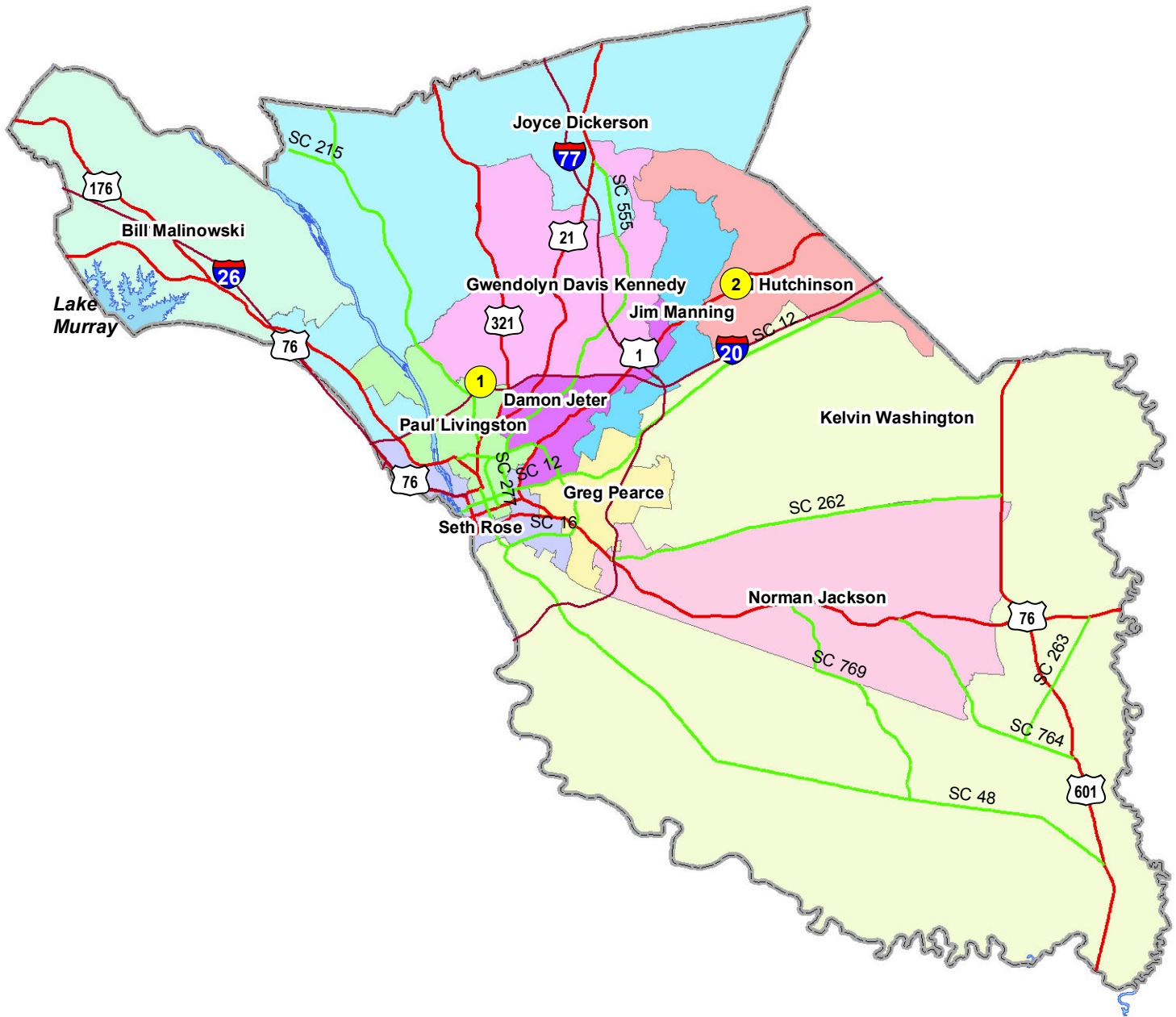


RICHLAND COUNTY
PLANNING COMMISSION



JANUARY 7, 2013

RICHLAND COUNTY PLANNING COMMISSION JANUARY 7, 2013



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 13-01 MA	Columbia United FC	09409-01-03	Sunbelt Blvd.	Livingston/Kennedy
2. 13-02 MA	Circle K, Inc.	22914-02-01/10/11	Fore Ave. & Aubrey St.	Hutchinson

