norman Jackson, Chair

Additions/Deletions to the Agenda: Tracy Hegler stated that the second text amendment regarding shipping containers would also allow them to locate in the GC and M-1 zoning districts. In addition, Brad Farrar, Deputy County Attorney, asked Council to add an executive session to the agenda so he could brief them on a pending litigation matter.

Adoption of Agenda: Council unanimously approved the agenda, as amended by the inclusion of an executive session after all zoning matters were taken up.

Map Amendments:

Case # 14-02 MA, Noralba Hurtado, RU to GC (.45 acres), TMS # 03300-06-10, 10356 Broad River Road: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 14-03 MA, Preston Young, RU to OI (1.5 acres), TMS # 21615-04-26, Cabin Creek Road: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 14-06 MA, Jimmy Derrick, RS-MD to NC (3.83 acres), TMS # 09401-06-09, 6405 Monticello Road: The public hearing was opened, and one person spoke in favor of the rezoning change. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 14-07 MA, W. D. Morris, GC to LI (3.2 acres), TMS # 22804-04-10, Two Notch Road & Brickyard Road: The public hearing was opened, and no one spoke. 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 Chapter 26, Land Development; Article VII, General Development, Site, And Performance Standards; Section 26-177, Lighting Standards; Subsection (b), Standards; Paragraph (1); Subparagraph h; so as to include brown and dark green poles: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to an amended text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

An Ordinance amending Chapter 26, Land Development; so as to only allow shipping containers as an accessory use in the GC (General Commercial District), M-1 (Light Industrial District), LI (Light Industrial) and HI (Heavy Industrial) zoning districts: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to an amended text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Executive Session: Brad Farrar briefed Council about a pending litigation matter pursuant to S.C. Code of Laws, Section 30-4-70 (a) (2).

Adjournment: Council adjourned at 7:24 p.m.



Development Review Team
Projects for March 27, 2014
at 1:00 pm

Project #	Development	Location	Coun- cil Dis- trict	Lots/ Units/ Square Feet	Acres
SD14-008	Woodcreek D-14, Phase 1V TMS # R28800-01-11	Red Bay Road & Coopers Nursery Road	9	30	25.16

Approved

Development Review Team Members

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



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