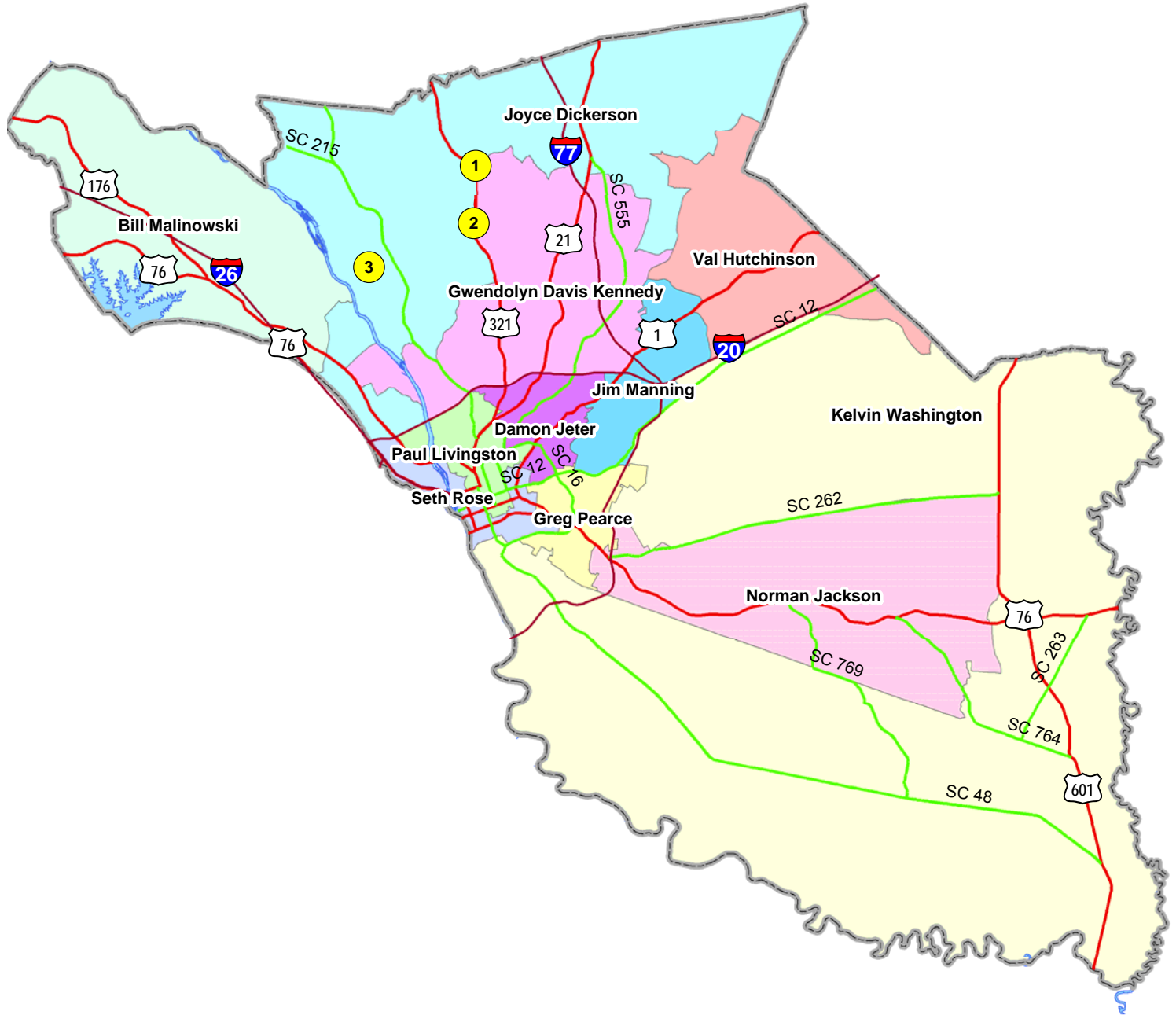


RICHLAND COUNTY
PLANNING COMMISSION



JULY 7, 2011

*RICHLAND COUNTY
PLANNING COMMISSION
JULY 7, 2011*



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 11-08 MA	Larry H. Sharp	10100-05-01 & 02	8308 Winnsboro Rd.	Dickerson
1. 11-09 MA	Joseph Sharp	09900-03-04 & 05	8105 Winnsboro Rd.	Dickerson
2. 11-10 MA	Vulcan Lands, Inc.	06500-01-03, 06500-01-11(p)	Caughman Rd.	Dickerson

RICHLAND COUNTY PLANNING COMMISSION

Thursday, July 7, 2011

Agenda

1:00 PM

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

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

PUBLIC MEETING CALL TO ORDER Patrick Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL

May & June 2011 minutes

ROAD NAME APPROVALS

AGENDA AMENDMENTS

MAP AMENDMENTS

1. Case #11-08 MA
Larry H. Sharp
RU to RC (3.26 acres)
8308 Winnsboro Road
TMS# 10100-05-01, 02
Page 1
2. Case #11-09 MA
Joseph Sharp
RU to RC (3.49 acres)
8105 Winnsboro Road
TMS# 09900-03-04,05
Page 7
3. Case #11-10 MA
Vulcan Lands Inc.
RU to HI (292.43 acres)
Caughman Road
TMS# 06500-01-03, 06500-01-11 (p)
Page 13

TEXT AMENDMENT

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE X, SUBDIVISION REGULATIONS; SECTION 26-224, DIVISION OF REAL PROPERTY TO HEIRS OF A DECEDENT; SUBSECTION (C), SPECIAL REQUIREMENTS FOR PRIVATE ROAD SUBDIVISIONS; SO AS RETITLE THE SUBSECTION AND TO REDUCE THE WIDTH OF THE REQUIRED ROAD.

Page 21

PRESENTATION

Impact Fees

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 7, 2011
RC PROJECT: 11-08 MA
APPLICANT: Larry H Sharpe
PROPERTY OWNER: Larry H & Joe E. Sharpe

LOCATION: 8308 Winnsboro Road

TAX MAP NUMBER: 10100-05-01 & 02
ACREAGE: 3.26
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: June 17, 2011

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Rural District (RU), reflects the original zoning as adopted September 7, 1977.

The parcels contain eight hundred and four (804) feet of frontage on Winnsboro Road and three hundred and sixty two (362) feet of frontage on Blythewood Road.

Summary

The Rural Commercial District (RC) recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where the small neighborhood oriented business are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area/maximum density: Minimum lot area requirement: 22,000 square feet or as required by DHEC. Maximum density: there is no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU,RU,RU	Residence, Residence, Residence
<u>West:</u>	RU,RU	Residence, Landscaping business

Plans & Policies

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

North Central 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.

Compliance: The subject parcel is located at the intersection of a minor arterial and a rural collector. The properties contain existing, legally-established, non-conforming, commercial uses that do not encroach or penetrate established residential areas.

Traffic Impact

The 2010 SCDOT traffic count (Station # 189) located south of the subject parcel on Winnsboro Road identifies 6,500 Average Daily Trips (ADT’s). Winnsboro Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Winnsboro Road is currently operating at Level of Service (LOS) “B”.

The 2010 SCDOT traffic count (Station # 799) located east of the subject parcel on Blythewood Road identifies 2,900 Average Daily Trips (ADT’s). Blythewood Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Blythewood Road is currently operating at Level of Service (LOS) “A”.

A 5.47 mile section of Winnsboro Road from Koon Store Road to Blythewood Road has been identified for road widening on the 2035 COATS Cost Constrained Plan. The project is ranked 56th and funding has not been identified at this time.

Conclusion

The subject property is occupied by an existing convenience store with gas pumps. The existing use is considered nonconforming, but is permitted outright under the Rural Commercial District (RC) classification. According to Section 26-256. (3):

A nonconforming use of a structure may be enlarged or extended only into portions of the structure that existed at the time that the use became

nonconforming. No structural alterations will be allowed to any structure containing a nonconforming use....

The area is characterized by scattered, rural, large-lot, single-family, residential development, manufactured housing, agriculture and silva-cultural farming operations. To the west of the subject parcel is a landscape business which is permitted outright in the Rural District (RU) as a commercial use. Two subdivisions are located northwest of the site along Blythewood Road. The Rural Residential District (RR) zoned parcels are identified as part of the Surreywood subdivision and to the east of the Surreywood subdivision is a Rural District (RU) zoned subdivision named Blythewood Point. Blythewood Road is classified as a collector road and Winnsboro Road is classified as a minor arterial road. As such, since the site does not encroach upon the residential subdivisions and is located at a traffic intersection, the staff is of the opinion that the location of the subject parcels meets the intent of the Rural Commercial District (RC).

The parcel is currently served by private water and septic sewer service. There are not any fire hydrants located near the subject parcels. The Cedar Creek fire station (number 15) is located southeast of the subject parcel on Wilson Circle. The proposed map amendment would not negatively impact public services or traffic.

Since the proposed Zoning Map Amendment is in compliance with the Comprehensive Plan the Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

