

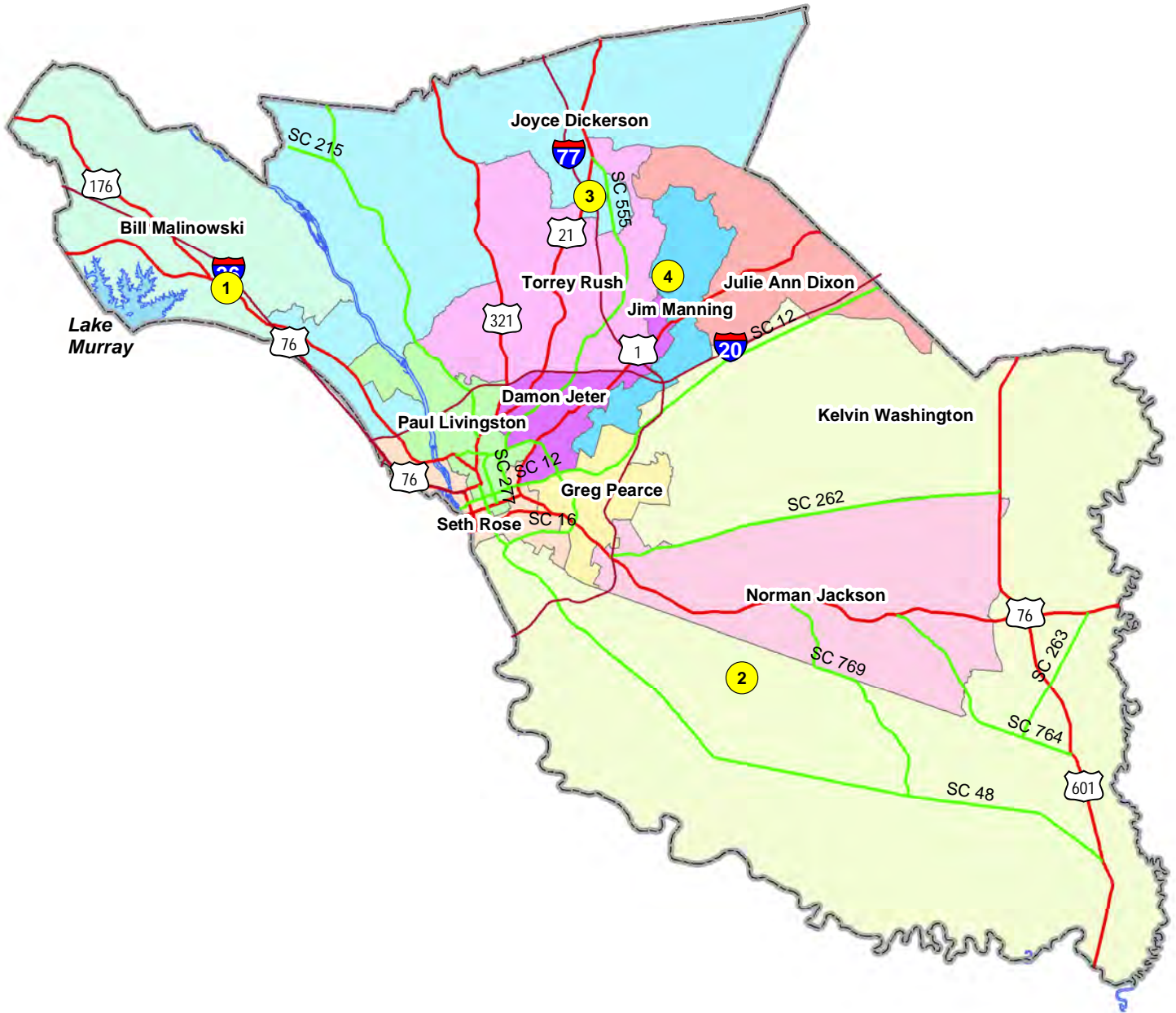
RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING



MARCH 25, 2014



*RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING  
MARCH 25, 2014*



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-02 MA	Noralba Hurtado	03300-06-10	10356 Broad River Rd.	Malinowski
2. 14-03 MA	Preston Young	21615-04-26	Cabin Creek Rd.	Washington
3. 14-04 MA	Tom Milliken	17600-01-12	Farrow Rd.	Dickerson
4. 14-05 MA	Bill Dixon	20100-03-17/21/23/30	Sloan Rd.	Manning





**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

**Tuesday, March 25, 2014  
7:00 P.M.  
2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers  
Columbia, South Carolina**

**STAFF:**

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

**CALL TO ORDER** .....Honorable Norman Jackson  
Chairman of Richland County Council

**ADDITIONS / DELETIONS TO THE AGENDA**

**OPEN PUBLIC HEARING**

**MAP AMENDMENTS [ACTION]**

1. Case # 14-02 MA  
Noralba Hurtado  
RU to GC (.45 acres)  
10356 Broad River Rd.  
TMS# 03300-06-10 [**FIRST READING**]  
Planning Commission Approved 7-0  
Page 1
  