RICHLAND COUNTY PLANNING COMMISSION

Monday, January 7, 2013

Agenda

1:00 PM

***2020 Hampton Street
County Council Chambers***

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

PUBLIC NOTICE ANNOUNCEMENT

ELECTION OF OFFICERS

PRESENTATION OF MINUTES FOR APPROVAL

December 2012 Minutes

MOTIONS

ADOPTION OF THE AGENDA

ROAD NAMES

MAP AMENDMENTS [ACTION]

1. Case # 13-01 MA
Columbia United FC
Stephen D. Searcy
CC4 to CC3 (24.14 acres)
Sunbelt Blvd.
TMS# 09409-01-03
Page 1

2. Case # 13-02 MA
Circle K Inc.
Evan Walton
NC/MH-1 to GC (1.5 acres)
Fore Ave. & Aubrey St.
TMS# 22914-02-01/10/11
Page 15

ITEMS FOR DISCUSSION

1. Land Disturbance Permit
2. Planning Commission Rules & Procedures
3. OI District Uses

DIRECTOR'S REPORT OF ACTION

1. Zoning Public Hearing Report
2. Development Review Team Report

ADJOURNMENT



Planning & Development Services Department

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

TO: Planning Commission Members:
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist
DATE: December 17, 2012
SUBJECT: Street Name(s) Approval

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

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

Action Requested

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

PROPOSED NAME(S)	PETITIONER/ INITIATOR	LOCATION	PROPERTY Tax Map Number (s)	COUNCIL DISTRICT
1. White Stork Court 2. Oyster Catcher Lane 3. Shearwater Court 4. Tern Court	Dan Creed, Heritage Engineering, INC	Willow Lakes , Ph 7, Farrow Road and Wilson Blvd	R17700-01-13	Gwendolyn Davis Kennedy (7)



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: January 7, 2013
RC PROJECT: 13-01 MA
APPLICANT: Columbia United FC

LOCATION: Sunbelt Boulevard

TAX MAP NUMBER: 09409-01-03
ACREAGE: 24.14
EXISTING ZONING: CC-4
PROPOSED ZONING: CC-3

PC SIGN POSTING: December 14, 2012

Staff Recommendation

Approval

Background

Zoning History

The CC, Crane Creek Neighborhood District contains four (4) sub-district classifications designed to meet the development goals for unique zones within the district. These sub-districts are categorized by the mixture and intensity of uses allowed. Each of these sub-districts is subject to unique form-based design standards.

The current zoning CC-4 (Industrial District) reflects the zoning as adopted June 1st 2010 (Ordinance No. 027-10HR). This zoning was adopted in coordination with the adoption of the Crane Creek Master Plan. Prior to the CC-4 zoning approval, the parcel was zoned Light Industrial District (M-1).

Zoning District Summary

CC-3, Activity Center Mixed Use: The CC-3 sub-district permits mixed-use buildings and recreation uses whereas the CC-4 district does not. The zoning allows a variety of building types, such as civic/institutional, loft dwelling units, townhouses, detached single-family housing, live work and commercial/office mixed-use buildings that serve the larger community.

The maximum allowed density for residential uses and the maximum square footage for non-residential use is identified as follows:

Single Family

Base (3 du/acre)

- The gross density for this site is approximately: 72 dwelling units
- The net density for this site is approximately: 50 dwelling units

Bonus (4.5 du/acre)

- The gross density for this site is approximately: 108 dwelling units
- The net density for this site is approximately: 76 dwelling units

Townhouse

Base (6 du/acre)

- The gross density for this site is approximately: 144 dwelling units
- The net density for this site is approximately: 101 dwelling units

Bonus (9 du/acre)

- The gross density for this site is approximately: 217 dwelling units
- The net density for this site is approximately: 152 dwelling units

Live Work

Base (6 du/acre)

- The gross density for this site is approximately: 144 dwelling units
- The net density for this site is approximately: 101 dwelling units

Bonus (9 du/acre)

- The gross density for this site is approximately: 217 dwelling units
- The net density for this site is approximately: 152 dwelling units

Loft Dwelling Units

Base (8 du/acre)

- The gross density for this site is approximately: 193 dwelling units
- The net density for this site is approximately: 135 dwelling units

Bonus (12 du/acre)

- The gross density for this site is approximately: 289 dwelling units
- The net density for this site is approximately: 202 dwelling units

