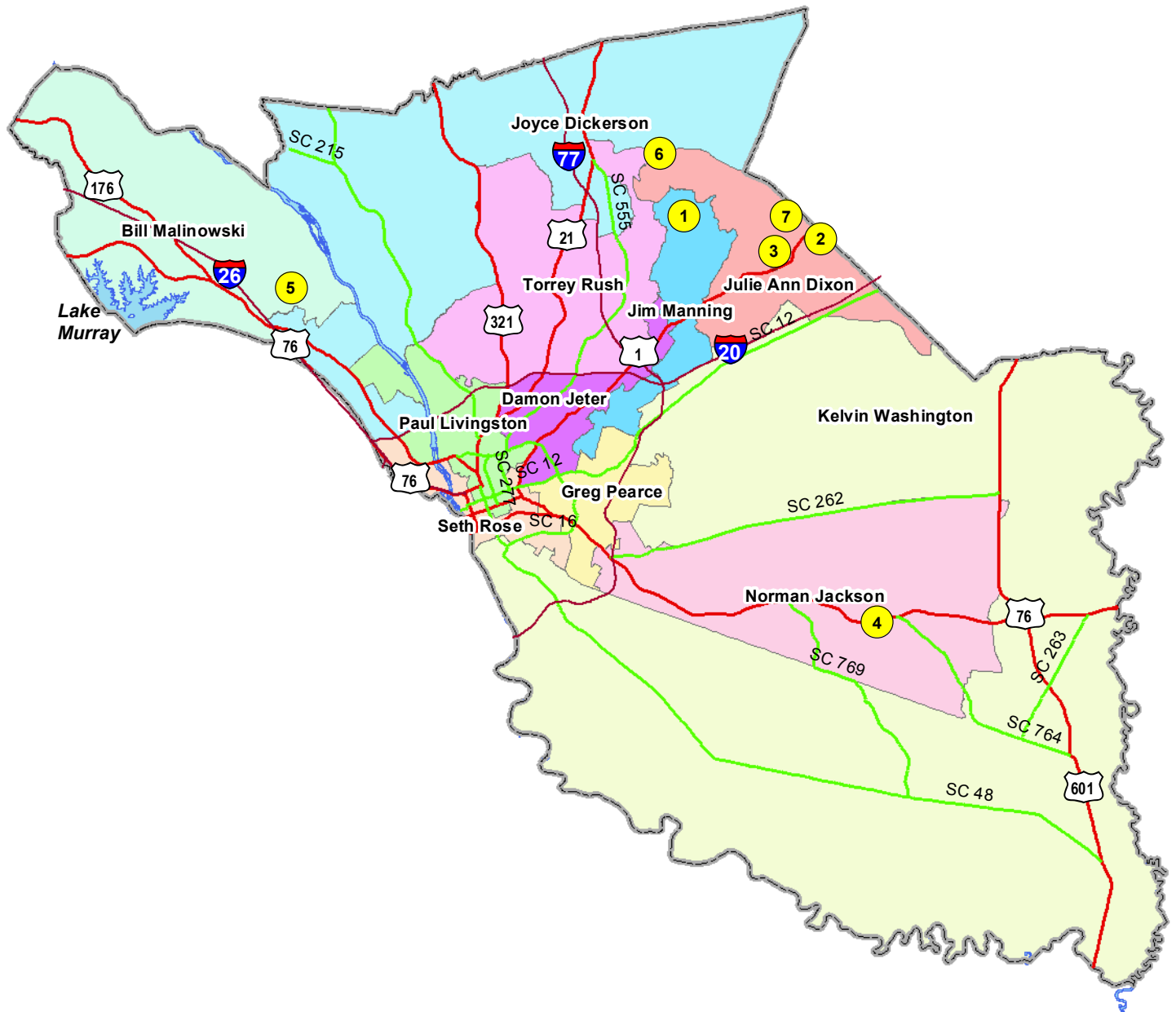


**RICHLAND COUNTY
PLANNING COMMISSION**



**FEBRUARY 1, 2016
1:00 p.m.**

RICHLAND COUNTY PLANNING COMMISSION FEBRUARY 1, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-49 MA	David Powlen	20300-03-12	Hardscrabble Rd. & Summit Pkwy.	Manning
2. 15-50 MA	Hugo Gonzalez	29000-02-09 & 10	10958 & 10962 Two Notch Rd.	Dixon
3. 16-01 MA	John Monroe	25800-03-03	Two Notch Rd.	Dixon
4. 16-02 MA	Charlotte Huggins	30600-02-16	10512 Garners Ferry Rd.	Jackson
5. 16-03 MA	Jordan Hammond	05200-01-13 & 18	Hollingshed Rd. & Kennerly Rd.	Malinowski
6. 16-04 MA	Chuck Munn	20500-04-01	Longtown Rd. & Rimer Pond Rd.	Dixon
7. 16-05 MA	Keith Utheim	26000-03-02	Bookman Rd.	Dixon

RICHLAND COUNTY PLANNING COMMISSION

Monday, February 1, 2016

Agenda

1:00 PM

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

Chairman - Patrick Palmer

Vice Chairman - David Tuttle

Heather Cairns · Beverly Frierson · Christopher Anderson · William Theus
Stephen Gilchrist · Wallace Brown · Ed Greenleaf

I. PUBLIC MEETING CALL TO ORDER Patrick Palmer, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT Patrick Palmer, Chairman

III. ELECTION OF OFFICERS

IV. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL
December 2015 Minutes

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 15-49 MA

David Powlen

PDD to PDD (8.11 acres)

Hardscrabble Rd. & Summit Parkway

TMS# 20300-03-12

Page 1

2. Case # 15-50 MA

Hugo Gonzalez

10958 & 10962 Two Notch Rd.

OI to LI (1.82 acres & 1.77 acres) 3.59 acres total

TMS# 29000-02-09 & 10

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3. Case # 16-01 MA

John Monroe

RU to GC (4.55 acres)

10740 Two Notch Rd.

TMS# 25800-03-03

Page 23

4. Case # 16-02 MA
Charlotte Huggins
10512 Garners Ferry Rd.
RU to GC (1.86 acres)
TMS# 30600-02-16
Page 35
5. Case # 16-03 MA
DR Horton-Crown LLC
RU to RS-MD (1.74 acres & 23.6 acres) 25.34 acres total
1635 Hollingshed Rd.
TMS# 05200-01-13 & 18
Page 47
6. Case # 16-04 MA
Chuck Munn
RU to RS-LD (41.44 acres)
Rimer Pond Rd.
TMS# 20500-04-01
Page 55
7. Case # 16-05 MA
Keith Utheim
RU to RS-MD (27.52 acres)
Bookman Rd.
TMS# 26000-03-02
Page 63

d. TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-172, DENSITY AND DIMENSIONAL STANDARDS; SUBSECTION (B), REQUIRED SETBACKS; ALLOWABLE ENCROACHMENT INTO REQUIRED SETBACKS; PARAGRAPH (5), PROJECTIONS INTO REQUIRED YARDS; SUBPARAGRAPH C., SCREENING OR RETAINING WALLS AND FENCES; SO AS TO ALLOW FENCES AND WALLS NOT OVER SEVEN (7) FEET IN HEIGHT IN SIDE AND REAR YARDS.
Page 71
2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-173, OFF-STREET PARKING STANDARDS; SUBSECTION (F), PARKING OF RECREATIONAL VEHICLES, BOATS, AND TRAVEL TRAILERS;

SO AS TO ADD UTILITY TRAILERS AND TO ALLOW ALL SUCH VEHICLES AND TRAILERS TO BE PARKED ON ANY LOT WITHIN THE COUNTY.

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V. OTHER BUSINESS [ACTION]

ZONING DEFINITIONS

VI. CHAIRMAN'S REPORT

RULES OF PROCEDURE

VII. DIRECTOR'S REPORT OF ACTION

DEVELOPMENT REVIEW TEAM REPORT

VIII. ADJOURNMENT

NOTES:

MEETING FORMAT

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

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

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

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

ZONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.

TO: Planning Commission Members; Interested Parties

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

DATE: January 21, 2016

SUBJECT: December Street Name(s) Approval Request

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

The proposed street name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 Emergency Road Naming Requirements.

Action Requested: The Planning Commission Board approval.

PROPOSED STREET NAME(S)	APPLICANT/CONTACT	DEVELOPEMENT NAME	PROPERTY TMS#	COUNCIL DISTRICT (HONORABLE)
1. Dew Lane	Melanie Dixon & RC Addressing Coordinator	Private Roadway off Tom's Creek Rd	R30900-06-12, 89-90, 97-99	Norman Jackson (11)
2. Pebblebranch Ln	Clay Walsh, CEC Engineering	Hawkins Creek, Ph. 4	R14800-05-36	Torrey Rush (7)
3. Woodley Way	RC Addressing Coordinator	Private Roadway off Two Notch & North Brickyard Roads	R22804-04-09 &10,16; 22808-01-01 & 02	Julie Ann Dixon (9)





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 15-49 MA
APPLICANT: David Powlen

LOCATION: Hardscrabble Road & Summit Parkway

TAX MAP NUMBER: R20300-03-12
ACREAGE: 9.11 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: January 12, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The subject parcel is part of the Summit Planned Development District (PDD). The parcels north, west, east and south were rezoned under case number 88-040MA (Ordinance number 1792-88HR) on November 15th, 1988 and further amended under 93-10MA.