July 26, 2011

Case 11-08 MA RU to RC

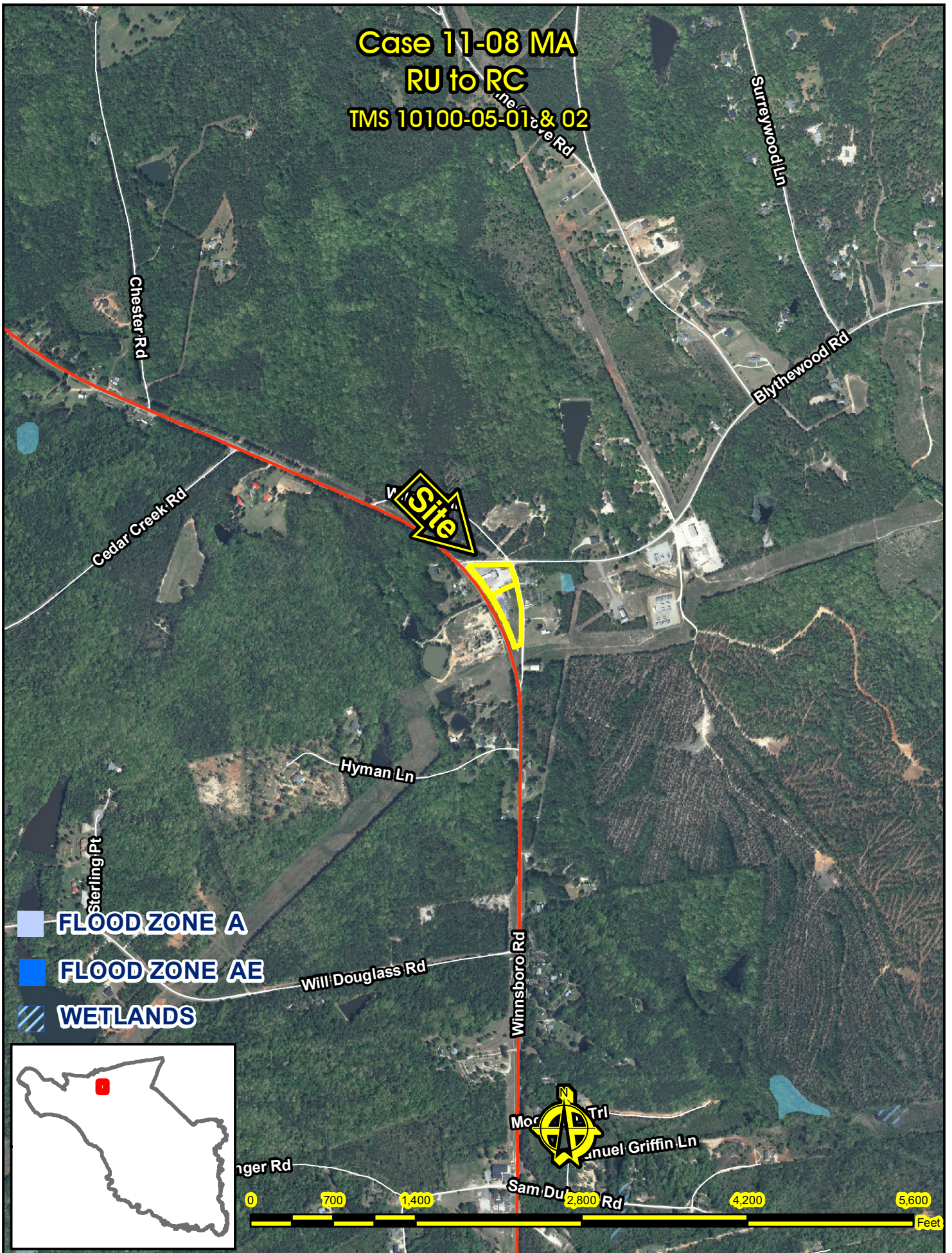


ZONING CLASSIFICATIONS

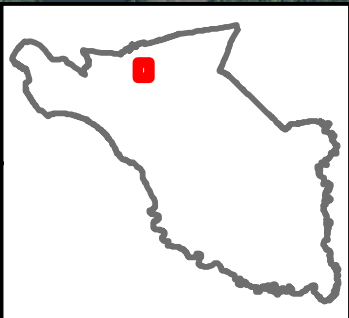
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 11-08 MA
RU to RC
TMS 10100-05-01 & 02**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 11-08 MA

From RU to RC

TMS# 10100-05-01, 02

Winnsboro Road





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: July 7, 2011
RC PROJECT: 11-09 MA
APPLICANT: Joseph E Sharpe
PROPERTY OWNER: Joseph E & Jennie Sharpe

LOCATION: 8105 Winnsboro Road

TAX MAP NUMBER: 09900-03-04 & 05
ACREAGE: 3.49
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: June 17, 2011

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Rural District (RU), reflects the original zoning as adopted September 7, 1977.

The northern parcel contains three hundred and twenty four (324) feet of frontage on Winnsboro Road. The southern parcel contains six hundred and sixty (660) feet of frontage on Winnsboro Road, two hundred and seventy three (273) feet of frontage on Lorick Rd and two hundred seventy five (275) feet of frontage on Family Circle.

Summary

The Rural Commercial District (RC) recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where the small neighborhood oriented business are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area/maximum density: Minimum lot area requirement: 22,000 square feet or as required by DHEC. Maximum density: there is no maximum density standard.

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

Plans & Policies

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

North Central 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.

Compliance: The subject parcel is located at the intersection of a minor arterial and a rural collector. The properties contain existing, legally-established, non-conforming, commercial uses that do not encroach or penetrate established residential areas.