Retail Uses

Base (15,000 sq. ft./acre)

- The gross density for this site is approximately: 362,100 square feet

Bonus (20,000 sq. ft./acre)

- The gross density for this site is approximately: 482,200 square feet

Office/Service Uses

Base (20,000 sq. ft./acre)

- The gross density for this site is approximately: 482,200 square feet

Bonus (25,000 sq. ft./acre)

- The gross density for this site is approximately: 603,500 square feet

Direction	Existing Zoning	Use
<u>North:</u>	CC-3	Undeveloped
<u>South:</u>	CC-4	(Chem Station)
<u>East:</u>	CC-4/CC-4	Undeveloped/Insulation Company (G-T-G Insulation)
<u>West:</u>	CC-4/CC4	Undeveloped/Shipping Company (A2 Global Shipping)

Analysis

Parcel/Area Characteristics

The parcel contains sixty five (65) feet of frontage along Sunbelt Boulevard. The subject property is heavily wooded and is currently undeveloped. The National Wetlands Inventory (NWI) has identified a Palustrine wetland on the subject property. The survey of the parcel delineates 1.18 acres of Jurisdictional Waters of the U.S. (wetlands including open water habitat). This open water habitat has been identified by the Army Corps of Engineers (USACE) under project number SAC 2006-1733-52.

Sidewalks are not present in the general area. The surrounding area is characterized by wetlands, forested lands, warehousing, commercial uses and some vacant structures. Property north of the subject parcel is undeveloped, wooded and contains NWI Identified Wetlands. Additionally the Crane Creek flows through the center of the parcel and is identified as an AE zone in the Floodplain. East of the site is an insulation installation company, as well as a graded site that has yet to be developed. South of the subject parcel is a vacant warehouse and a cleaning, chemical, sales company (Chem Station). Moving east along Sunbelt Boulevard is a shipping Company (A2 Global), a pool installation company (Imperial Pools) and an electrical service business (Mattox Electrical Services). The parcel is located in an area identified as Light Industrial in the Crane Creek Neighborhood Master Plan.

Public Services

Water and sewer service would be provided by the City of Columbia. The subject parcel is located in Richland School District one and the Eau Clare High School is located 1.3 miles to the south of the subject parcel along Monticello Road. The Alcorn Middle School is located 1.04 miles southeast of the subject parcel and the J.P. Thomas Elementary School is located 1.3 miles east southeast on Prescott Road. There is a fire hydrant located south of the site on Sunbelt Boulevard in addition to one located further west on Sunbelt Boulevard. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 1.6 miles northeast of the subject parcel.

Plans & Policies

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

Suburban 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 site is located where there are existing commercial and office uses. Because of the location of the site, the staff feels that the request will not encroach on any established residential areas. Staff is of the opinion that the proposed zoning change is in keeping with the recommendations of the Comprehensive Plan.

Crane Creek Neighborhood Master Plan

The Crane Creek Neighborhood Master Plan Land Use Plan map designates this area as Light Industrial. However this particular tract is adjacent to land that is designated as Conservation Land as identified in the Crane Creek Neighborhood Master Plan Land Use Map. A less intense zoning could be beneficial to the designated Conservation Land north of the subject parcel. The Master Plan vision is identified as follows:

Recreate the community of Crane Creek and direct the future development to allow for a green, sustainable area.

Goals:

- 1 – Reinvent the image of Crane Creek Community*
- 2 – Preservation of existing single-family neighborhoods*
- 3 – Develop local retail services and limit industrial zone expansion*
- 4 – Create a walkable community with viable pedestrian and bike trails*
- 5 – Increase community recreational facilities*
- 6 – Preserve existing wetlands and create a community open space network*
- 7 – Increase sustainable community educational services*

It is the intent of the Crane Creek District to promote superior performance in the conservation of open space and natural resources, creation of mixed use development, and the provision of public services, including but not limited to, the dedication of public land and construction of multi-use trails consistent with the Crane Creek Master Plan. The master plan recommends preserving existing trees, providing retail service along primary road corridors, preserving existing single family neighborhoods, and developing neighborhood retail services.