2. Case # 14-03 MA  
Preston Young  
RU to OI (1.5 acres)  
Cabin Creek Rd.  
TMS# 21615-04-26 [**FIRST READING**]  
Planning Commission Approved 6-1  
Page 15
  
3. Case # 14-04 MA  
Tom Milliken  
RU to LI (35.05 acres)  
Farrow Rd.  
TMS# 17600-01-12 [**FIRST READING**]  
Planning Commission Approved 8-0  
Page 25
  
4. Case # 14-05 MA  
Bill Dixon  
RU to RS-LD (6.32 acres)  
Sloan Rd.  
TMS# 20100-03-17/21/23/30 [**FIRST READING**]  
Planning Commission Approved 8-0  
Page 37

**ADJOURNMENT**





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 3, 2014  
**RC PROJECT:** 14-02 MA  
**APPLICANT:** Noralba Hurtado

**LOCATION:** Broad River Road

**TAX MAP NUMBER:** R03300-06-10  
**ACREAGE:** .45  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** February 06, 2014

**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 General Commercial District (GC) parcels west of the site were rezoned from RU to C-3 under Ordinance Number 052-03HR (case number 03-057MA). The parcels have been annexed into the Town of Irmo.

**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: 7 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Residences/Agricultural
<b><u>South:</u></b>	RU	Agricultural
<b><u>East:</u></b>	RU	Residences/Agricultural
<b><u>West:</u></b>	RU/GC	Restaurant/Undeveloped (Town of Irmo)

## Discussion

### **Parcel/Area Characteristics**

The parcel has two hundred and eighty (286) feet of frontage along Broad River Road and minimal screening or vegetation. The parcel contains a non-residential, commercially-designed structure with three garage doors and a small office that is operating as a non-conforming minor automobile repair shop (JCA Auto Repair). Broad River Road is a two lane minor arterial road without sidewalks or streetlamps. The immediate area is primarily characterized by scattered, low density, farm-based residential, commercial and agricultural uses.

### **Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five (5). H.E. Corley Elementary School is located .77 miles southwest of the site on Chadford Road. Water and sewer is provided by the City of Columbia. There is a fire hydrant located along Broad River Road at the intersection of Koon Road and Broad River Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately .88 miles west of the subject parcel.

### **Plans & Policies**

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North West Planning Area**.

**Objective:** Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.

**Compliance:** The subject property is located at the intersection of Broad River Road and Koon Road and is surrounded by commercial and farm-based residential/agricultural uses. The proposed zoning is in compliance with the recommended objective for Suburban commercial/office activities in the Comprehensive Plan, as the site is located at a traffic junction where existing commercial and office uses are located. The proposed zoning would not encroach upon any established residential areas.

### **Traffic Impact**

The 2012 SCDOT traffic count (Station # 147) located east of the subject parcel on Broad River Road identifies 18,800 Average Daily Trips (ADT's). Broad River Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Broad River Road is currently operating at Level of Service (LOS) “F”.

There are no planned or programmed improvements for this section of Broad River Road.



## Conclusion

The proposed request is in compliance with the recommendations of the Comprehensive Plan as it is situated in the vicinity of commercial uses and zoning districts. The requested zoning is in character with the zoning or existing uses of the adjacent parcels.

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

## Zoning Public Hearing Date

**March 25, 2014**

## Planning Commission Action

At their meeting of **March 3, 2014** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed amendment** for **RC Project # 14-02 MA**.

# Case 14-02 MA RU to GC



## ZONING CLASSIFICATIONS

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



**Case 14-02 MA**  
**RU to GC**  
**TMS 03300-06-10**

*Irmo*

**Site**

26

I26 E I26 W

I26

I26

Nature Creek Trl

Abbey Ct

Poet Walk

Caedmons Creek Dr

Koon Rd

Farming Creek Rd

Calvin Koon Rd

James Ballentine Rd

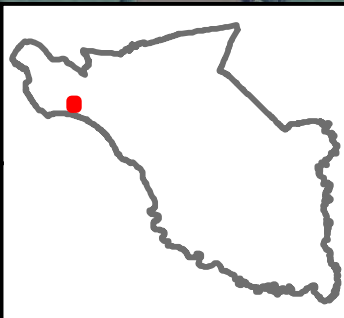
Broad River Rd

Elliott Richardson Rd

*Irmo*

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

 147





# CASE 14-01 MA

## From RU to GC

TMS# 03300-06-10

10356 Broad River Rd



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

USE TYPES	GC
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
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Battling 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
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, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
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
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,	SR

Appliance and Electronics	
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
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
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
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
Fuel Sales (Non- Automotive)	
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
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
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
Motor Vehicles, Used Parts and Supplies	
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
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
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Truck Transportation Facilities	
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
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 03300-06-10 FROM RU (RURAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 03300-06-10 from RU (Rural District) zoning to GC (General Commercial District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2014.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Norman Jackson, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2014.

