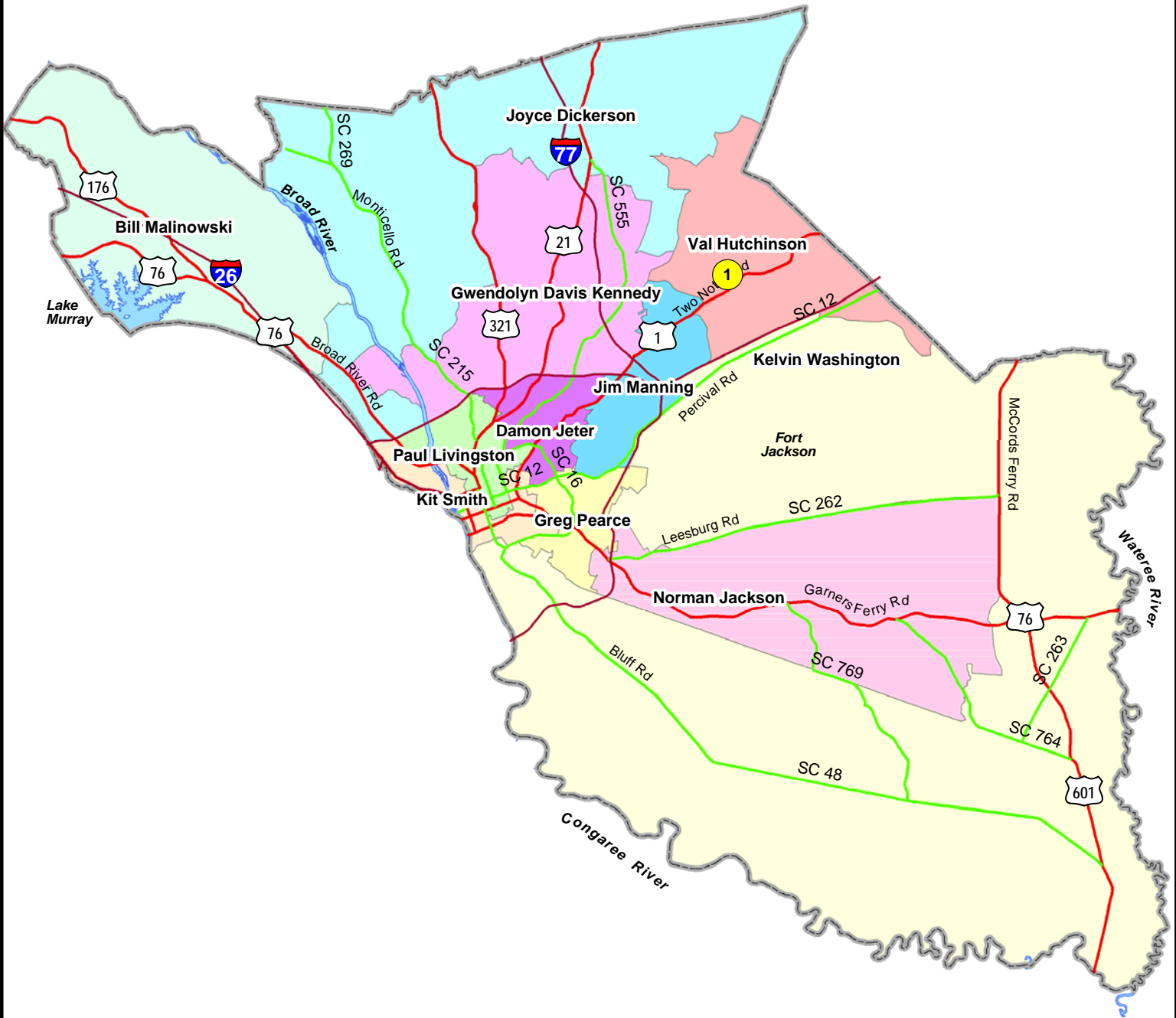


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



MARCH 2, 2010

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING SPECIAL CALLED MEETING MARCH 2, 2010



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-05 MA	Village at Sandhill	22900-02-09	Forum Dr. & Fashion Dr.	Hutchinsin



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, March 2, 2010

7:00 P.M.