The original zoning as adopted September 7, 1977 was RS-1 District which became the Residential Single-Family Low Density (RS-LD) District with the Land Development Code change in 2005.

Zoning History for the General Area

The Planned Development District (PDD) parcels, west of the subject parcel was rezoned from D-1 under case number 85-060MA and further amended under case number 97-048MA.

The Planned Development District (PDD) parcel, north of the subject parcel was rezoned from PDD to PDD under Ordinance Number 45-02HR (case number 00-032MA).

The Office and Institutional District (OI) parcel, northwest of the subject parcel was rezoned from RU to OI under Ordinance Number 012-04HR (case number 04-030MA).

The Office and Institutional District (OI) parcel, northwest of the subject parcel was rezoned from RU to OI under Ordinance Number 075-07HR (case number 07-038MA).

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	Strip Retail
<u>South:</u>	PDD/PDD	Place of Worship
<u>East:</u>	PDD	Single-family dwellings
<u>West:</u>	PDD/OI	School/ Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Hardscrabble Road and Summit Parkway. The parcel is undeveloped and wooded. There are no sidewalks or streetlights along this section of Hardscrabble Road. There are sidewalks and streetlights along this section of Summit Parkway.

The surrounding area is characterized by residential uses east, with a commercial development north of the subject parcel. One parcel west is undeveloped and the other contains an elementary school. The parcel south contains a place of worship.

Master Plan

The PDD designation for the subject parcel is to contain a mix of Office and Institutional (OI) District and General Commercial (GC) District uses. The following uses are excluded from the categories of permitted uses.

Excluded Retail uses:

- a. Sexually oriented Business of any type
- b. Automobile service stations or gasoline stations and facilities which provide automobile, gasoline or diesel engine or small engine repairs or services wither as a principal or ancillary business to include the sale and/or installation of new or used parts or equipment.
- c. Businesses which sell new or used motorized vehicles of any type.
- d. Convenience stores which also sell gasoline.
- e. Video arcades or other facilities providing coin or token operated amusement machines.
- f. Hotels or motels.
- g. Lumber or building supply sales.
- h. Any business utilizing outdoor display of merchandise.

Public Services

The subject parcel is within the boundaries of School District Two. The Rice Creek Elementary School is adjacent (west) to the subject parcel on Hard Scrabble Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .61 miles south of the subject parcel. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 437) located south of the subject parcel on Hardscrabble Road identifies 16,790 Average Daily Trips (ADT's). This section of Hardscrabble Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. This segment of Hardscrabble Road is currently operating at Level of Service (LOS) "F".

This section of Hardscrabble Road is scheduled for widening from three to five lanes through SCDOT and the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the request is in compliance with the purpose statement of the proposed district to provide mixed uses. However, staff is also of the opinion that the recommendations of the Comprehensive Plan will not be fully met. While the request is located at a traffic junction along an arterial road and is within a contextually-appropriate distance from the intersection of a primary arterial, the recommendation for commercial uses to support neighborhood scale design will not be met. The applicant proposes to permit "...a combination of the uses permitted in the Office and Institutional and General Commercial Zoning Districts as set forth in the current Richland County Zoning Ordinance..." It is staff's opinion that this listing of use types is too extensive and provides for uses which may exceed the recommended neighborhood scale.

Approval of the rezoning request would not be in character with the existing surrounding development pattern in the area, as the parcel is not surrounded by general commercial development, and the full list of potential uses may not be compatible with the intent of the Comprehensive Plan.

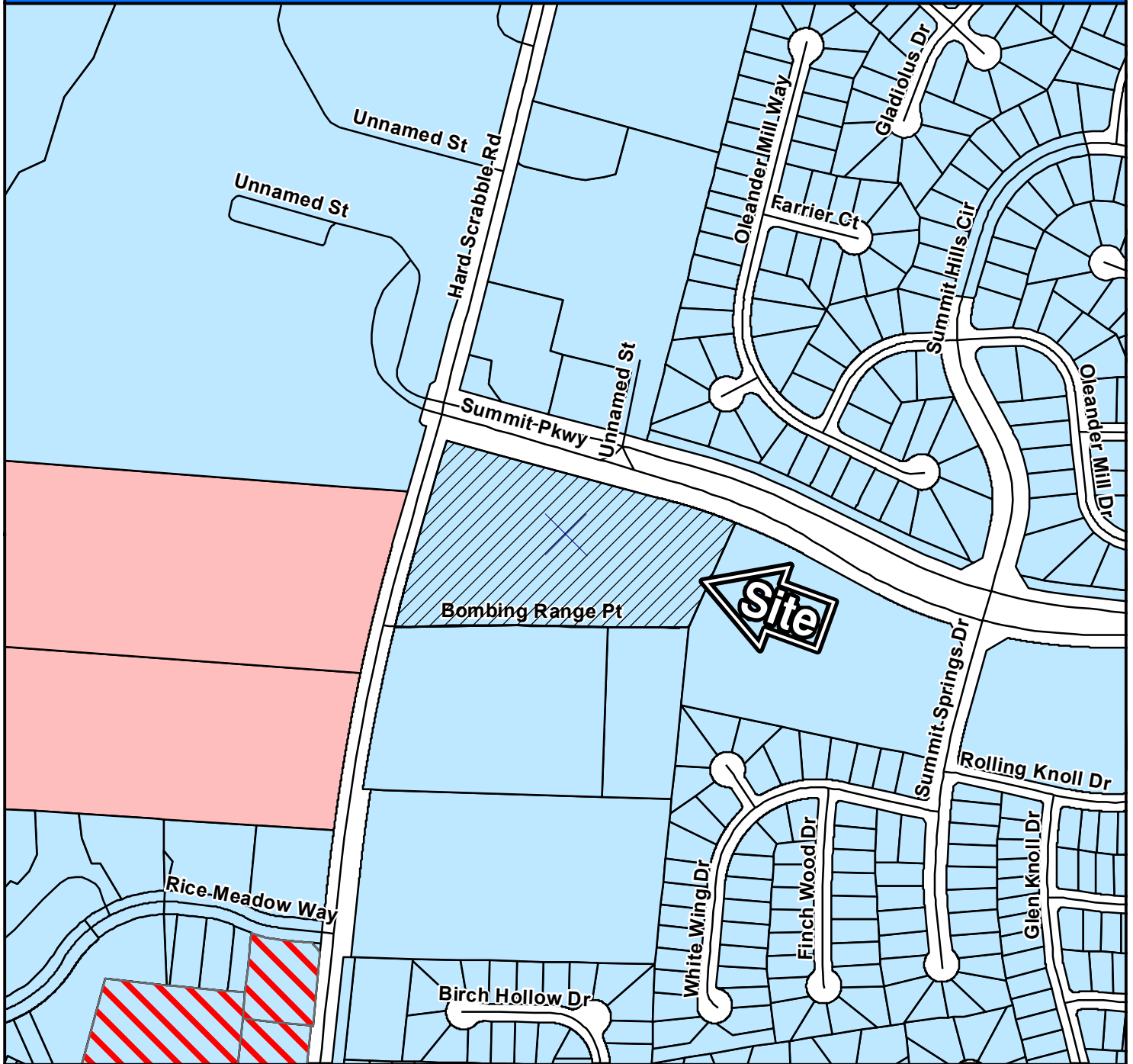
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

February 23, 2016.

Case 15-49 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		

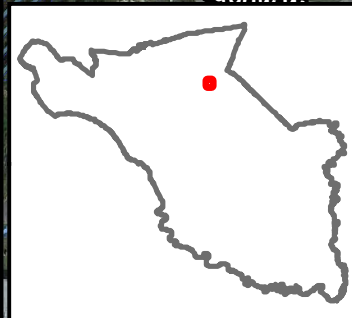


Case 15-49 MA
PDD to PDD
TMS 20300-03-12

City of
Columbia

Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 15-49 MA

From PDD to PDD

TMS# R20300-03-12

Hardscrabble Rd & Summit Parkway



The zoning change from PDD (Planned Unit Development) to PDD (Planned Unit Development) would permit the introduction of the following uses.