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

Public Hearing:        March 25, 2014 (tentative)  
First Reading:        March 25, 2014 (tentative)  
Second Reading:  
Third Reading:





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 3, 2014  
**RC PROJECT:** 14-03 MA  
**APPLICANT:** Preston Young

**LOCATION:** Cabin Creek Road and Horrell Hill Road

**TAX MAP NUMBER:** R21615-04-26  
**ACREAGE:** 1.5  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** OI

**PC SIGN POSTING:** February 06, 2014

<b>Staff Recommendation</b>
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**Disapproval**

<b>Background</b>
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**Zoning History**

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

**Zoning District Summary**

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Residence
<b><u>South:</u></b>	RU	Hopkins Elementary School/Residence
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	RU	Residence/Magistrates Office

## Discussion

### **Parcel/Area Characteristics**

The site is located near the intersection of Lower Richland Boulevard, Horrell Hill Road and Cabin Creek Road. The parcel has three hundred and seven (307) feet of frontage along Cabin Creek Road, little-to-no slope and scattered residential vegetation. The parcel also has two hundred and twenty one (221) feet of frontage along Horrell Hill Road. The parcel contains a non-residential structure and two residential structures that are unoccupied. Cabin Creek Road is a two lane collector road with sidewalks along the southern side near the School and scattered streetlamps along this section. Horrell Hill Road is a two lane collector road with sidewalks along the eastern side. The immediate area is primarily characterized by residential uses with the institutional use (Hopkins Elementary) south of the site and the Magistrates office located to the west. Otherwise, located to the north, west and east of the subject parcel are single family residential properties.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. Hopkins Elementary School is south of the site on Cabin Creek Road. Water is provided by well and sewer is provided by septic. There are no fire hydrants located along Horrell Hill Road or Cabin Creek Road. The Hopkins fire station (station number 23) is located on Clarkson Road, approximately 2.2 miles southeast of the subject parcel.

### **Plans & Policies**

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Rural** in the **South East Planning Area**.

Objective: Commercial/Office activities should be located at major traffic junctions where existing commercial and office uses are located and not encroach or penetrate established residential areas. Small scale agricultural related commercial uses, located on-site with residences, are appropriate provided adequate buffering/setbacks are available and the commercial use is in character with the area.

Non-Compliance: The proposed zoning is not in compliance with the recommended objective for rural commercial/office activities in the Comprehensive Plan. The subject property is located at the intersection of Cabin Creek Road and Horrell Hill Road, near the intersection of Lower Richland Boulevard and Cabin Creek Road. However, these roads are designated as collector roads and would not be considered a major intersection. The requested zoning is not in character with the surrounding zoning of the adjacent parcels and developments.

### **Traffic Impact**

The 2012 SCDOT traffic count (Station # 405) located south of the subject parcel on Lower Richland Boulevard identifies 1,900 Average Daily Trips (ADT's). Lower Richland Boulevard is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Lower Richland Boulevard is currently operating at Level of Service (LOS) “A”.

The 2012 SCDOT traffic count (Station # 407) located east of the subject parcel on Cabin Creek Road identifies 1,200 Average Daily Trips (ADT's). Cabin Creek Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Cabin Creek Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for this section of Lower Richland Boulevard and/or Cabin Creek Road.

### **Conclusion**

The proposed request is not in compliance with the recommendations of the Comprehensive Plan as it is not located at a major intersection. The requested zoning is not in character with the surrounding zoning of the adjacent parcels and developments.

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

### **Zoning Public Hearing Date**

**March 25, 2014**

### **Planning Commission Action**

At their meeting of **March 3, 2014** the Richland County Planning Commission **disagreed** with the PSDS recommendation for the following reason:

- The area is already institutional in nature

The PC recommends the County Council **approve the proposed Amendment** for **RC Project # 14-03 MA**.

# Case 14-03 MA RU to OI



## ZONING CLASSIFICATIONS

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



**Case 14-03 MA  
RU to OI  
TMS 21615-04-26**





# CASE 14-03 MA

## From RU to OI

TMS# 21615-04-26

Cabin Creek Rd



The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	OI		P
Dormitories	SE	Orphanages	P
Multi-Family, Not Otherwise Listed	P	Places of Worship	P
Single-Family, Zero Lot Line, Common	SR	Post Offices	P
Single-Family, Zero Lot Line, Parallel	SR	Schools, Administrative Facilities	P
Fraternity and Sorority Houses	P	Schools, Business, Computer and Management Training	P
Group Homes (10 or More)	SE	Schools, Fine Arts Instruction	P
Rooming and Boarding Houses	SE	Schools, Junior Colleges	P
Special Congregate Facilities	SE	Schools, Including Public and Private, Having a Curriculum Similar to those Given in Public Schools)	P
Athletic Fields	P	Schools, Technical and Trade (Except Truck Driving)	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Dance Studios and Schools	P	Advertising, Public Relations, and Related Agencies	P
Martial Arts Instructional Schools	P	Automatic Teller Machines	P
Physical Fitness Centers	P	Automobile Parking (Commercial)	P
Ambulance Services, Transport	P	Banks, Finance, and Insurance Offices	P
Auditoriums, Coliseums, Stadiums	P	Barber Shops, Beauty Salons, and Related Services	P
Colleges and Universities	P	Computer Systems Design and Related Services	P
Community Food Services	P	Clothing Alterations/Repairs; Footwear Repairs	P
Courts	P	Construction, Building, General Contracting, without Outside Storage	P
Government Offices	P	Construction, Special Trades, without	P
Hospitals	P		
Individual and Family Services, Not Otherwise Listed	P		
Libraries	P		
Museums and Galleries	P		
Nursing and Convalescent Homes	P		