**2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF: Sparty Hammett, Asst. County Administrator..... Interim Planning Director
Anna Almeida, AICPDeputy Planning Director
Amelia R. Linder, Esq. Attorney

CALL TO ORDER.....Honorable Paul Livingston
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

A. MAP AMENDMENTS

1. Case #10-05 MA
Craig Metts
Village at Sandhills
C-1 to C-3 & C-3 to C-1 (.56 acres)
TMS # 22900-02-09 (p)
Forum Dr. & Fashion Dr. **[FIRST READING]**
Page 1

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 1, 2010
RC PROJECT: 10-05 MA
APPLICANT: Craig Metts
PROPERTY OWNER: Village at Sandhill, LLC

LOCATION: Forum Drive and Fashion Drive

TAX MAP NUMBER: 22900-02-09 (P)
ACREAGE: 0.56 acres
EXISTING ZONING: Lot 5 (C-1) & Lot 8 (C-3)
PROPOSED ZONING: Lot 5 (C-3) & Lot 8 (C-1)

PC SIGN POSTING: February 10, 2010

Staff Recommendation

Approval

Background /Zoning History

In 2001, the "Village at Sandhill" was developed with a "master plan" development agreement signed in March 2001. The development agreement states subsequent land development regulations of Richland County may not limit intensity, flexibility, completeness, practicality or increasing cost of such Development.

In January 2005 map amendment (05-34 MA) was submitted to the Planning Commission and recommended for approval to swap approximately 1.62 acres of C-1 to C-3 zoning. County Council approved the rezoning request January 25, 2005.

March 2006, map amendments (06-08 MA) & (06-11 MA), were submitted to the Planning Commission recommended for approval to swap 3.5 acres of C-3 to C-1 zoning. County Council approved the request in March 28, 2006.

May 2008, map amendment (08-13 MA) was submitted to the Planning Commission and recommended for approval to swap a total of 7.5 acres of RG-2 to C-3 (2.50 acres); C-3 to C-1 (2.50 acres); C-1 to RG-2 (2.50 acres). County Council approved the request on May 27, 2008.

July of 2008, map amendment (08-22 MA) was submitted to the Planning Commission and recommended for approval to swap a total of 0.25 acres of lot five (5) C-1 & lot seven (7) C-3 to lot five (5) C-3 & lot seven (7) C-1. County Council approved the request in September 16, 2008.

Existing Zoning		
North:	C-3	undeveloped
South:	C-1	Plex
East:	C-3	undeveloped
West	C-3	undeveloped

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as an **Urban Village/Priority Investment Area** in the **Northeast Planning Area**.

Objective: “Commercial/Office activities should be located at traffic junctions or in areas with existing commercial and office uses”.

Compliance: The proposed zoning is located in an area with existing commercial uses.

Traffic Impact

The 2008 SCDOT traffic count Station # 118, is south east of the site on Two Notch Road. The Average Daily Traffic (ADT’s) is 20,700. Two Notch Road is classified as a five lane Undivided Principal Arterial road, maintained by SCDOT with a design capacity of 38,600 ADT’s. Two Notch Road is currently functioning below the designed roadway capacity and operating at a Level of Service (LOS) “B”.

The site is located on several interior roads within the “Village at Sandhill”. The parcels are located near Forum Drive & Fashion Drive. All roads within the Village at Sandhill are privately maintained.

Conclusion

The Village at Sandhill consists of approximately 298 acres of mixed-use, incorporating elements of residential, retail, recreational, office, institutional, and general commercial uses. The approval of the Village included a Development Agreement, which is in effect for a period of ten years with an option to extend for an additional five years. On March 20, 2001 an ordinance authorizing the adoption of the agreement was issued. The agreement stipulates the following:

- 173.86 acres of property zoned for general commercial uses pursuant to C-3 zoning district classifications; and
- 31.02 acres of property zoned for general residential uses pursuant to RG-2 zoning district classifications; and
- 95.22 acres of property zoned for office and institutional and residential uses pursuant to C-1 zoning district classifications.

The provisions in the agreement permit the substitution of residential uses for commercial uses and vice-versa within the C-1 and C3 tracts; transfer among dwelling units, retirement units, office/institutional, other commercial, dwelling units and retirement units , retail shops and stores, restaurants, outparcels, family entertainment and lodging uses in the C-3 tract.

The substitutions must be swapped at an equivalent ratio; 700 square feet of residential or retirement units to any commercial use and/or 1: 1 square foot of net leasable area of commercial uses to any other type of commercial use.