Traffic Impact

The 2010 SCDOT traffic count (Station # 189) located south of the subject parcel on Winnsboro Road identifies 6,500 Average Daily Trips (ADT’s). Winnsboro Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Winnsboro Road is currently operating at Level of Service (LOS) “B”.

The 2010 SCDOT traffic count (Station # 429) located east of the subject parcel on Koon Store Road identifies 1,800 Average Daily Trips (ADT’s). Koon Store Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Koon Store Road is currently operating at Level of Service (LOS) “A”.

A 5.47 mile section of Winnsboro Road from Koon Store Road to Blythewood Road has been identified for road widening on the 2035 COATS Cost Constrained Plan. The project is ranked 56th and funding has not been identified at this time.

Conclusion

The subject property is occupied by an existing convenience store with gas pumps and an attached three bay automobile repair business. A separate detached one story structure onsite is being utilized as a salon/barbershop. Previously, the southern-most parcel was used by Rockville Pipeline as a storage yard, while water lines were being installed along Winnsboro Road. The southern parcel is not currently being utilized and is undeveloped with the exception

of a perimeter chain link fence. The existing uses are considered nonconforming, but are permitted outright under the Rural Commercial District (RC) classification. According to Section 26-256. (3):

A nonconforming use of a structure may be enlarged or extended only into portions of the structure that existed at the time that the use became nonconforming. No structural alterations will be allowed to any structure containing a nonconforming use....

The area is characterized by scattered, rural, large-lot, single-family, residential development, manufactured housing, agriculture and silva-cultural farming operations. Lorick Road is classified as a collector road, Family Circle a residential street, and Winnsboro Road a minor arterial. As such, since the site does not encroach upon any nearby residential subdivision and is located at a traffic intersection, the staff is of the opinion that the location of the subject parcels meets the intent of the Rural Commercial District (RC).

The parcel is currently served by private water and septic sewer service. There is a fire hydrant located on Lorick Road south of the subject parcels. The Cedar Creek fire station (number 15) is located 1.95 miles north of the subject parcel on Wilson Circle. The proposed map amendment would not negatively impact public services or traffic.

Since the proposed Zoning Map Amendment is in compliance with the Comprehensive Plan the Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