The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

Outside Storage	
Employment Services	P
Funeral Homes and Services	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	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
Real Estate and Leasing Offices	P
Research and Development Services	SR
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels	SR

Operated in Connection with Veterinary Services)	
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	P
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Record, Video Tape, and Disc Stores	
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P

The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 21615-04-26 FROM RU (RURAL DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 21615-04-26 from RU (Rural District) zoning to OI (Office and Institutional District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2014.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Norman Jackson, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2014.

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

Public Hearing:        March 25, 2014 (tentative)  
First Reading:        March 25, 2014 (tentative)  
Second Reading:  
Third Reading:



## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** March 3, 2014  
**RC PROJECT:** 14-04 MA  
**APPLICANT:** Tom Milliken

**LOCATION:** Farrow Road

**TAX MAP NUMBER:** R17600-01-12  
**ACREAGE:** 35.05  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** February 06, 2014

#### Staff Recommendation

Approval

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was D-1 Development District (the equivalent of the current RU District). With the adoption of the 2005 Land Development Code the D-1 District was removed and the parcel was designated Rural District (RU)

##### Zoning History for the General Area

The Light Industrial District (M-1) parcels north of the site were rezoned from Development District (D-1) to M-1 under Ordinance Number 100-96HR (case number 96-069MA).

The M-1 parcel west of the site was rezoned from Development District (D-1) to M-1 under Ordinance Number 24-01HR (case number 01-036MA).

The M-1 parcels south of the subject parcel with frontage along Carolina Pines Drive and Marthan Road were rezoned from Development District (D-1) to M-1 under Ordinance Number 068.9-94HR (case number 94-037MA).

The Heavy Industrial District (HI) parcels 17600-01-17 and 24, were rezoned from M-1 to HI under Ordinance Number 026-13HR (case number 13-015MA).

##### 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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	HI/M-1	Adhesives Manufacturing (Intertape Polymer Group)/Undeveloped
<b><u>South:</u></b>	RU/GC/M-1	Residential/Undeveloped/Manufacturing (Bose)
<b><u>East:</u></b>	RU/GC	Residences/Utilities
<b><u>West:</u></b>	M-1	Manufacturing (Spirax Sarco)

**Discussion**

**Parcel/Area Characteristics**

The parcel has three hundred and seventy nine (379) feet of frontage along Farrow Road. The parcel is undeveloped, has a gentle slope and vegetation along the fence lines. Farrow Road is a two lane collector road without sidewalks or streetlamps.

The surrounding area is characterized by warehouses, manufacturing, agricultural tree farms, scattered residential and undeveloped parcels. North along Carolina Pines Drive contains a number of M-1 District zoned parcels and undeveloped parcels. The Belk regional distribution center is located along Belk Court located to the north. West of the subject parcel is Spirax Sarco and Interstate 77, while east of the subject parcel are some residential properties. The vast majority of properties along Farrow Road are zoned General Commercial District (GC), Heavy Industrial District (HI) or M-1, Light Industrial District. However, along Farrow Road remains a few properties zoned Rural District (RU).

As the request has the potential to modify the inventory of industrially zoned properties in the County and as a result, potentially alter the local tax base and service related job inventory for the immediate area, the Director of Economic Development for Richland County was consulted for input. The Director's comments are identified as follows.

- The property is located adjacent to an interstate, which is critical for manufacturing operations.
- There is a need for additional LI zoning in Richland County to be able to locate these types of operations.
- The property is adjacent to existing manufacturing/distribution uses.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located .92 miles west of the subject parcels on Turkey Farm Road. Sandlapper Elementary School is 1.5 miles east of the subject parcels on Longtown Road. Water and sewer is provided by the City of Columbia. There are two fire hydrants located along Farrow Road located north and south of the subject parcel. The Killian fire station (station number 27) is located on Farrow Road, approximately 2.25 miles southeast of the subject parcel.



## **Plans & Policies**

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates this area as **Priority Investment Area** in the **North East Planning Area**.

**Objective:** Industrial activities should be compatible with the surrounding land uses. Those that produce noise, smoke, or odors should not locate adjacent to residential uses. Proposed industrial uses should consider sites with adequate room for expansion and existing infrastructure. Sites will be considered during the rezoning process and periodically updated.

**Compliance:** The site is located three thousand seven hundred and fifty four (3,754) feet from the Interstate 77 interchange at Wilson Boulevard. The proposed zoning is in compliance with the recommended objective for Industrial activities in the Comprehensive Plan, as the site is located where other existing industrial uses are located. Although several small parcels to the east are zoned RU, there appears to be adequate space to buffer the site from the remaining few adjacent residential parcels and uses. Additionally, there is existing infrastructure in the area.