USE TYPES	OI	GC
Residential Uses		
Common Area Recreation and Service Facilities	P	P
Continued Care Retirement Communities	SR	SR
Dormitories	SE	SE
Multi-Family, Not Otherwise Listed		P
Single-Family, Zero Lot Line, Common	SR	SR
Single-Family, Zero Lot Line, Parallel	SR	
Fraternity and Sorority Houses	P	P
Group Homes (10 or More)	SE	SE
Rooming and Boarding Houses	SE	P
Special Congregate Facilities	SE	SE
Accessory Uses and Structures		
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P	P
Home Occupations	SR	SR
Swimming Pools	SR	SR
Yard Sales	SR	SR
Recreational Uses		
Amusement or Water Parks, Fairgrounds		SR
Amusement Arcades		P
Athletic Fields	P	P
Batting Cages		SR
Billiard Parlors		P
Bowling Centers		P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P	P
Country Clubs with Golf Courses		SR
Dance Studios and Schools	P	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks		SR
Golf Courses		SR

Golf Courses, Miniature		P
Golf Driving Ranges (Freestanding)		SR
Marinas and Boat Ramps		P
Martial Arts Instructional Schools	P	P
Physical Fitness Centers	P	P
Public or Private Parks	SR	SR
Public Recreation Facilities	SR	SR
Shooting Ranges, Indoor		P
Skating Rinks		P
Swim and Tennis Clubs	SE	P
Swimming Pools	SR	SR
Institutional, Educational and Civic Uses		
Ambulance Services, Emergency	P	P
Ambulance Services, Transport	P	P
Animal Shelters		SR
Auditoriums, Coliseums, Stadiums	P	P
Bus Shelters/Bus Benches (Ord. 053-09HR; 11-3-09)	SR	SR
Cemeteries, Mausoleums (Ord. 069-10HR)	SR	SR
Colleges and Universities	P	P
Community Food Services	P	P
Courts	P	P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR	SR
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR	SR

Fire Stations	P	P
Government Offices	P	P
Hospitals	P	P
Individual and Family Services, Not Otherwise Listed	P	P
Libraries	P	P
Museums and Galleries	P	P
Nursing and Convalescent Homes	P	P
Orphanages	P	
Places of Worship	P	P
Police Stations, Neighborhood	P	P
Post Offices	P	P
Postal Service Processing & Distribution		P
Schools, Administrative Facilities	P	P
Schools, Business, Computer and Management Training	P	P
Schools, Fine Arts Instruction	P	P
Schools, Junior Colleges	P	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	P	P
Schools, Technical and Trade (Except Truck Driving)	P	P
Schools, Truck Driving		P
Zoos and Botanical Gardens	SE	SR
<u>Business, Professional and Personal Services</u>		
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P	P
Advertising, Public Relations, and Related Agencies	P	P
Automatic Teller Machines	P	P
Automobile Parking (Commercial)	P	P
Automobile Rental or Leasing		P
Automobile Towing, Not Including Storage		P
Banks, Finance, and Insurance Offices	P	P

Barber Shops, Beauty Salons, and Related Services	P	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR	SR
Body Piercing Facilities		SR
Building Maintenance Services, Not Otherwise Listed		P
Car and Light Truck Washes (See also Truck Washes)		P
Carpet and Upholstery Cleaning Services		P
Computer Systems Design and Related Services	P	P
Clothing Alterations/Repairs; Footwear Repairs	P	P
Construction, Building, General Contracting, without Outside Storage	P	P
Construction, Special Trades, without Outside Storage	P	P
Employment Services	P	P
Engineering, Architectural, and Related Services	P	P
Exterminating and Pest Control Services		P
Funeral Homes and Services	P	P
Furniture Repair Shops and Upholstery		P
Janitorial Services		P
Landscape and Horticultural Services		P
Laundromats, Coin Operated		P
Laundry and Dry Cleaning Services, Non-Coin Operated	P	P
Legal Services (Law Offices, Etc.)	P	P
Linen and Uniform Supply		P
Locksmith Shops		P
Management, Scientific, and Technical Consulting Services	P	P
Massage Therapists	P	P
Medical/Health Care Offices	P	P

Medical, Dental, or Related Laboratories	P	P
Motion Picture Production/Sound Recording		P
Office Administrative and Support Services, Not Otherwise Listed	P	P
Packaging and Labeling Services	P	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P	P
Photocopying and Duplicating Services	P	P
Photofinishing Laboratories	P	P
Photography Studios	P	P
Picture Framing Shops	P	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P	P
Publishing Industries		P
Rental Centers, without Outside Storage		P
Repair and Maintenance Services, Appliance and Electronics		SR
Repair and Maintenance Services, Home and Garden Equipment		P
Repair and Maintenance Services, Personal and Household Goods		P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics		P
Research and Development Services	SR	P
Security and Related Services		P
Tanning Salons		P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)		P
Taxidermists		P
Theaters, Live Performances		P
Theaters, Motion Picture, Other Than Drive-Ins		P
Theaters, Motion Picture, Drive-Ins		SE
Travel Agencies (without Tour Buses or Other Vehicles)	P	P
Traveler Accommodations, Not		P

Otherwise Listed		
Truck (Medium and Heavy) Washes		P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR	P
Watch and Jewelry Repair Shops	P	P
Weight Reducing Centers	P	P
Retail Trade and Food Services		
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P	P
Appliance Stores		P
Art Dealers	P	P
Arts and Crafts Supply Stores		P
Auction Houses		P
Bakeries, Retail		P
Bars and Other Drinking Places	SE	SR
Bicycle Sales and Repair		P
Book, Periodical, and Music Stores	P	P
Camera and Photographic Sales and Service		P
Candle Shops		P
Candy Stores (Confectionery, Nuts, Etc.)		P
Caterers, No On Site Consumption	P	P
Clothing, Shoe, and Accessories Stores		P
Coin, Stamp, or Similar Collectibles Shops		P
Computer and Software Stores		P
Convenience Stores (without Gasoline Pumps)		P
Cosmetics, Beauty Supplies, and Perfume Stores		P
Department, Variety or General Merchandise Stores		P
Direct Selling Establishments, Not Otherwise Listed		P
Drugstores, Pharmacies, with Drive-Thru	P	P
Drugstores, Pharmacies, without Drive-Thru	P	P

Electronic Shopping and Mail Order Houses		P
Fabric and Piece Goods Stores		P
Flea Markets, Indoor		P
Flea Markets, Outdoor		P
Floor Covering Stores		P
Florists		P
Food Service Contractors		P
Food Stores, Specialty, Not Otherwise Listed		P
Formal Wear and Costume Rental		P
Fruit and Vegetable Markets		P
Furniture and Home Furnishings		P
Garden Centers, Farm Supplies, or Retail Nurseries		P
Gift, Novelty, Souvenir, or Card Shops		P
Grocery/Food Stores (Not Including Convenience Stores)		P
Hardware Stores		P
Health and Personal Care Stores, Not Otherwise Listed		P
Hobby, Toy, and Game Stores		P
Home Centers		P
Home Furnishing Stores, Not Otherwise Listed		P
Jewelry, Luggage, and Leather Goods (May Include Repair)		P
Liquor Stores		P
Manufactured Home Sales		SR
Meat Markets		P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building		P
Musical Instrument and Supplies Stores (May Include Instrument Repair)		P

News Dealers and Newsstands		P
Office Supplies and Stationery Stores	P	P
Optical Goods Stores	P	P
Outdoor Power Equipment Stores		P
Paint, Wallpaper, and Window Treatment Sales		P
Pawnshops		P
Pet and Pet Supplies Stores		P
Record, Video Tape, and Disc Stores		P
Restaurants, Cafeterias	P	P
Restaurants, Full Service (Dine-In Only)	P	P
Restaurants, Limited Service (Delivery, Carry Out)	P	P
Restaurants, Limited Service (Drive-Thru)		P
Restaurants, Snack and Nonalcoholic Beverage Stores	P	P
Sporting Goods Stores		P
Television, Radio or Electronic Sales		P
Tobacco Stores		P
Truck Stops		P
Used Merchandise Stores		P
Video Tape and Disc Rental		P
Warehouse Clubs and Superstores		P
Wholesale Trade		
Apparel, Piece Goods, and Notions		P
Beer/Wine/Distilled Alcoholic Beverages		SR
Books, Periodicals, and Newspapers		P
Drugs and Druggists' Sundries		SR
Durable Goods, Not Otherwise Listed		SR
Electrical Goods		SR
Flowers, Nursery Stock, and Florist Supplies		P
Furniture and Home Furnishings		SR

Groceries and Related Products		P
Hardware		P
Jewelry, Watches, Precious Stones		P
Machinery, Equipment and Supplies		SR
Market Showrooms (Furniture, Apparel, Etc.)		SR
Nondurable Goods, Not Otherwise Listed		SR
Paints and Varnishes		SR
Paper and Paper Products		P
Petroleum and Petroleum Products		
Plumbing & Heating Equipment and Supplies		SR
Professional and Commercial Equipment and Supplies		P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)		P
Sporting Firearms and Ammunition		SR
Tobacco and Tobacco Products		SR
Toys and Hobby Goods and Supplies		P
Transportation, Information, Warehousing, Waste Management, and Utilities		
Antennas	SR	SR
Bus Facilities, Interurban		P
Bus Facilities, Urban		P
Charter Bus Industry		P
Courier Services, Substations	P	P
Limousine Services		P
Radio and Television Broadcasting Facilities (Except Towers)	P	P
Radio, Television, and Other Similar Transmitting Towers	SE	SE
Scenic and Sightseeing Transportation		P
Taxi Service Terminals		P
Utility Company Offices	P	P
Utility Lines and Related Appurtenances	P	P

Utility Service Facilities (No Outside Storage)		P
Utility Substations	SR	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR	SR
Warehouses, Self-Storage		SR
Warehouses, Self-Storage		SR
Bakeries, Manufacturing		P
Computer, Appliance, and Electronic Products		P
Medical Equipment and Supplies		P
Printing and Publishing		P
Signs		P
Other Uses		
Buildings, High Rise, 4 or 5 Stories	SR	SR
Buildings, High Rise, 6 or More Stories	SE	SE



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 15-50 MA
APPLICANT: Hugo Gonzalez

LOCATION: 10958 & 10962 Two Notch Road

TAX MAP NUMBER: R29000-02-09 & 10
ACREAGE: 1.82 acres & 1.77 acres (3.59 total acres)
EXISTING ZONING: OI
PROPOSED ZONING: LI

PC SIGN POSTING: January 11, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The subject parcel was rezoned from RU to Office and Institutional (OI) District under ordinance number 014-00HR (case number 00-04MA).