July 26, 2011

Case 11-09 MA RU to RC

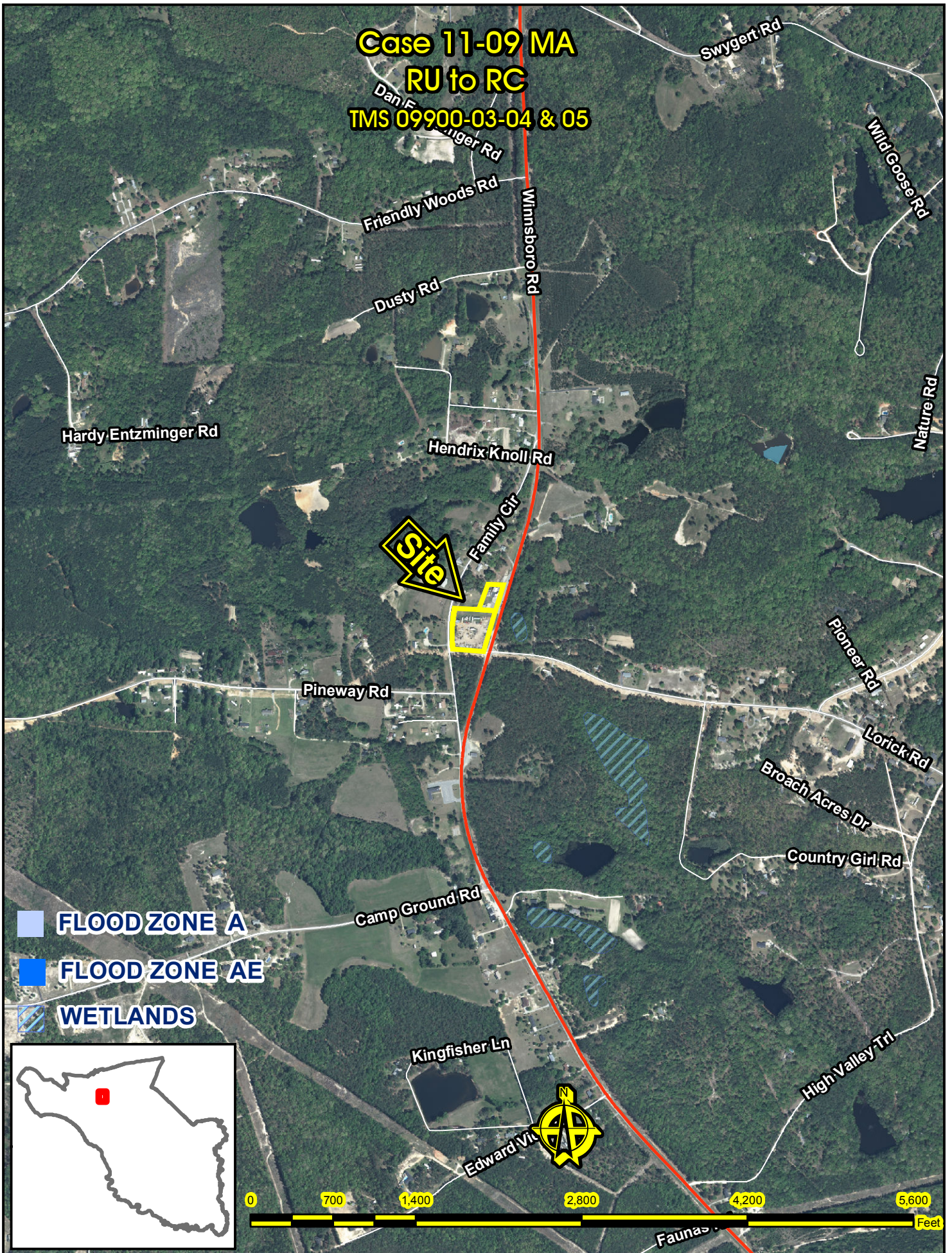


ZONING CLASSIFICATIONS

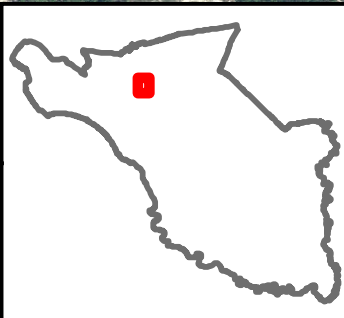
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



Case 11-09 MA
RU to RC
TMS 09900-03-04 & 05



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

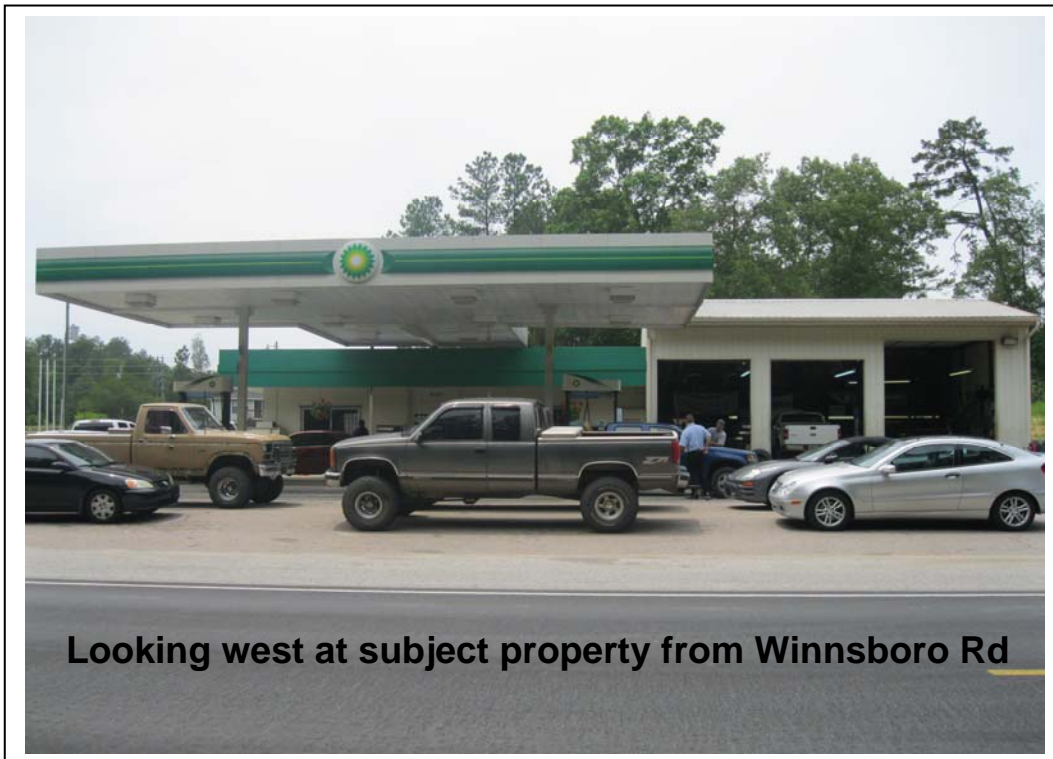


CASE 11-09 MA

From RU to RC

TMS# 09900-03-04, 05

Winnsboro Road





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 7, 2011
RC PROJECT: 11-10 MA
APPLICANT: Vulcan Lands Inc.
PROPERTY OWNER: Vulcan Lands Inc.

LOCATION: Caughman Road North

TAX MAP NUMBER: 06500-01-03 & 06500-01-11 (Portion of)
ACREAGE: 292.43
EXISTING ZONING: RU
PROPOSED ZONING: HI

PC SIGN POSTING: June 17, 2011

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Rural District (RU), reflects the original zoning as adopted September 7, 1977.