## **Traffic Impact**

The 2012 SCDOT traffic count (Station # 285) located south of the subject parcel on Farrow Road identifies 7,800 Average Daily Trips (ADT's). Farrow Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Farrow Road is currently operating at Level of Service (LOS) “C”.

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

## **Conclusion**

The site is suitable for industrial uses due to its proximity to other sites zoned and utilized industrially. The area has adequate infrastructure, water, sewer, fire protection and transportation facilities to support existing and proposed industrial uses. A change to the LI District would not have negative impacts on the existing infrastructure or uses. Based upon the existing industrial uses in the vicinity and the access available to Interstate 77, the proposed LI District would be in character with development for the area.

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

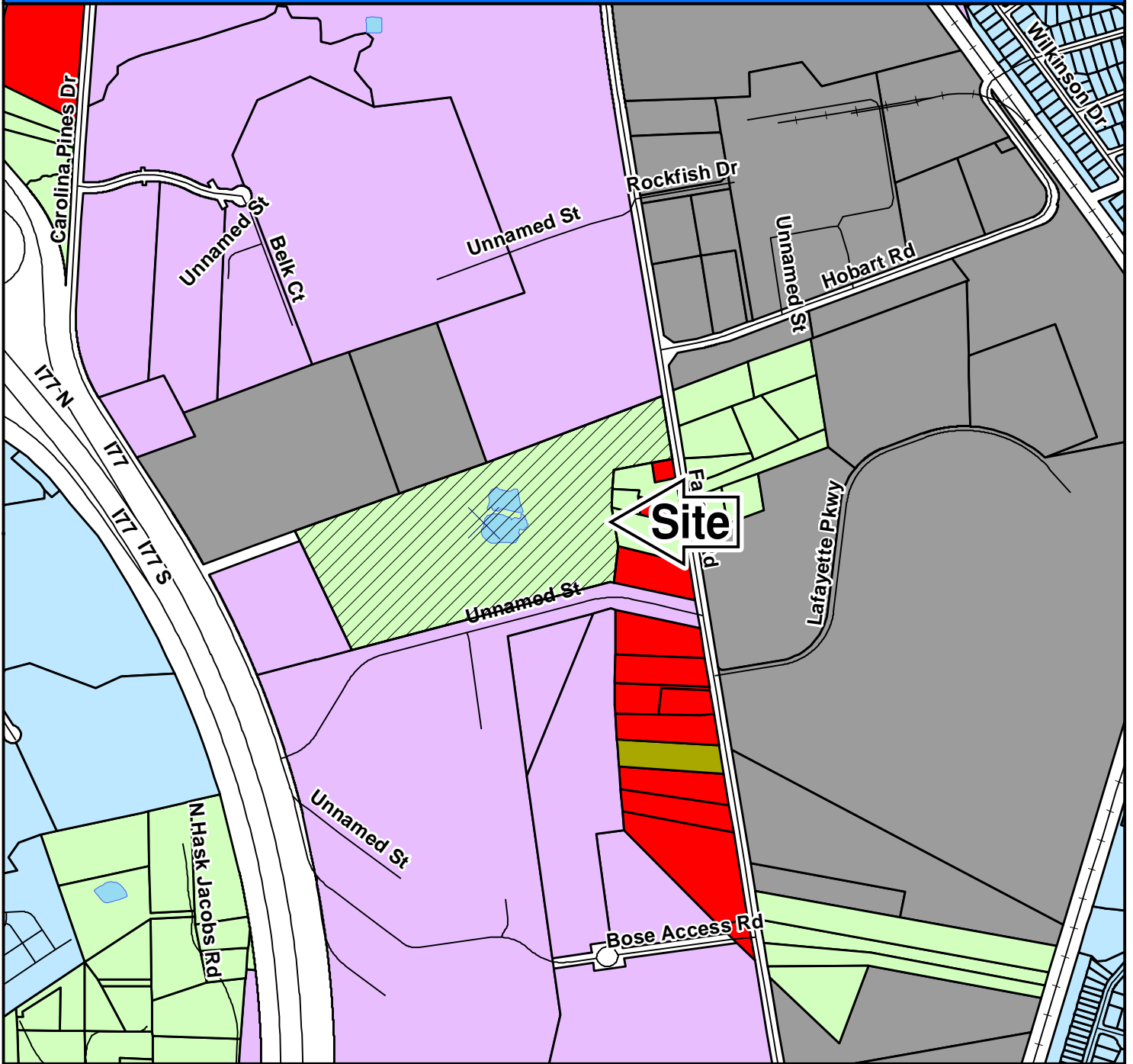
## **Zoning Public Hearing Date**

**March 25, 2014**

## **Planning Commission Action**

At their meeting of **March 3, 2014** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed amendment for RC Project # 14-04 MA**.