Traffic Impact

The 2011 SCDOT traffic count (Station # 247) located east of the subject parcel on Monticello Road identifies 10,900 Average Daily Trips (ADT's). Monticello Road is classified as a four lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 Average Daily Trips (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

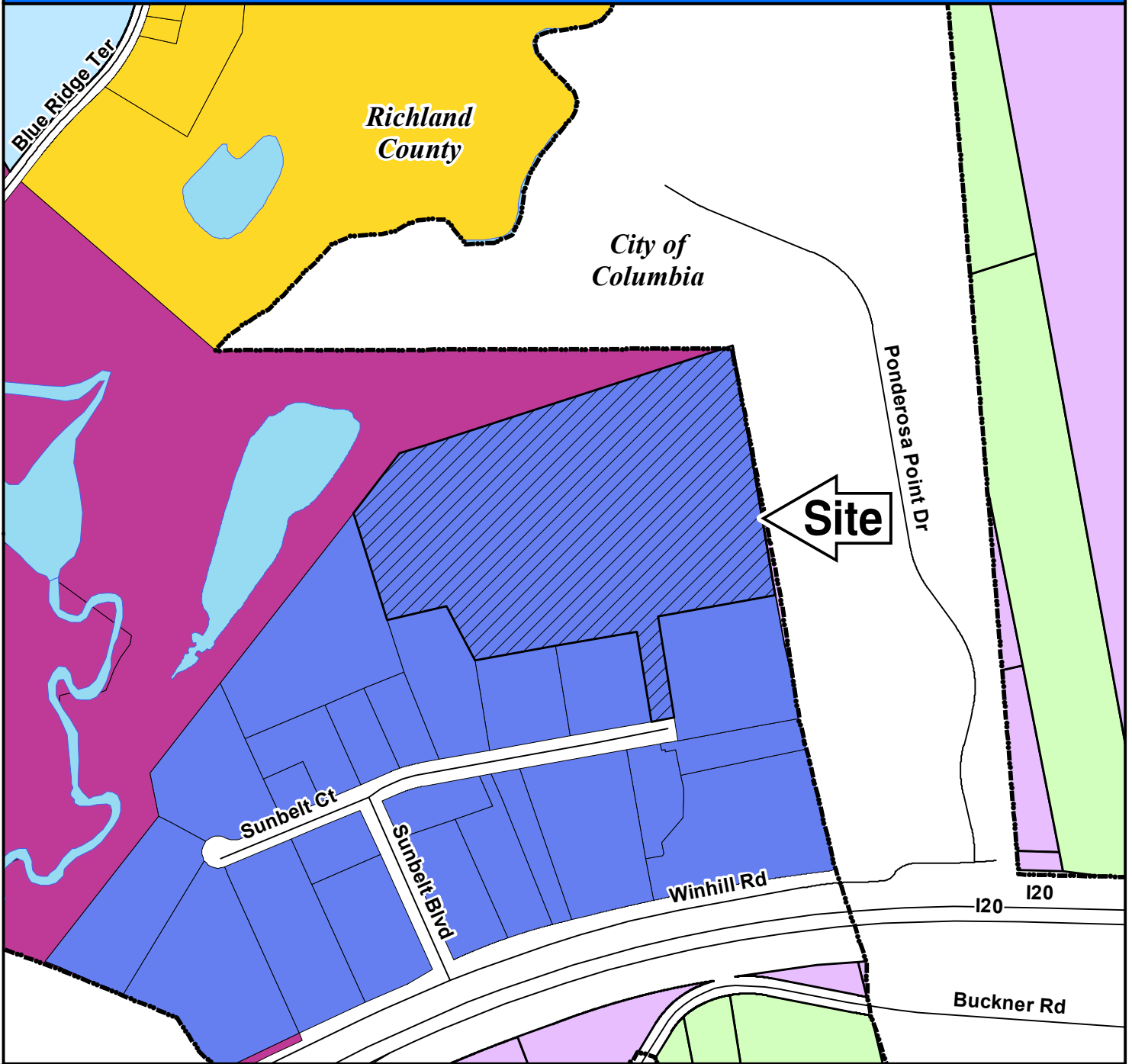
The proposed map amendment would have minimal negative impact on existing public facilities and transportation. Currently the level of service (LOS) on Monticello Road shows that it is operating below capacity.