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

Zoning History for the General Area

The General Commercial (GC) District parcels west of the subject parcels were approved under Ordinance No. 046-13HR (case number 13-33MA).

The General Commercial (GC) District parcels north east of the subject parcels were approved under Ordinance No. 013-00HR (case number 00-03MA).

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

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

Discussion

Parcel/Area Characteristics

The parcels have frontage along Two Notch Road. The subject properties are undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Two Notch Road. The surrounding area is characterized by scattered nonconforming commercial uses, residences and undeveloped parcels. The parcels south and east of the subject properties are undeveloped. North of the subject properties is a private club (Gossip of NE).

Public Services

The subject parcel is within the boundaries of School District Two. Bookman Road Elementary School is located 1.7 miles northwest of the subject parcel on Bookman Road. The Northeast fire station (number 4) is located 2.5 miles south of the subject parcel on Spears Creek Church Road. There is a fire hydrant located in the intersection of Two Notch Road and Blaney Road, just into Kershaw County. Water would be provided by well and sewer would be provided by septic.

Plans & Policies

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

Comprehensive Plan

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 119) located west of the subject parcel on Two Notch Road identifies 13,300 Average Daily Trips (ADT's). Two Notch Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "E".

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

Conclusion

Staff is of the opinion that the request is not in compliance with the intentions of the Comprehensive Plan.

The Richland County Comprehensive Plan recommends supporting neighborhood commercial scale development for areas designated as Neighborhood Medium Density. The Plan also discourages "...fragmented "leapfrog" development patterns along corridors."

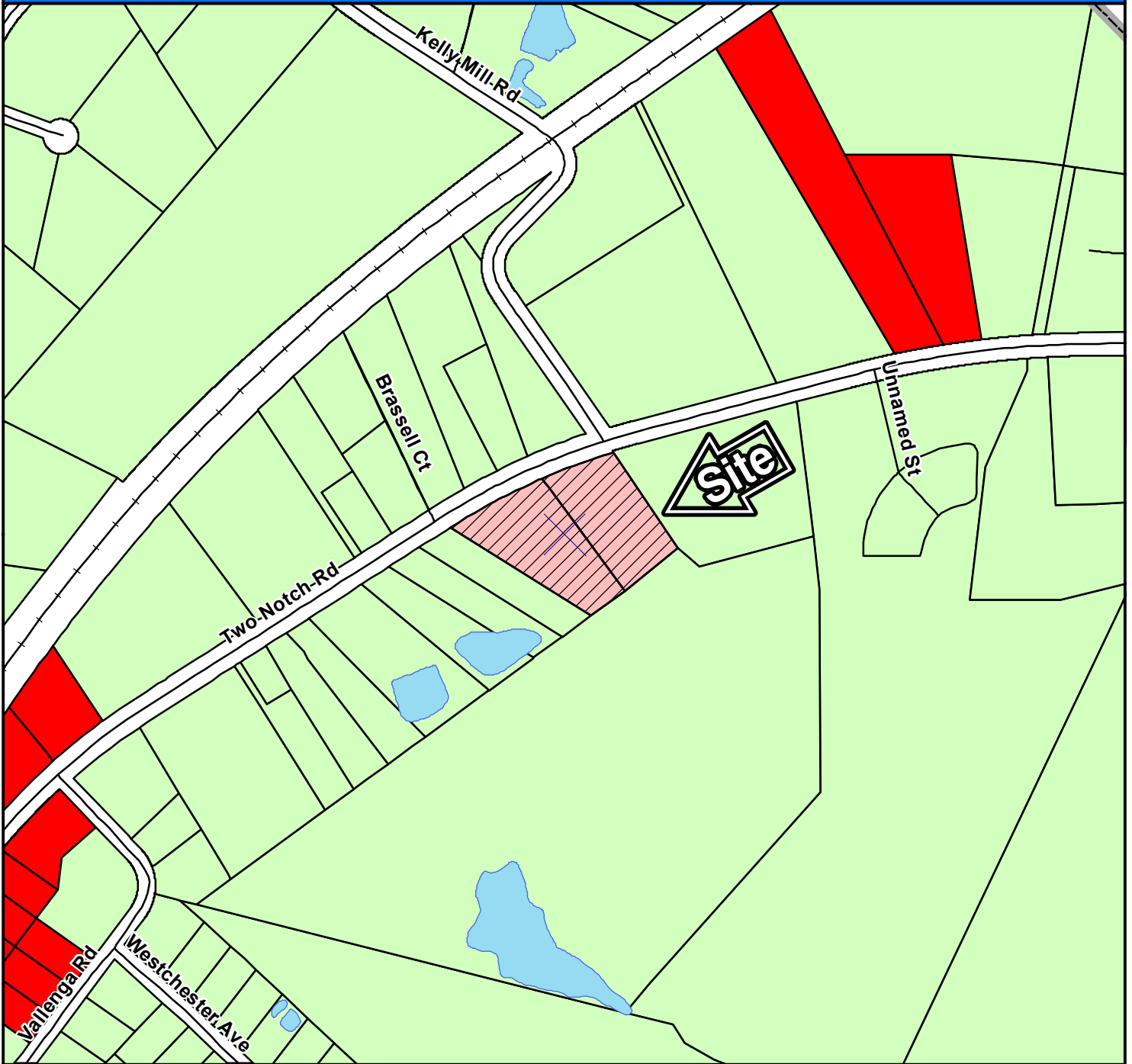
From staff's view, the request does not provide for neighborhood scale development, as the LI district promotes wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. In addition, the request would introduce a zoning designation which is not compatible with the zoning along this section of Two Notch Road or the surrounding area.

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

Zoning Public Hearing Date

February 23, 2016.

Case 15-50 MA OI to LI



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 15-50 MA
OI to LI
TMS 29000-02-09 & 10

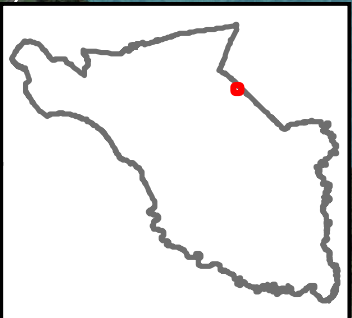
Kelly M. Rd
Li @ Id

Blasell Ct
Two Notch Rd

119
Unnamed St

Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 15-50 MA

From OI to LI

TMS# R29000-02-09 & 10

10958 & 10962 Two Notch Rd



USE TYPES	LI
Crop Production Support Services	P
Forestry Support Services	P
<u>Accessory Uses and Structures</u>	
Amusement or Water Parks, Fairgrounds	SR
Battling Cages	SR
Country Clubs with Golf Courses	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Shooting Ranges, Indoor	P
<u>Institutional, Educational and Civic Uses</u>	
Animal Shelters	SR
Correctional Institutions	SE
Postal Service Processing & Distribution	P
Schools, Truck Driving	P
<u>Business, Professional and Personal Services</u>	
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Building Maintenance Services, Not Otherwise Listed	P

Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Exterminating and Pest Control Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Linen and Uniform Supply	P
Motion Picture Production/Sound Recording	P
Publishing Industries	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR

Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
<u>Retail Trade and Food Services</u>	
Auction Houses	P
Automotive Parts and Accessories Stores	P

Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Direct Selling Establishments, Not Otherwise Listed	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Fruit and Vegetable Markets	P
Restaurants, Limited Service (Drive-Thru)	P
Service Stations, Gasoline	P
Truck Stops	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P

Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Petroleum and Petroleum Products	
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P

Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Airports or Air Transportation Facilities and Support Facilities	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Central Facility	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P

<u>Manufacturing, Mining, and Industrial Uses</u>	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE

Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 16-01 MA
APPLICANT: John D Monroe

LOCATION: 10740 Two Notch Rd

TAX MAP NUMBER: R25800-03-03
ACREAGE: 4.55 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: January 11, 2016

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) to the south and east was rezoned under Ordinance Number 065-99HR (case number 99-050MA) and further amended under Ordinance Number 033-14HR (case number 14-09MA).

The Office and Institutional District (OI) parcels east of the subject parcels were rezoned under Ordinance Number 018-07HR (case number 07-01MA).

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 73 dwelling units.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure, or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residences
<u>South:</u>	PDD	Residential (under construction)
<u>East:</u>	OI/RU	Office/Undeveloped
<u>West:</u>	RU/PDD	Automobile Sales/Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel is split along Two Notch Road. There are no sidewalks or street lights along this section of Two Notch Road.

The parcel is wooded and undeveloped. The immediate area is comprised primarily of residentially developed parcels and large undeveloped parcels.

Public Services

The subject parcel is within the boundaries of School District 2. The Catawba Trail Elementary School is located 1600 feet southeast of the subject parcel on Old National Highway.

The Northeast fire station (number 4) is located 1.3 miles south of the subject parcel on Spears Creek Church Road. There are no fire hydrants located along this section of Two Notch Road. The City of Columbia is the water service provider for the area. The parcel is within Palmettos Utilities sewer service area.

Plans & Policies

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

Comprehensive Plan

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 120) located west of the subject parcel on Two Notch Road identifies 17,700 Average Daily Trips (ADT's). This segment of Two Notch Road is classified as five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

Staff is of the opinion that the request is not in compliance with the intentions of the Comprehensive Plan.

The subject parcels are not located at a traffic junction along an arterial road, are not within a contextually-appropriate distance from the intersection of a primary arterial, nor does the proposed zoning district support neighborhood scale development. The Plan also discourages "...strip commercial development or fragmented "leapfrog" development patterns along corridors."