# Case 14-04 MA RU to LI



## ZONING CLASSIFICATIONS

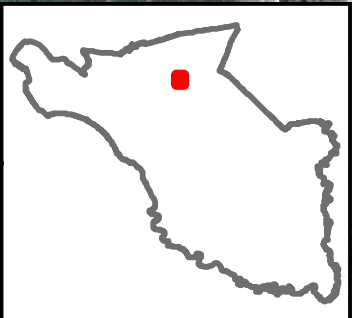
CC-1	C-1	RS-E	MH	NC	LI	TROS	 Subject Property
CC-2	C-3	RS-LD	RM-MD	GC	HI		
CC-3	RG-2	RS-MD	RM-HD	RC	PDD		
CC-4	RR	RS-HD	OI	M-1	RU		



**Case 14-04 MA  
RU to LI  
TMS 17600-01-12**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS





# CASE 14-04 MA

## From RU to LI

TMS# 17600-01-12

Farrow Road



The zoning change from RU (Rural) to LI (Light Industrial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	LI		P
<b>Recreational Uses</b>			
Amusement or Water Parks, Fairgrounds	SR		
Batting Cages	SR		
Golf Courses	SR		
Golf Courses, Miniature	P		
Golf Driving Ranges (Freestanding)	SR		
Physical Fitness Centers	P		
Shooting Ranges, Indoor	P		
<b>Institutional, Educational and Civic Uses</b>			
Ambulance Services, Transport	P		
Animal Shelters	SR		
Auditoriums, Coliseums, Stadiums	P		
Community Food Services	P		
Government Offices	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, Technical and Trade (Except Truck Driving)	P		
Schools, Truck Driving	P		
<b>Business, Professional and Personal Services</b>			
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P		
Automatic Teller Machines			P
Automobile Parking (Commercial)			P
Automobile Rental or Leasing			P
Automobile Towing, Not Including Storage			P
Automobile Towing, Including Storage Services			P
Banks, Finance, and Insurance Offices			P
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
Construction, Building, General Contracting, with Outside Storage			SR
Construction, Building, General Contracting, without Outside Storage			P
Construction, Heavy, with Outside Storage			SR
Construction, Heavy, without Outside Storage			P
Construction, Special Trades, with Outside Storage			SR
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
Linen and Uniform Supply	P
Management, Scientific, and Technical Consulting Services	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
Professional, Scientific, and Technical Services, Not Otherwise Listed	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
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
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	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
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Fruit and Vegetable Markets	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
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
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
<b>Transportation, Information, Warehousing, Waste Management, and Utilities</b>	
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
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	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)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
<b>Manufacturing, Mining, and Industrial Uses</b>	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
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



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 17600-01-12 FROM RU (RURAL DISTRICT) TO LI (LIGHT INDUSTRIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 17600-01-12 from RU (Rural District) zoning to LI (Light Industrial District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2014.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Norman Jackson, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2014.

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

Public Hearing:        March 25, 2014 (tentative)  
First Reading:        March 25, 2014 (tentative)  
Second Reading:  
Third Reading:





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** March 3, 2014  
**RC PROJECT:** 14-05 MA  
**APPLICANT:** Bill Dixon

**LOCATION:** Sloan Road

**TAX MAP NUMBER:** 20100-03-17, 21, 23, 30  
**ACREAGE:** 6.32 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** February 6, 2014

#### Staff Recommendation

Approval

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was D-1 Rural District (RU). With the adoption of the 2005 Land Development Code the D-1 District was removed and the parcel was designated Rural District (RU)

##### 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: 22 dwelling units.
- Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with **the maximum allowable bonus density** of fifteen (15) percent for this site is approximately: 25 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD	Undeveloped
<b><u>South:</u></b>	RS-LD	Residences/Lake and Open Space
<b><u>East:</u></b>	RM-HD/RU	Multi-Family/Multi-Family
<b><u>West:</u></b>	RS-LD/RU/RS-LD	Residence/Undeveloped/Church

**Discussion**

**Parcel/Area Characteristics**

The parcels contain a combined eight hundred and forty eight (848) feet of frontage along Sloan Road, a two-lane, residential collector facility. The subject parcels have little slope, were partially cleared and remain mostly wooded and undeveloped. Otherwise, the property does not have sidewalks, with the exception of the eastern parcel. The surrounding area is characterized by residential parcels, both single- and multi-family, undeveloped wooded tracts, a place of worship and developed subdivisions (e.g. Spring Valley and Clear Springs).

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Lonnie B Nelson Elementary School is located 1.1 miles east of the subject parcel on North Brickyard Road. The Killian fire station (number 27) is located 1.8 miles northwest of the subject parcel on Farrow Road. There are fire hydrants located along the south side of Sloan Road. The City of Columbia is the water service provider and sewer would be provided by East Richland County Public Service District. The proposed map amendment would not negatively impact public services or traffic.

**Plans & Policies**

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North East Planning Area**.

Objective: Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.

Compliance: The RS-LD zoning district permits a minimum 12,000 square foot lots or 3.6 dwelling units per acre, which is closer to the recommended density of the Comprehensive Plan than allowed under the current RU District.

**Traffic Impact**

The 2012 SCDOT traffic count (Station # 707) located west of the subject parcels on Sloan Road identifies 5,400 Average Daily Trips (ADT’s). Sloan Road is classified as two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. Sloan Road is currently operating at Level of Service (LOS) “B”.