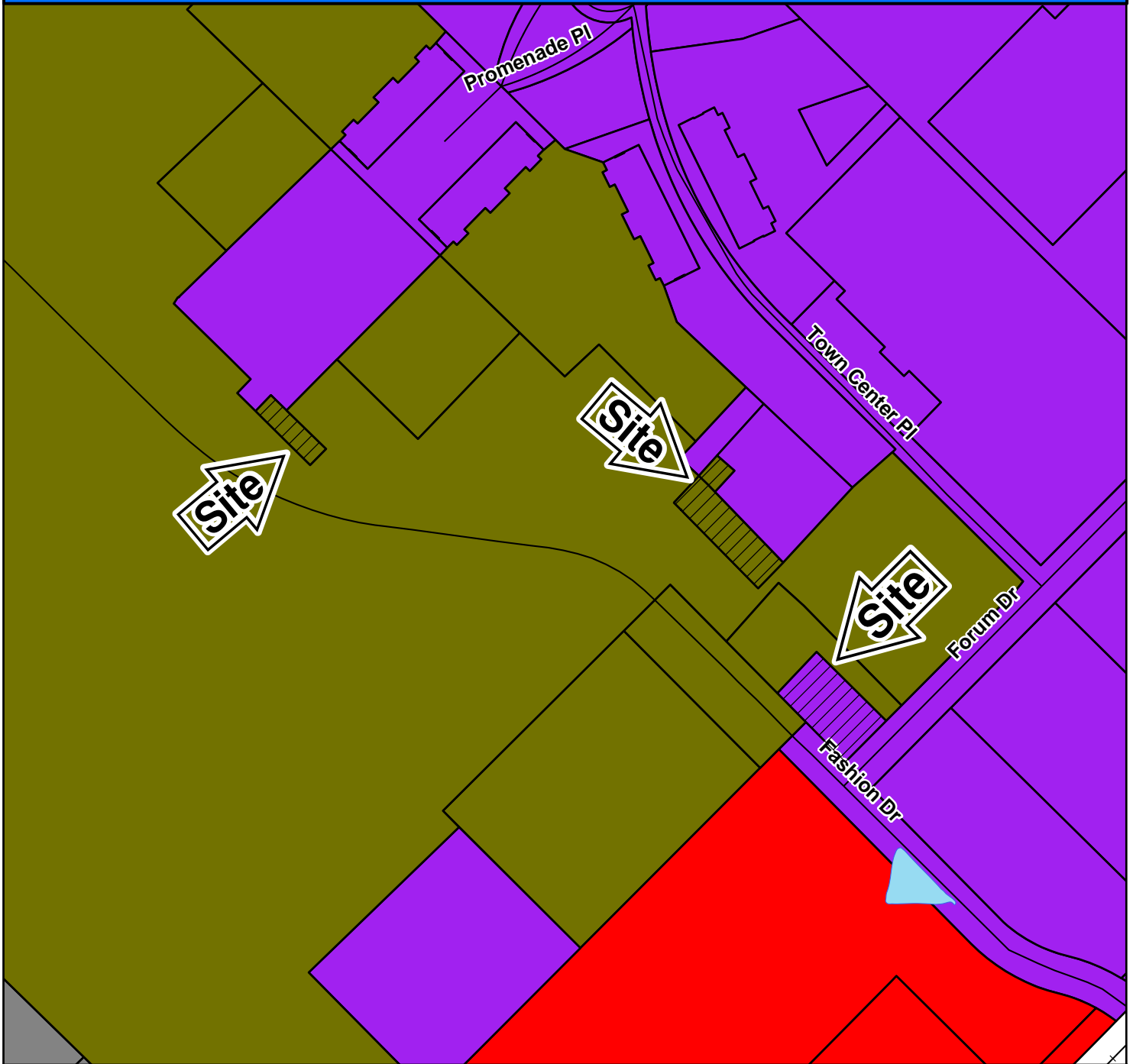
The map amendment involves two parcels within the existing Village at Sandhill, approximately 0.56 acres of (C-1 & C-3) zoned property. The ratios adhere to the requirements of the development agreement. Staff recommends approval.