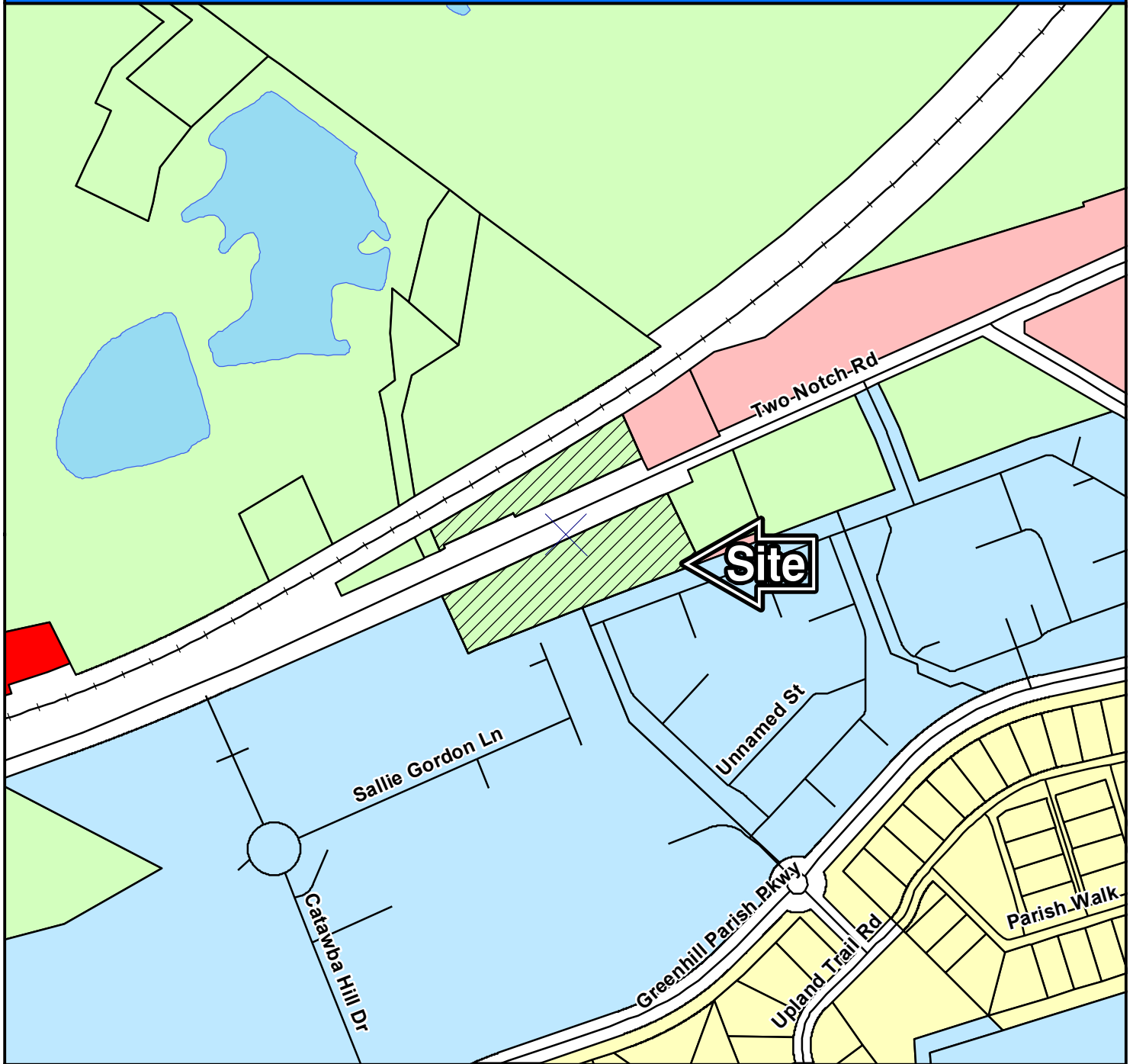
Approval of the rezoning request would not be in character with the existing, surrounding development pattern in the area and the potential uses may not be compatible with the intent of the Comprehensive Plan.

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

Zoning Public Hearing Date

February 23, 2016.

Case 16-01 MA RU to GC



ZONING CLASSIFICATIONS

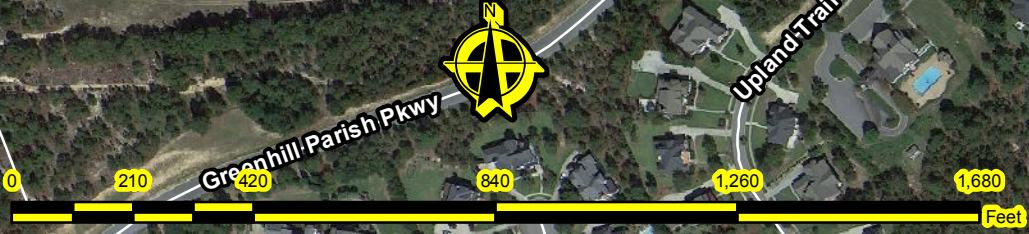
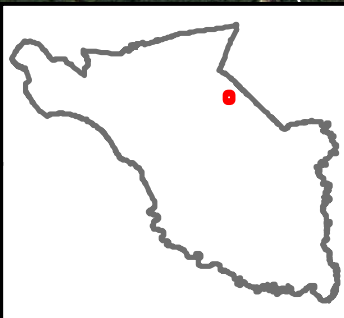
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 16-01 MA
RU to GC
TMS 25800-03-03

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 16-01 MA

From RU to GC

TMS# R25800-03-03

10740 Two Notch Rd



USE TYPES	GC
<u>Residential Uses</u>	
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR

Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Places of Worship	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P

Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Body Piercing Facilities	SR

Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P

Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P

Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used	P

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

Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
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	P

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

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

Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Bus Facilities, Interurban	P

Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
<u>Manufacturing, Mining, and Industrial Uses</u>	
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
<u>Other Uses</u>	
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 16-02 MA
APPLICANT: Charlotte Huggins

LOCATION: 10512 Garners Ferry Rd

TAX MAP NUMBER: R30600-02-16
ACREAGE: 1.86 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: January 13, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

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

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** "An extension of the same existing zoning district boundary. (Ord. 038-09HR; 7-21-09)" the subject parcel is eligible for rezoning.

Background

Zoning History

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

A GC parcel south of the site was rezoned under Ordinance Number 051-14HR (case number 14-16MA).

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 30 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	GC	Convenience store with pumps
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Single family residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Garners Ferry Road. There are no sidewalks or street lights along this section of Garners Ferry Road.

The parcel contains two nonresidential structures. The immediate area is characterized by large lot residential uses along the northern and southern portions of Garners Ferry Road and a convenience store with pumps (Mr. Bunky's Market) south of the subject parcel.

Public Services

The subject parcel is within the boundaries of School District 1. The Horrell Hill Elementary School is located 3.3 miles west of the subject parcel on Congaree Road.

The Congaree Run fire station (number 29) is located eight hundred (800) feet south of the subject parcel on Old Congaree Run. There is a fire hydrant located at the intersection of R.L. Coward Road and Garners Ferry Road. The City of Columbia is the water service provider for the area.

Plans & Policies

The 2014 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Rural***.

Land Use and Character

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 flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 172) located west of the subject parcel on Garners Ferry Road identifies 22,600 Average Daily Trips (ADT's). This segment of Garners Ferry Road is classified as four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The Richland County Comprehensive Plan recommends residential development on large lots, open space subdivisions and smaller agricultural operations for areas designated as Rural. The Plan also supports that commercial development should be located at rural crossroads in Rural Activity Centers.