The 2012 SCDOT traffic count (Station # 445) located east of the subject parcels on Brickyard Road identifies 11,400 Average Daily Trips (ADT’s). Brickyard Road is classified as two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. Brickyard Road is currently operating at Level of Service (LOS) “E”.

The 2012 SCDOT traffic count (Station # 438) located southwest of the subject parcels on Hardscrabble Road identifies 19,500 Average Daily Trips (ADT's). Hard Scrabble Road is classified as two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. Hardscrabble Road is currently operating at Level of Service (LOS) "F".

There are no planned or programmed improvements for this section of Brickyard Road or Sloan Road.

The section of Hardscrabble Road from Farrow Road to Lake Carolina Boulevard has been identified for widening from two lanes to five lanes. Total cost of the project is estimated at \$29,860,800 and is expected to be funded by the Penny Sales Tax effort.

### Conclusion

Given the fact that most of the surrounding subdivisions are zoned RS-LD and developed as such, along with the other residential developments of similar design in the vicinity, staff is of the opinion that the proposed rezoning is in character with existing development and is compatible with the adjacent uses and zoning districts. Staff believes the proposed request is in compliance with the Comprehensive Plan recommendations for Suburban development.

Based upon this rationale, staff recommends **Approval** of this map amendment.

### Zoning Public Hearing Date

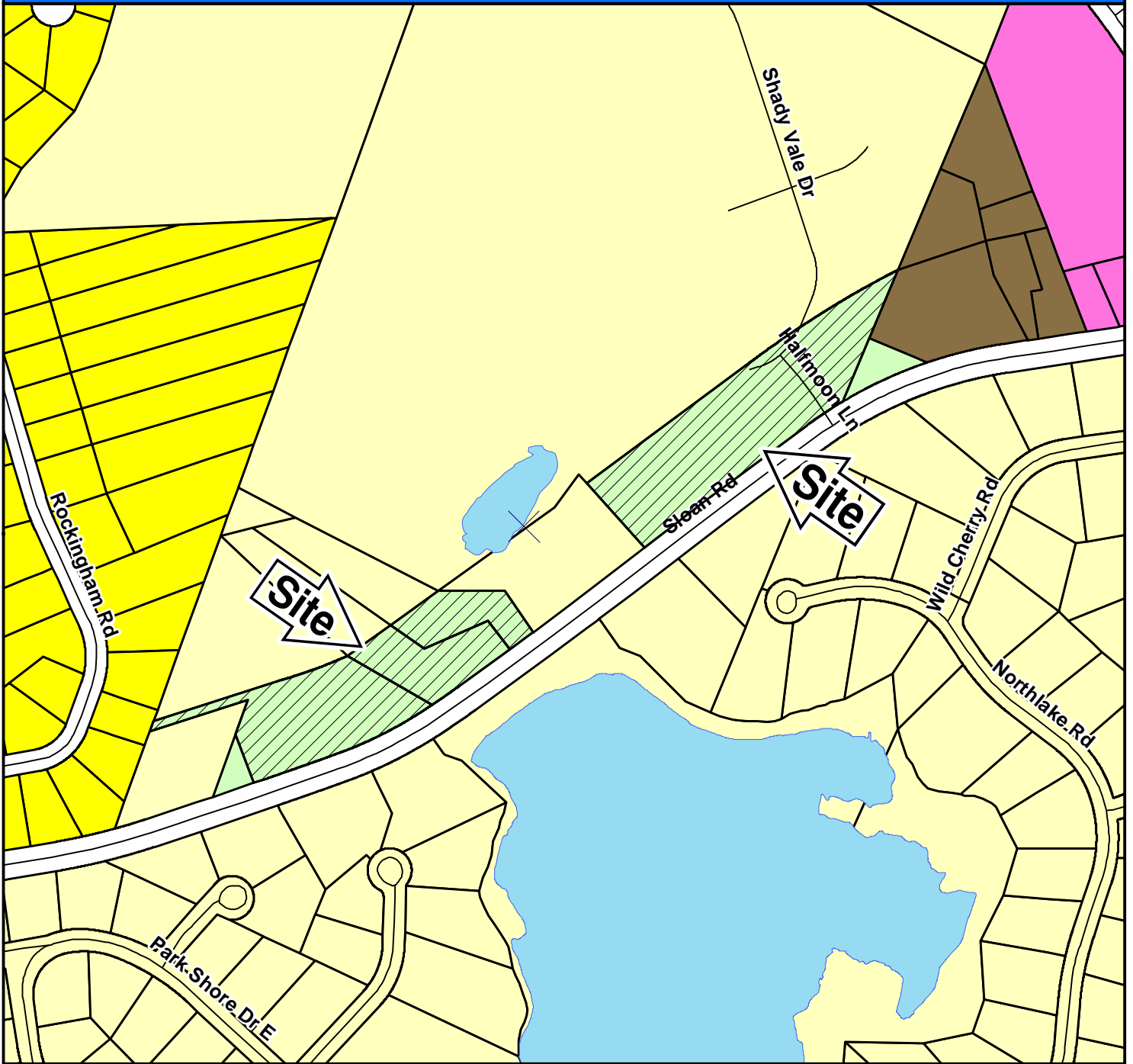
**March 25, 2014**

### Planning Commission Action

At their meeting of **March 3, 2014** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed amendment** for **RC Project # 14-05 MA**.