The parcel contains access to Caughman Road.

Summary

The proposed zoning, Heavy Industrial (HI) District is intended to primarily accommodate uses of a manufacturing and industrial nature, and secondly, uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district.

No minimal lot area except as required by DHEC; and no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	RU, HI, RR	Undeveloped, Landfill, Undeveloped
<u>South:</u>	HI/RU	Quarry/Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Undeveloped

Plans & Policies

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

North Central Area

Objective: Industrial activities should be compatible with the surrounding land uses and should be considered on a case-by-case basis. Industrial uses should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure, and access to major arterials and/or highways. Sites will be considered during the rezoning process and periodically updated.

Compliance: The subject parcels contain existing, legally-established, non-conforming mining operations. There is a landfill currently operating north of the parcel and a mining operation to the south. The existing industrial use is permitted outright under the proposed zoning.

Traffic Impact

The 2010 SCDOT traffic count (Station # 189) located south of the subject parcel on Monticello Road identifies 5,300 Average Daily Trips (ADT's). Monticello Road is classified as a four lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 21,600 ADT's. Monticello Road is currently operating at Level of Service (LOS) “A”.

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

Conclusion

The subject property is currently occupied by a functioning rock quarry, wetlands, heavily wooded areas, and has frontage along the Broad River, in addition to frontage along the Norfolk Southern Railway. Otherwise, the area is characterized by a split zoned Heavy Industrial District (HI) and Rural District (RU) parcel to the south containing a quarry on the western portion. The split zoning correlates with a power line easement. The Heavy Industrial District (HI) zoned parcel to the north of the subject property contains a landfill operated by Richland County. The Heavy Industrial (HI) District permits uses such as major and minor automobile repair and maintenance services, rental centers with outside storage, septic tank services, textile mills, mining/extraction facilities, cement and concrete products, and chemical products. The Heavy Industrial District (HI) is the only district that allows mining as a permitted use. The proposed Heavy Industrial District (HI) zoning would allow for future expansion of the existing mining operations and for overburden to be placed in additional areas onsite.

The existing use is considered nonconforming, but is permitted outright under the Heavy Industrial District (HI). Under Sec.26-256. (3);

A nonconforming use of a structure may be enlarged or extended only into portions of the structure that existed at the time that the use became nonconforming. No structural alterations will be allowed to any structure containing a nonconforming use....

Permitted uses within the Heavy Industrial District (HI) will be subject to additional regulations and development practices outlined within the Floodplain Overlay District (Sec. 26-106). Specific regulations regarding development in the floodplain will be determined at the time of

site plan submittal. The subject parcels are located and thereby designated as an “A” flood zone. AE zones are inundation areas of base flood where the base flood elevation is not determined.

The subject parcel contains National Wetland Inventory (NWI) land. Wetlands are important landscape features that hold and slowly release flood water, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The subject parcels contain wetlands that have been identified as a Palustrine System. The Palustrine System wetlands are dominated by trees, shrubs, emergents, mosses or lichens. Surface water is present for extended periods, especially early in the growing season, but is absent by the end of the growing season in most years.

In summary, the staff has reviewed the request in accordance with the Comprehensive Plan Directive, “on a case-by-case” basis and has come to the following conclusion. The staff has determined that since the subject site is located in close proximity to and compatible with other properties zoned Heavily Industrial (HI) and utilized in this manner, e.g. other quarries, landfills and junkyards taking advantage of the economies of scale, is located in a heavily wooded area not in close proximity to residential or commercial uses with adequate room for expansion and for buffering and setbacks, has access to a major arterial, in addition to the existing transportation infrastructure system provided by the rail line, from the staff’s viewpoint the request adequately meets the intent of the Comprehensive Plan and is appropriately located in relation to surrounding uses and zoning.