Zoning Public Hearing Date





















March 23, 2010


Case 10-05 MA

C-1 to C-3 & C-3 to C-1



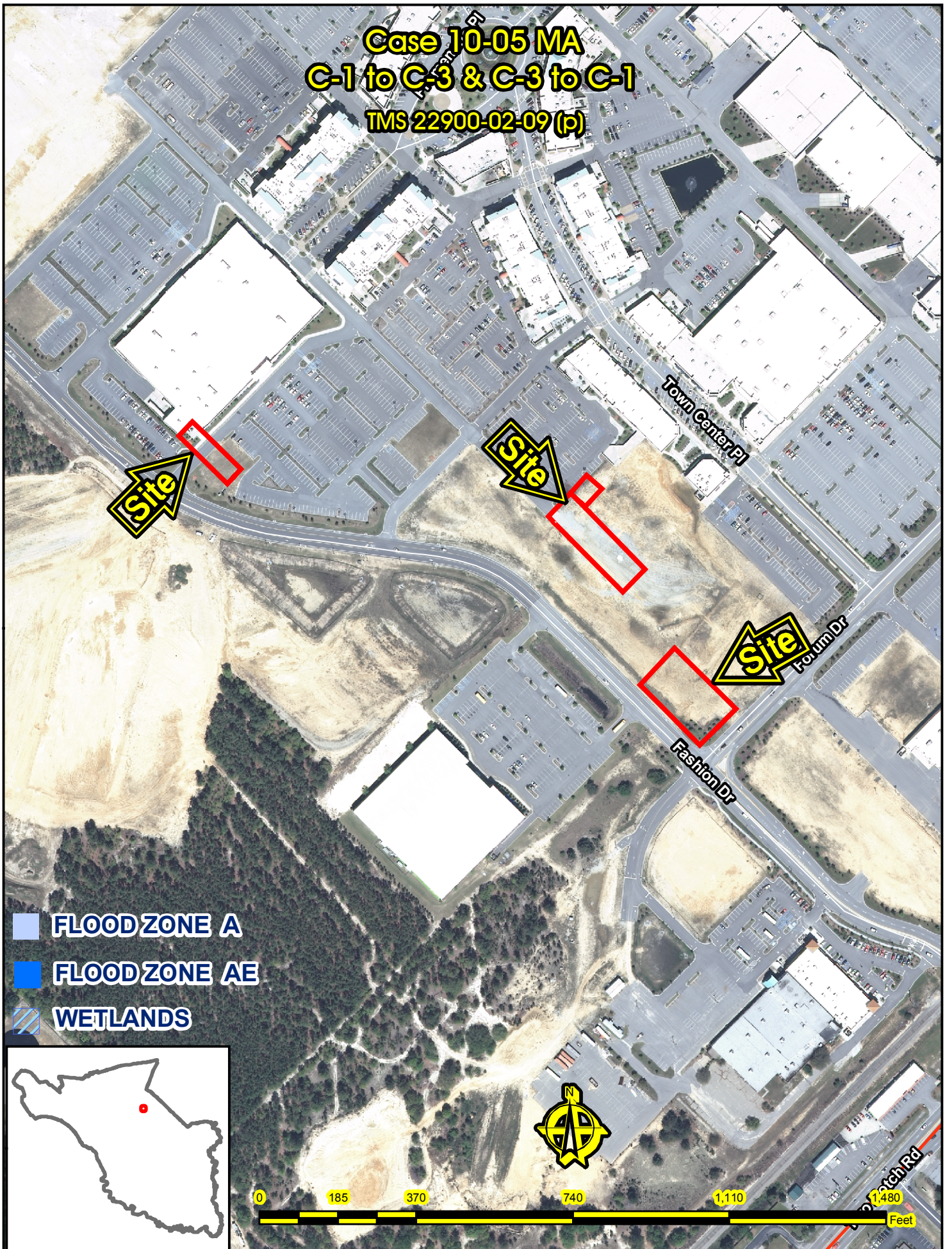
ZONING CLASSIFICATIONS

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

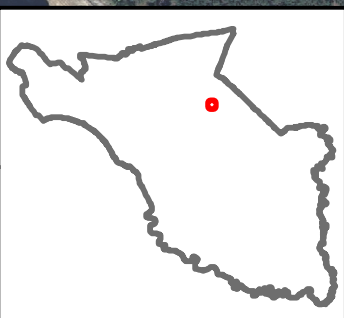
 Subject Property



Case 10-05 MA
C-1 to C-3 & C-3 to C-1
TMS 22900-02-09 (p)



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 10-05 MA

From C-3, C-1 to C-1, C-3

TMS# 22900-02-09 (P)

Village at Sandhills



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-10HR

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 HEREIN (A PORTION OF TMS #22900-02-09) FROM C-1 (OFFICE AND INSTITUTIONAL DISTRICT) TO C-3 (GENERAL COMMERCIAL) AND TO CHANGE AN EQUAL PORTION OF THE SAME TAX MAP NUMBER FROM C-3 (GENERAL COMMERCIAL) TO C-1 (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 (a portion of TMS # 22900-02-09) from C-1 (Office and Institutional District) zoning to C-3 (General Commercial) zoning, and to change an equal portion of the same tax map number from C-3 (General Commercial) zoning to C-1 (Office and Institutional District) zoning, all as shown on Exhibit A, which is attached hereto.