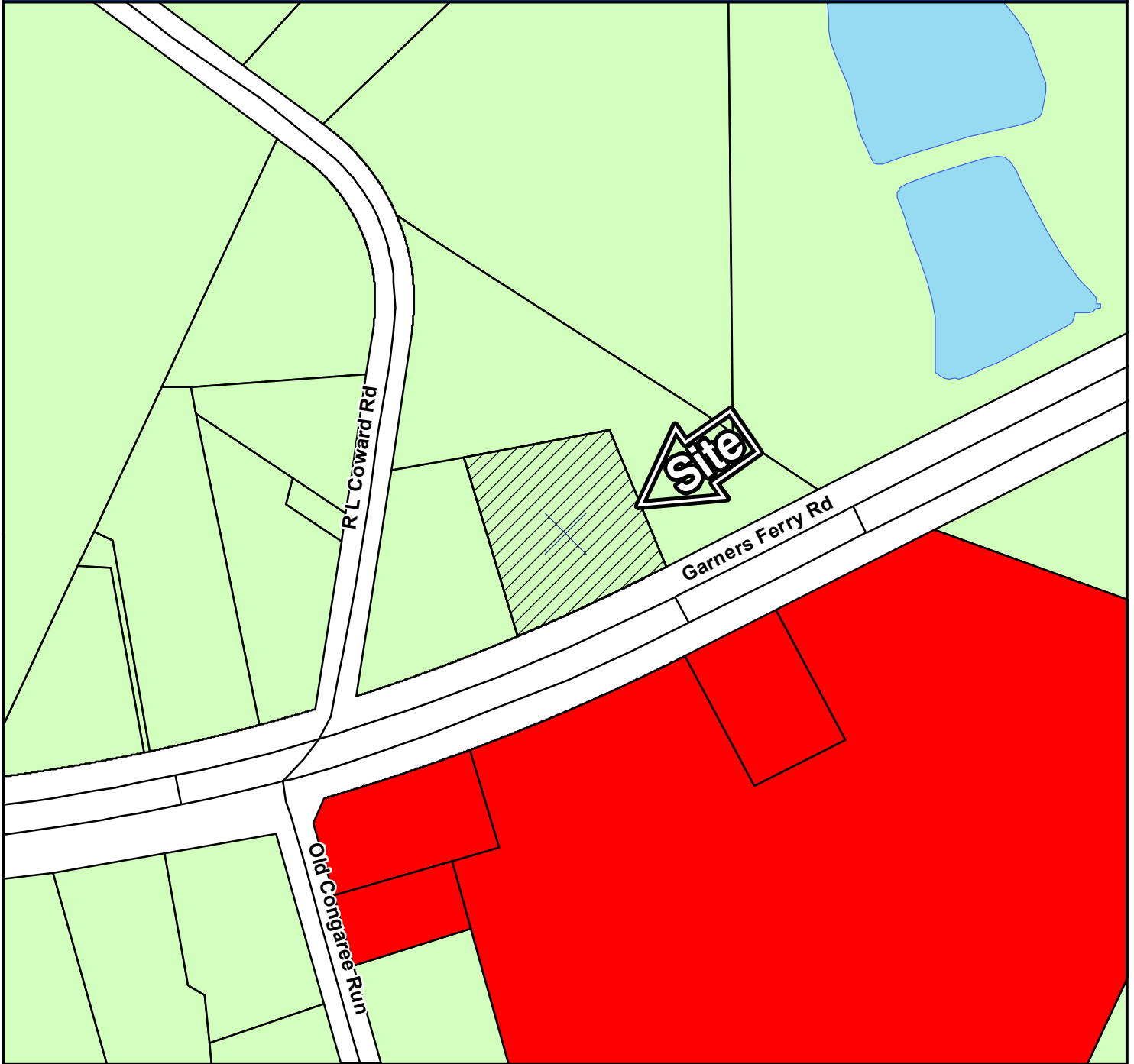
Further, approval of the rezoning request would be not in character with the rural pattern of Garners Ferry Road.

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

Zoning Public Hearing Date

February 23, 2016.

Case 16-02 MA RU to GC



ZONING CLASSIFICATIONS

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



Case 16-02 MA
RU to GC
TMS 30600-02-16

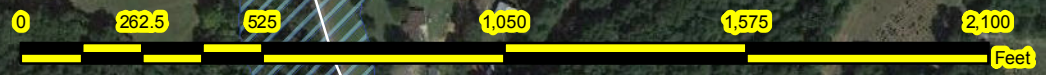
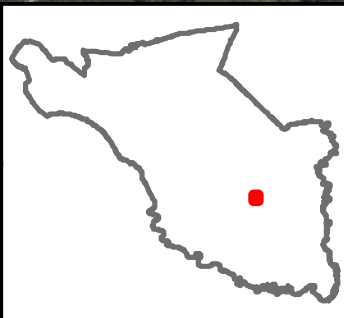
R/L Coward Rd

Garners Ferry Rd

Old Congaree Run



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 16-02 MA

From RU to GC

TMS# R30600-02-16

10512 Garners Ferry Rd



USE TYPES	GC
<u>Residential Uses</u>	
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR

Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Places of Worship	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P

Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Body Piercing Facilities	SR

Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P

Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P

Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used	P

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

Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
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	P

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

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

Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Bus Facilities, Interurban	P

Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
<u>Manufacturing, Mining, and Industrial Uses</u>	
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
<u>Other Uses</u>	
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 16-03 MA
APPLICANT: DR Horton-Crown LLC

LOCATION: 1635 Hollingshed Rd

TAX MAP NUMBER: R05200-01-13 & 18
ACREAGE: 1.74 acres & 23.6 (25.34 acres Total)
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: January 12, 2016

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Residential Single-family Medium Density District (RS-MD) subdivision (Heatherstone) to the west and the Residential Single-family High Density District (RS-HD) subdivision (Concord Place) to the north were rezoned under Ordinance Number 2197-92HR (Case Number 91-051MA) from RU to M-1, RS-2 and RS-3.

The Residential Single-family Medium Density District (RS-MD) subdivision (Kingston Plantation) to the east was rezoned under Ordinance Number 022-94HR (Case Number 94-051MA) from RU to RS-2.

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: 130 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	PDD/RS-HD	Place of worship/Residences
<u>South:</u>	RS-HD	Residences
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Place of worship

Discussion

Parcel/Area Characteristics

The smaller subject parcel has frontage along Hollingshed Road. There are sidewalks along this section of Hollingshed Road. There are no street lights along this section of Hollingshed Road. The parcels are undeveloped and wooded. The immediate area is characterized by residential and institutional uses along this portion of Hollingshed Road.

Public Services

The subject parcel is within the boundaries of School District 5. The River Springs Elementary School is located 1.34 miles north of the subject parcel on Connie Wright Road.

The Harbison fire station (number 16) is located 2.2 miles south of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located east of the site at the intersection of Hollingshed Road and Fox Chapel Road. The City of Columbia is the water service provider for the area. The parcels are within the Richland County sewer service area.

Plans & Policies

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

Comprehensive Plan

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 457) located south of the subject parcel on Kennerly Road identifies 15,600 Average Daily Trips (ADT's). This segment of Kennerly Road is classified as two lane undivided Collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly Road is currently operating at Level of Service (LOS) "F".

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

Conclusion

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use character and desired development pattern recommended in the 2014 Comprehensive Plan.

Further, approval of the rezoning request would be in character with the existing residential development patterns and zoning districts along this section of Hollingshed Road.

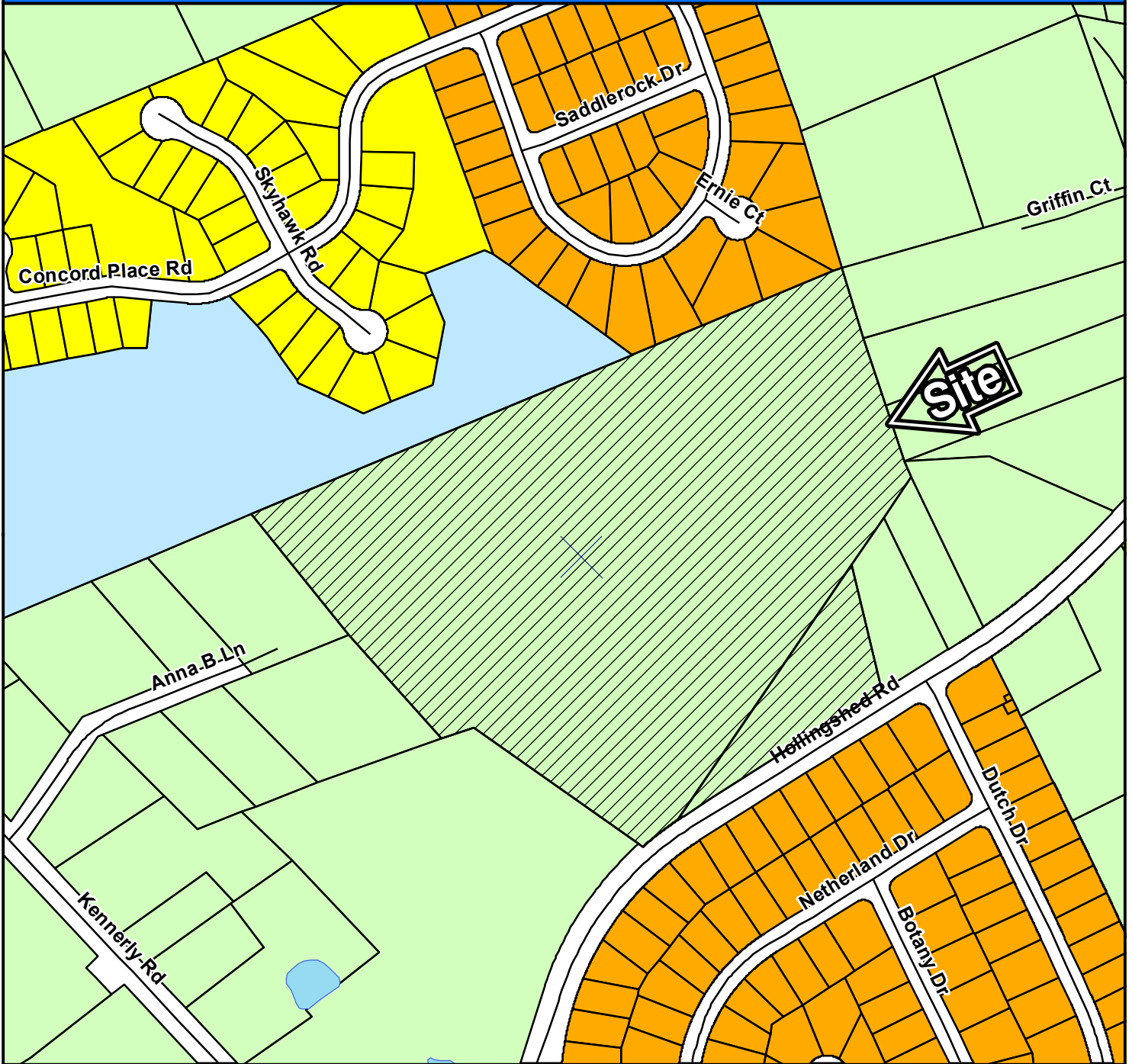
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

February 23, 2016.