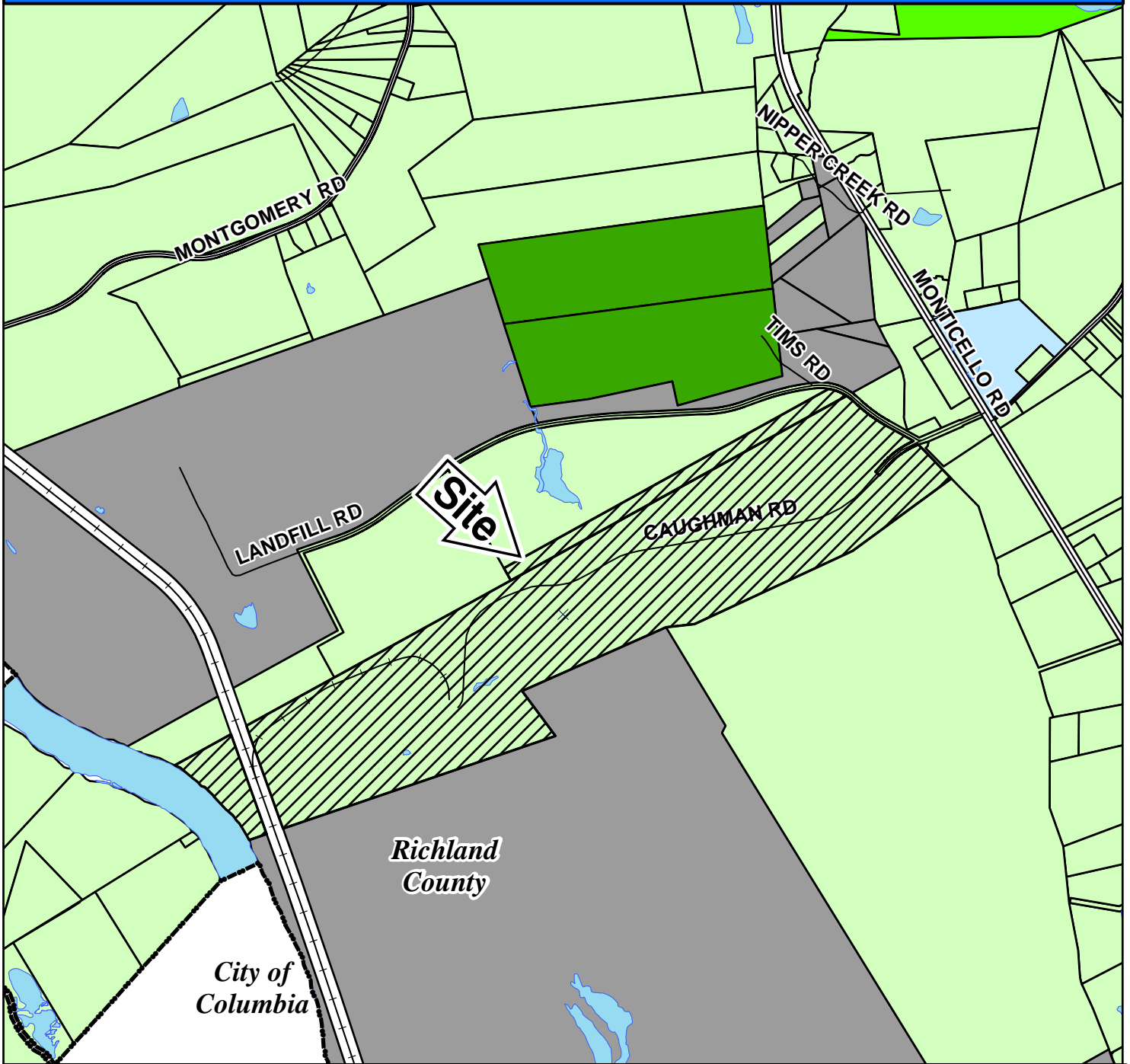
The parcel would be served by the City of Columbia for water. Sewer would be provided through the use of septic tanks, and a fire hydrant located on Caughman Road east of the subject parcels. The Upper Richland fire station (number 17) is located 1.55 miles northeast of the subject parcel on Campground Road. The proposed map amendment would not negatively impact public services or traffic.

Since the proposed Zoning Map Amendment is in compliance with the Comprehensive Plan the Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