# Case 14-05 MA

## RU to RS-LD

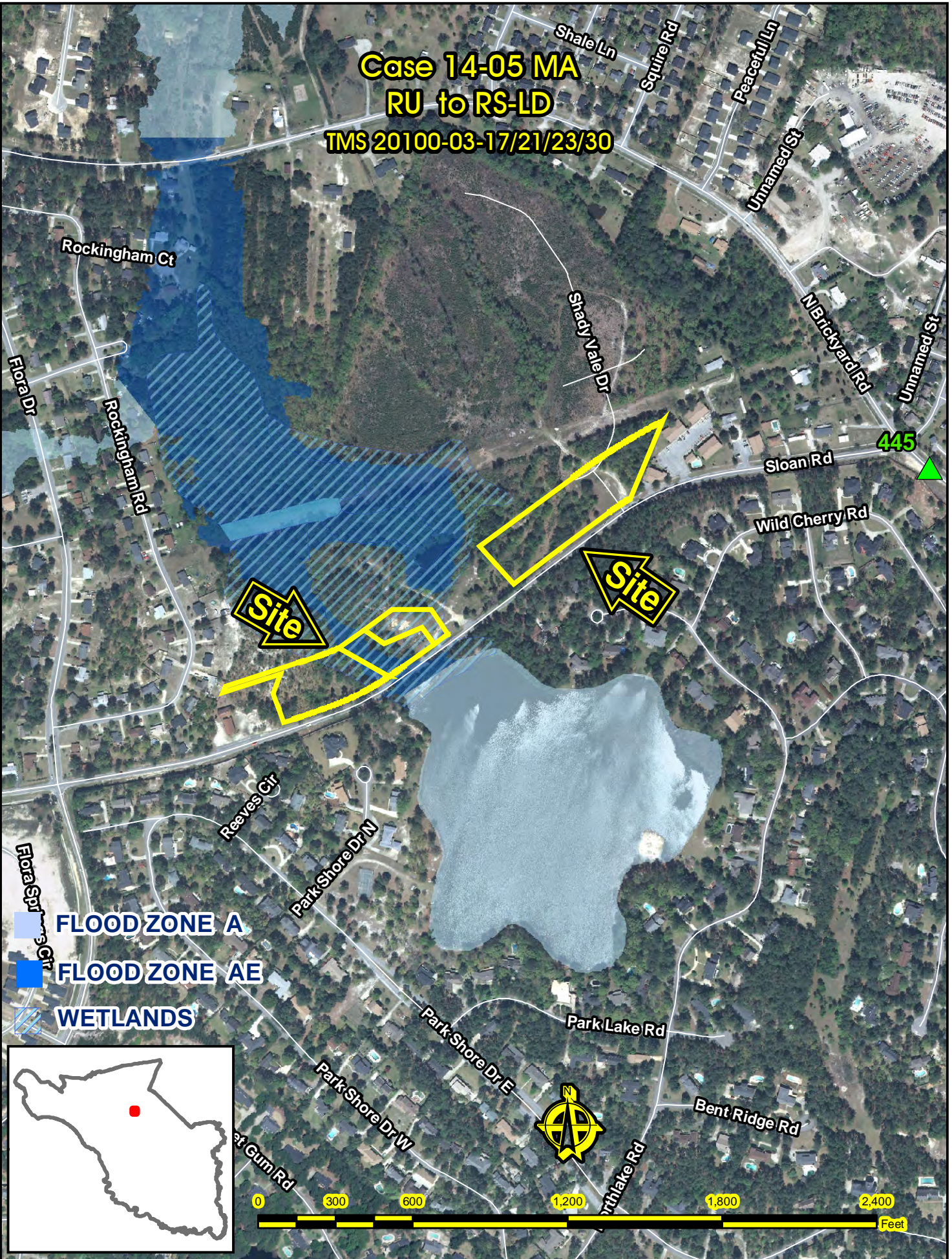


### ZONING CLASSIFICATIONS

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



**Case 14-05 MA**  
**RU to RS-LD**  
**TMS 20100-03-17/21/23/30**





# CASE 14-05 MA

## From RU to RS-LD

TMS# 20100-03-17, 21, 23, 30

Sloan Rd





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

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

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 20100-03-17/21/23/30 FROM RU (RURAL DISTRICT) TO RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 20100-03-17/21/23/30 from RU (Rural District) zoning to RS-LD (Residential, Single-Family – Low Density District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2014.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Norman Jackson, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2014.

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

Public Hearing:        March 25, 2014 (tentative)  
First Reading:        March 25, 2014 (tentative)  
Second Reading:  
Third Reading:

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

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



**Richland County Government**  
2020 Hampton Street  
Columbia, SC 29204

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

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