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

Section IV. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

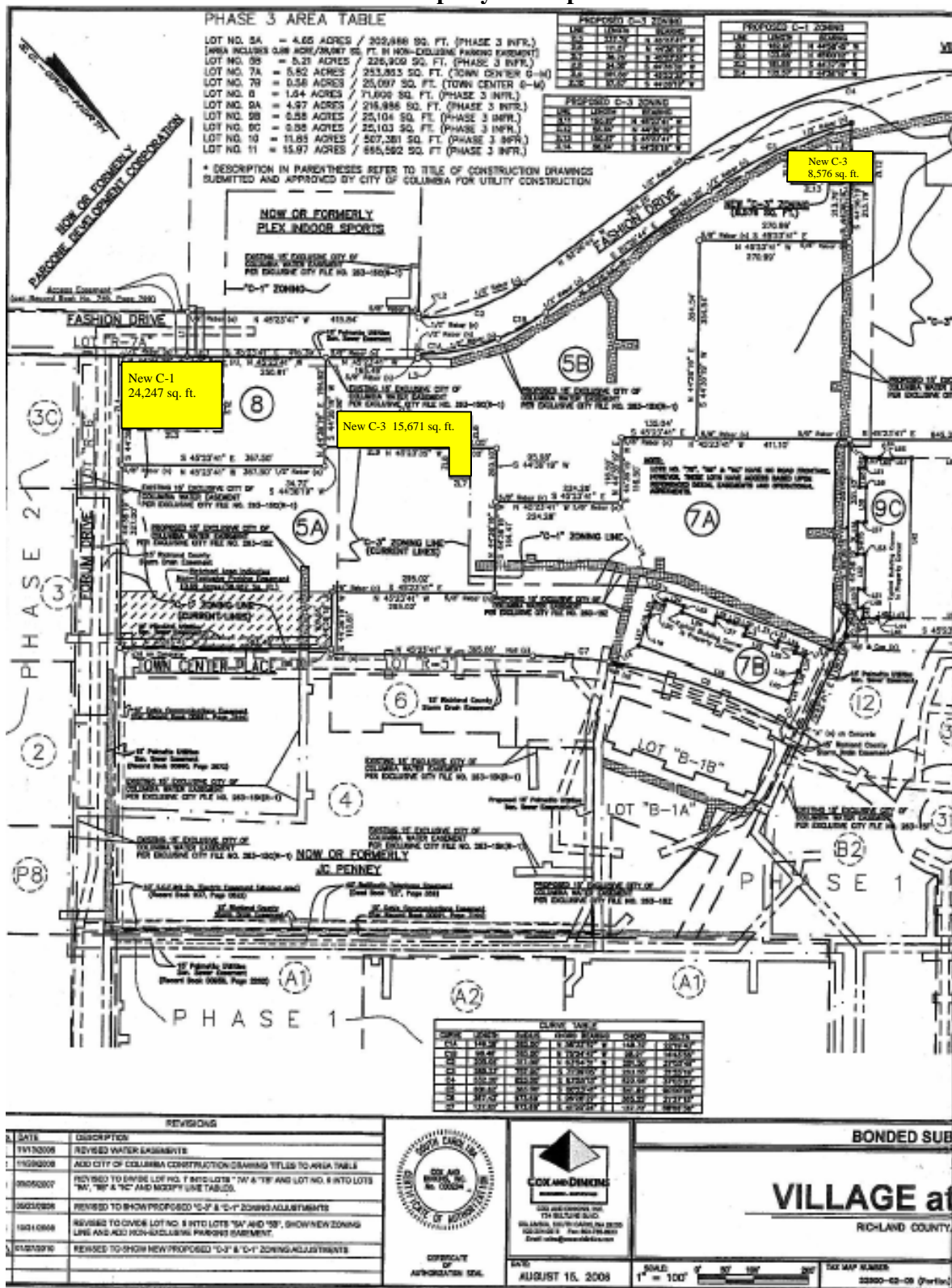
By: _____
Paul Livingston, Chair

Attest this _____ day of _____, 2010

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: March 2, 2010 (tentative)
First Reading: March 2, 2010 (tentative)
Second Reading: March 16, 2010 (tentative)
Third Reading: March 23, 2010 (tentative)

Exhibit A Property Description



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