July 26, 2011

Case 11-10 MA RU to HI



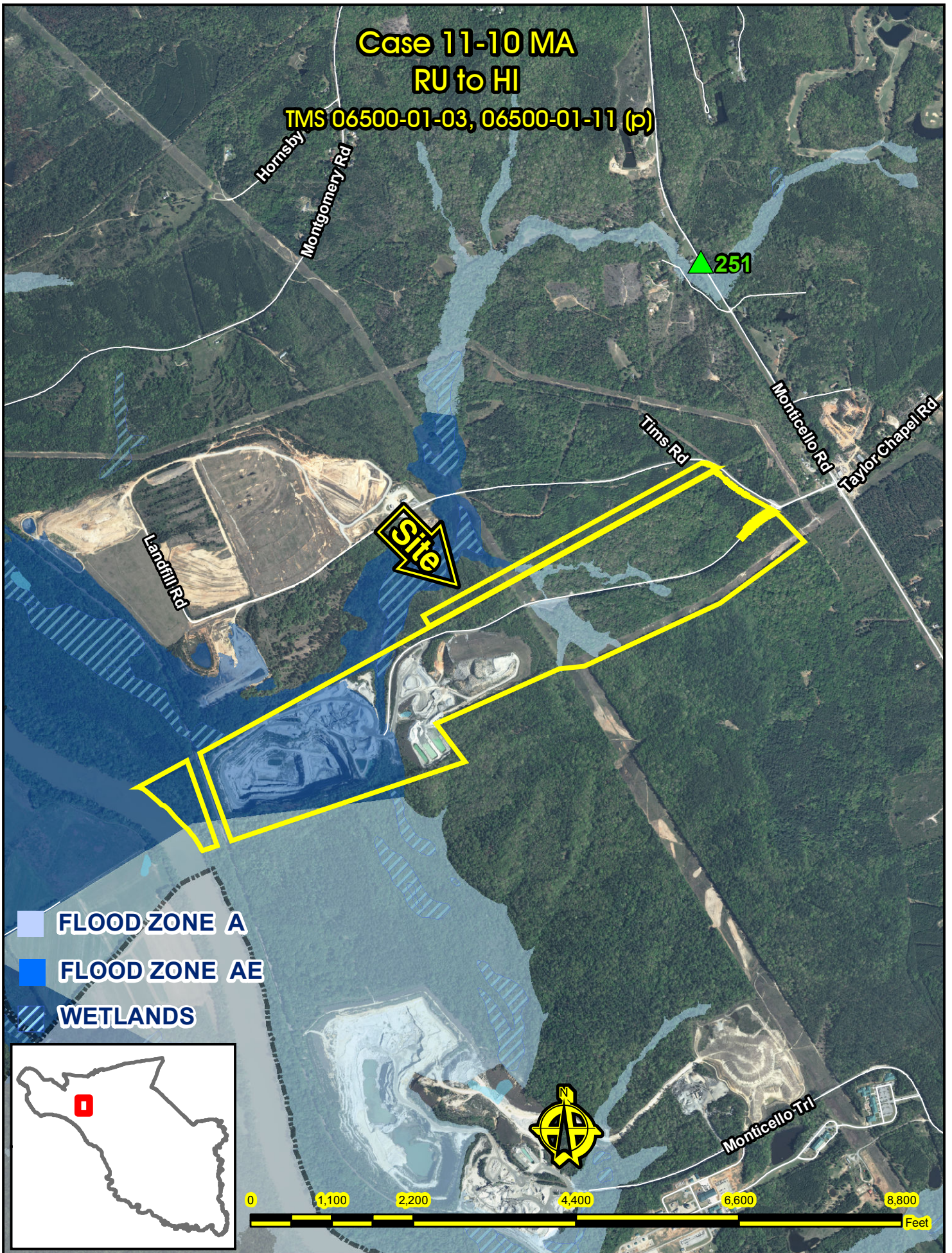
ZONING CLASSIFICATIONS

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



**Case 11-10 MA
RU to HI**

TMS 06500-01-03, 06500-01-11 (p)



CASE 11-10 MA

From RU to HI

TMS# 06500-01-03, 11 (P)

Caughman Road North



Looking west at subject property from Caughman Rd



Looking north along Caughman Rd

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE X, SUBDIVISION REGULATIONS; SECTION 26-224, DIVISION OF REAL PROPERTY TO HEIRS OF A DECEDENT; SUBSECTION (C), SPECIAL REQUIREMENTS FOR PRIVATE ROAD SUBDIVISIONS; SO AS RETITLE THE SUBSECTION AND TO REDUCE THE WIDTH OF THE REQUIRED ROAD.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article X, Subdivision Regulations; Section 26-224, Division of Real Property to Heirs of a Decedent; Subsection (c), Special Requirements for Private road Subdivisions; is hereby amended to read as follows:

- (c) *Special requirements for ~~private road~~ subdivisions of heir property.*
- (1) *Review.* Subdivision of heir property is subject to the minor subdivision review procedure found at Sec. 26-54(c)(2). All Planning Department subdivision plan review fees shall be waived; provided, however, all fees charged by DHEC (and collected by the Richland County Public Works Department) shall be paid by the applicant.
 - (2) *Roads.* Roads in subdivisions of heir property shall be exempt from the road paving requirements of Sec. 26-181 of this chapter, but shall not be exempt from any other road design requirement. Roads in subdivisions of heir property shall not be eligible or accepted for county maintenance, which is otherwise provided pursuant to Section 21-5 of the Richland County Code of Ordinances, until they meet the road construction standards provided in Chapter 21 of the Richland County Code. The roadway shall have a minimum right-of-way width of ~~sixty six (66)~~ fifty (50) feet and minimum twenty (20) foot wide passable surface, which meets the standards established and set forth by the county engineer. The subdivision documents shall include a conspicuous statement stating that improvements to the roadway without the approval of the county engineer are prohibited.
 - (3) *Sidewalks.* Subdivisions of heir property shall be exempt from the sidewalk requirements of Sec. 26-179 of this chapter.
 - (4) *Size of lots.* Any and all lots created in a subdivision of heir property shall conform to the zoning district's requirements.

(5) *Number of dwelling units.* Only one (1) dwelling unit shall be permitted on each lot.

(6) *E-911 requirements.* The road, and each lot, shall conform to the county's E-911 system addressing and posting requirements.

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 _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

Attest this the _____ day of
_____, 2011

Michelle M. Onley
Assistant Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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