Case 16-03 MA

RU to RS-MD

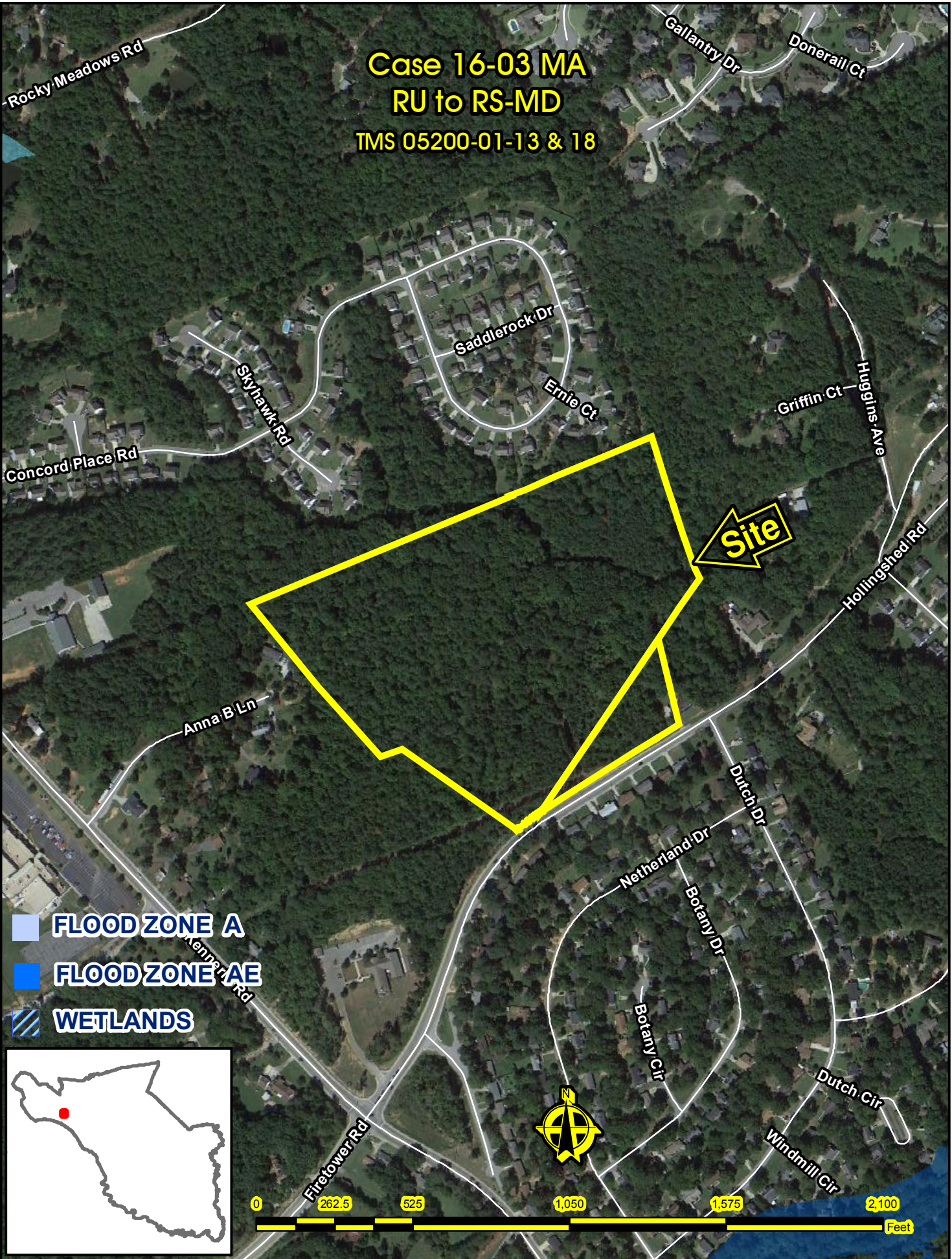


ZONING CLASSIFICATIONS

	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		

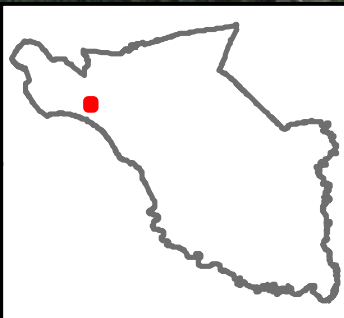


**Case 16-03 MA
RU to RS-MD
TMS 05200-01-13 & 18**



Site

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



CASE 16-03 MA

From RU to RS-MD

TMS# R05200-01-13 & R05200-01-18

1635 Hollingshed Rd



The zoning change from RU (Rural) to RS-MD (Residential Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RS-MD
Single-Family, Zero Lot Line, Common	SE
Single-Family, Zero Lot Line, Parallel	SR



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 16-04 MA
APPLICANT: Chuck Munn

LOCATION: Rimer Pond Road

TAX MAP NUMBER: R20500-04-01
ACREAGE: 41.44 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: January 11, 2016

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The adjacent parcel east of the site was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 080-08HR (case number 08-28MA).

The adjacent parcel west of the site was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 081-08HR (case number 08-29MA).

The parcels southwest of the site along Longtown Road West were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 062-11HR (case number 11-14MA).

A parcel at the intersection of Rimer Pond Road and Longtown Road was part of a previous zoning request from Residential Single-family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 015-09MA). The case was withdrawn by the applicant.

Zoning District Summary

The Residential Single Family Low Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

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

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 150 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Residences/Subdivision
<u>South:</u>	RS-LD	Undeveloped
<u>East:</u>	RU/RS-MD	Place of worship/Undeveloped
<u>West:</u>	RS-MD	Blythewood Middle School

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road. The site is undeveloped and wooded. There are no sidewalks or streetlights along Rimer Pond Road. The surrounding area is primarily characterized by an institutional use, residential uses and undeveloped parcels. North of the site are residences and a subdivision. The parcels to the east contain a place of worship and an undeveloped. The parcel to the west is part of an approved residential subdivision.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately 3.26 miles northwest of the subject parcel in the Town of Blythewood. Records indicate that the parcel is in the City of Columbia’s water service area and located in Palmetto Utilities sewer service area.

Plans & Policies

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

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 705) located east of the subject parcel on Rimer Pond Road identifies 3,500 Average Daily Trips (ADT's). Rimer Pond Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Rimer Pond Road is currently operating at Level of Service (LOS) "A".

The 2014 SCDOT traffic count (Station # 713) located south of the subject parcel on Longtown Road East identifies 3,000 Average Daily Trips (ADT's). Longtown Road East is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Longtown Road East is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use character and desired development pattern recommended in the 2014 Comprehensive Plan.

Further, approval of the rezoning request would be in character with the existing residential development patterns and zoning districts along this section of Rimer Pond Road.

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

























Zoning Public Hearing Date

February 23, 2016.

Case 16-04 MA RU to RS-LD

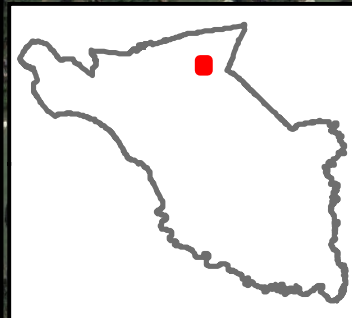


ZONING CLASSIFICATIONS

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



Case 16-04MA
RU to RS-LD
TMS 20500-04-01



CASE 16-04 MA

From RU to RS-LD

TMS# R20500-04-01

Rimer pond Rd



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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2016
RC PROJECT: 16-05 MA
APPLICANT: Keith Utheim

LOCATION: Bookman Rd

TAX MAP NUMBER: R26000-03-02
ACREAGE: 27.52 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: January 12, 2016

Staff Recommendation

Approval

Background

Zoning History

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

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: 141 dwelling units.

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

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

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Bookman Road. There are no sidewalks or street lights along this section of Bookman Road. The parcel is undeveloped and wooded. The immediate area is characterized by residential uses on large lots and undeveloped parcels. North and east of the subject parcel is undeveloped. South and west of the parcel are residential uses.

Public Services

The subject parcel is within the boundaries of School District 2. The Bookman Road Elementary School is located 1500 feet southwest of the subject parcel on Kelly Mill Road.

The Elders Pond fire station (number 34) is located 3.85 miles west of the subject parcel on Elders Pond Road. There are no fire hydrants along this section of Bookman Road. The City of Columbia is the water service provider for the area. The parcel is near the boundary of Palmetto Utilities sewer service area.

Plans & Policies

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

Comprehensive Plan

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 452) located north of the subject parcel on Bookman Road identifies 2,100 Average Daily Trips (ADT's). This segment of Bookman Road is classified as two lane undivided Collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Bookman Road is currently operating at Level of Service (LOS) "A".

The 2014 SCDOT traffic count (Station # 450) located south of the subject parcel on Bookman Road identifies 6,300 Average Daily Trips (ADT's). This segment of Bookman Road is classified as two lane undivided Collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Bookman Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

Staff recommends **approval**, principally, because the proposed rezoning would be consistent with the basic objectives outlined in the Comprehensive Plan for areas designated as Neighborhood Medium Density.

However, the request can also be viewed as being highly inconsistent with the character of the existing rural, large lot residential development pattern and zoning districts along this section of Bookman Road. As a result, the request would introduce a zoning designation and development which is not consistent or compatible with the rural character of the area.

Further, it may be appropriate to amend the Future Land Use Map to reflect this.

Zoning Public Hearing Date

February 23, 2016.

Case 16-05 MA

RU to RS-MD

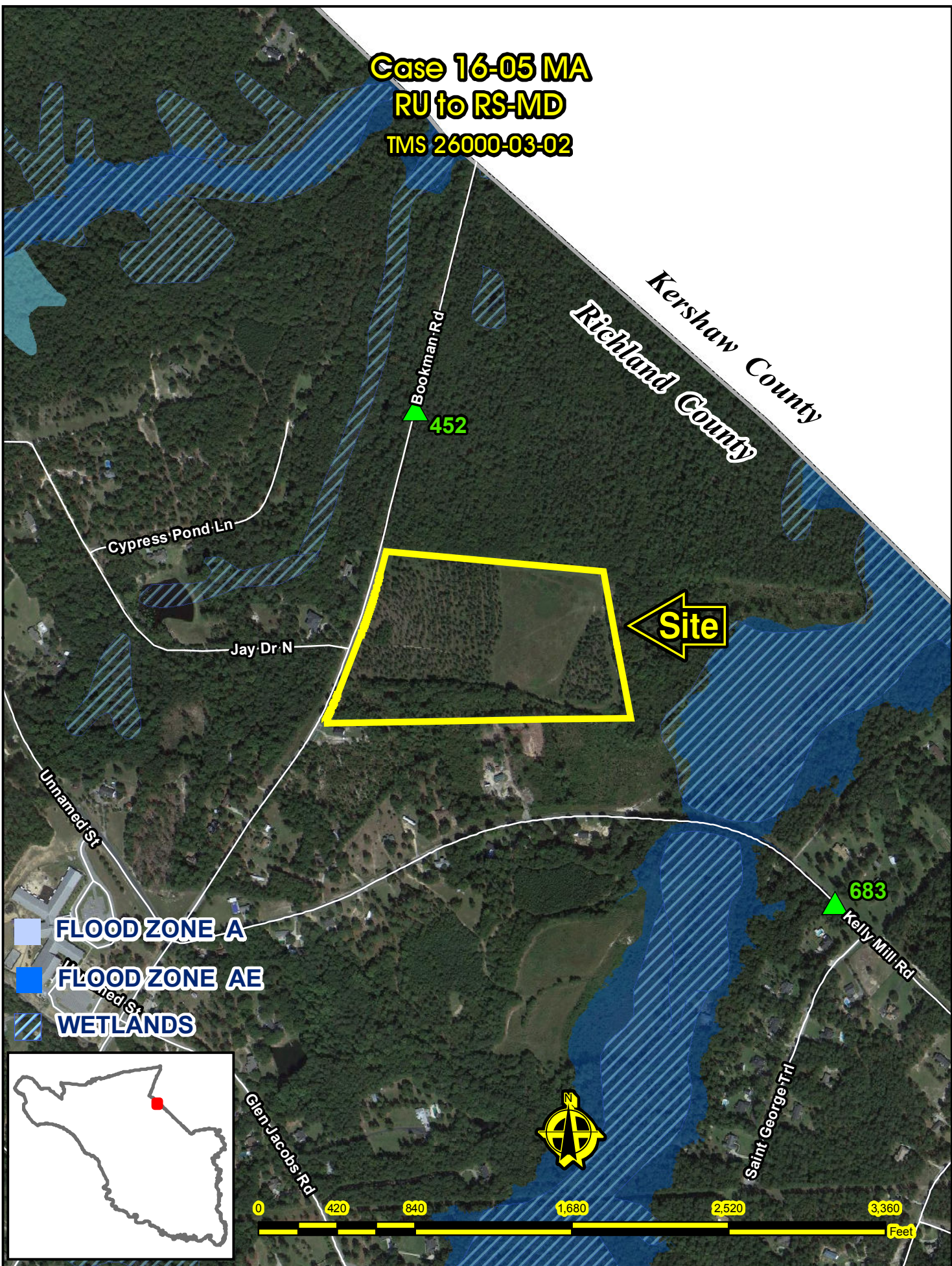


ZONING CLASSIFICATIONS

	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 16-05 MA
RU to RS-MD
TMS 26000-03-02



CASE 16-05 MA

From RU to RS-MD

TMS# R26000-03-02

Bookman Rd



The zoning change from RU (Rural) to RS-MD (Residential Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RS-MD
Single-Family, Zero Lot Line, Common	SE
Single-Family, Zero Lot Line, Parallel	SR

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-16HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-172, DENSITY AND DIMENSIONAL STANDARDS; SUBSECTION (B), REQUIRED SETBACKS; ALLOWABLE ENCROACHMENT INTO REQUIRED SETBACKS; PARAGRAPH (5), PROJECTIONS INTO REQUIRED YARDS; SUBPARAGRAPH C., SCREENING OR RETAINING WALLS AND FENCES; SO AS TO ALLOW FENCES AND WALLS NOT OVER SEVEN (7) FEET IN HEIGHT IN SIDE AND REAR YARDS.

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 VII, General Development, Site, and Performance Standards; Section 26-172, Density and Dimensional Standards; Subsection (b), Required setbacks; allowable encroachment into required setbacks; Paragraph (5), Projections into required yards; Subparagraph c., Screening or retaining walls and fences; is hereby amended to read as follows:

- c. *Screening or retaining walls and fences.* Screening or retaining walls and fences may be permitted in a required yard upon the determination of the planning department that the fence or wall:
 - 1. Does not impede site vision clearance for driveways or roads.
 - 2. Does not include gates that swing outward into sidewalks or public rights-of-way.
 - 3. Front yard fences may not exceed four (4) feet in height.
 - 4. Fences and walls shall not exceed seven (7) feet in height when located in the required side and rear yards.

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 _____, 2016.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE ____ DAY

OF _____, 2016.

S. Monique McDaniels
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-16HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ADD MARINAS AND BOAT RAMPS AS A PERMITTED USE IN THE TROS 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 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; Subsection (f), Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Recreational Uses” of Table 26-V-2.; is hereby amended to read as follows:

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Recreational Uses																	
Amusement or Water Parks, Fairgrounds														SR	SR	SR	
Amusement Arcades												P	P	P	P		
Athletic Fields	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SR	SR	P	P		
Battling Cages														SR	SR	SR	
Billiard Parlors														P	P		
Bowling Centers														P	P		
Clubs or Lodges		SE									P	P	P	P	P		
Country Clubs with Golf Courses	SR	SR	SE	SE	SE	SE	SE	SE	SE	SE				SR	SR	SR	
Dance Studios and Schools											P	P	P	P	P		
Go-Cart, Motorcycle and Similar Small Vehicle Tracks														SR	P		P
Golf Courses	SR													SR	SR	SR	
Golf Courses, Miniature													P	P	P	P	
Golf Driving Ranges (Freestanding)	SR												SR	SR	SR	SR	
Hunt Clubs		P															
Marinas and Boat Ramps	<u>P</u>													P	P		
Martial Arts Instructional Schools											P	P	P	P	P		
Physical Fitness Centers											P	P	P	P	P	P	
Public or Private Parks	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Public Recreation Facilities	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Racetracks and Drag Strips																	SE
Riding Stables	P	P													P		
Shooting Ranges, Indoor														P	P	P	P
Shooting Ranges, Outdoor		SE															SE
Skating Rinks														P	P		
Swim and Tennis Clubs	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	SE
Swimming Pools	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	

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 _____, 2016.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE ____ DAY

OF _____, 2016

S. Monique McDaniels
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: February 23, 2016 (tentative)
First Reading: February 23, 2016 (tentative)
Second Reading:
Third Reading:

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING
December 15, 2015
7:00 PM**

Call to Order: Honorable Torrey Rush, Chair

Additions/Deletions to the Agenda: None.

Adoption of the Agenda: Approved unanimously.

Map Amendments:

Case # 15-45 MA, I.S. Leevy Johnson, RU to GC (15+ acres), TMS # 11616-01-04, Cushman Drive: The public hearing was opened. The applicant spoke in favor of the rezoning request and no one spoke against it. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Case # 15-46 MA, Robert Burger, RU to NC (4.51 acres), TMS # 20200-03-29, 4126 Hardscrabble Road: The public hearing was opened. The attorney for the applicant spoke in favor of the rezoning request and no one spoke against it. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Case # 15-47 MA, Keith Moore, GC to LI (2.58 acres), TMS # 16407-08-04 & 09, Leesburg Road and Pepper Street: The public hearing was opened. The applicant spoke in favor of the rezoning request and no one spoke against it. The public hearing was closed. Council unanimously deferred any action on the rezoning request to the next scheduled Zoning Public Hearing. No additional public hearings are to be held. **ACTION: PLANNING**

Text Amendments: None.

Adjournment: Council adjourned at 7:07 p.m.



Development Review Team
Project for December 17, 2015
at 1:00 pm

Project #	Development	Location	Coun- cil Dis- trict	Lots/ Units/ Square Feet	Acres
SD15-025	Woodcreek Farms Areas B2 & B3 TMS # R25800-03-40 Revised Sketch Plan	N/S Deerpark Drive	9	56	51.7

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, Land Development Administrator
Miranda Spivey, Fire Marshal



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