In conclusion, staff believes that the Crane Creek Master Plan provides ample CC-4 zoning opportunities in the community to sufficiently serve the Industrial needs intended by the vision for the Plan. The proposed zoning map amendment is in compliance with the Comprehensive Plan and follows the vision of the Crane Creek Master Plan. Based upon this rationale, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

January 22, 2013

Case 13-01 MA CC4 to CC3



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	






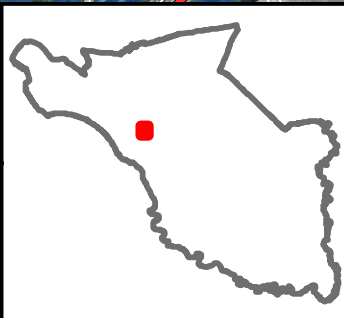
**Case 13-01 MA
CC4 to CC3
TMS 09409-01-02**

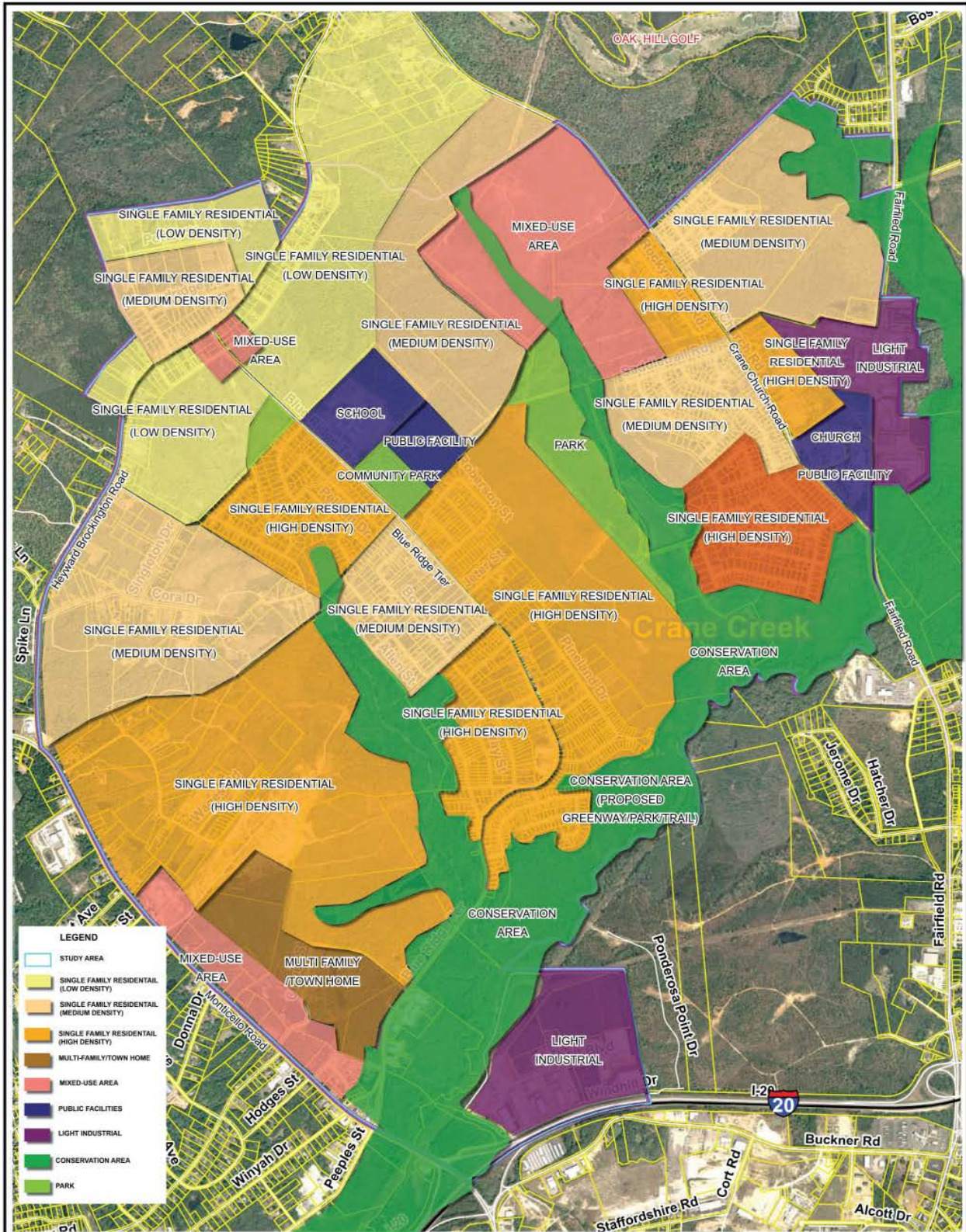
595

Site

633

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





PROPOSED LAND USE PLAN
CRANE CREEK MASTER PLAN
 RICHLAND COUNTY, SOUTH CAROLINA



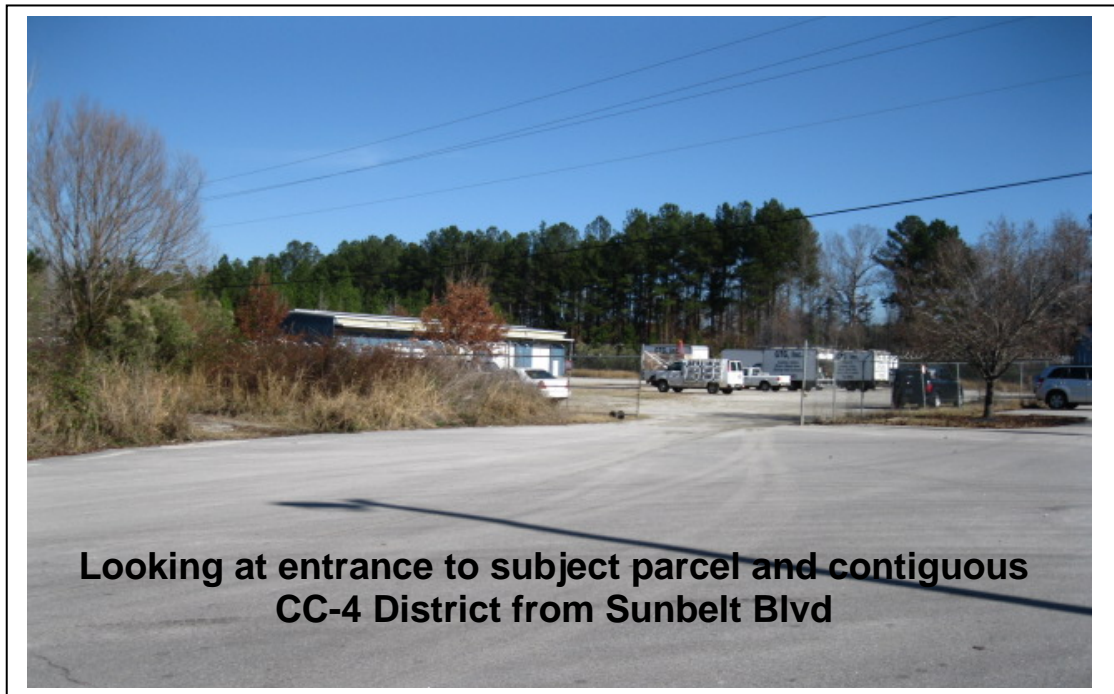
JORDAN JONES & GOULDING
 PLANNING AND DESIGN

CASE 13-01 MA

From CC-4 to CC-3

TMS# 09409-01-03

Sunbelt Blvd



The zoning change from CC-4 (Crane Creek- Industrial) to CC-3 (Crane Creek-Activity Center/Mixed Use) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	CC-3
<u>Residential Uses</u>	
Accessory Dwellings	P
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	P
Dwellings, Conventional or Modular	P
Multi-Family, Not Otherwise Listed	P
Single-Family, Detached	P
Single-Family, Zero Lot Line, Common	P
Single-Family, Zero Lot Line, Parallel	P
Two-Family	P
Group Homes (9 or Less)	SR
Group Homes (10 or More)	P
Rooming and Boarding Houses	P
<u>Accessory Uses and Structures</u>	
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P

Home Occupations	P
Swimming Pools	P
Yard Sales	P
<u>Recreational Uses</u>	
Athletic Fields	P
Batting Cages	P
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges	P
Country Clubs with Golf Courses	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Skating Rinks	P
Swim and Tennis Clubs	P

Swimming Pools	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Emergency	P
Colleges and Universities	P
Day Care, Adult, Home Occupation (5 or fewer)	SR
Day Care Centers, Adult	P
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer)	SR
Day Care, Child, Licensed Center	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
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
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
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns	P
Clothing Alterations/Repairs; Footwear Repairs	P
Funeral Homes and Services	P
Hotels and Motels	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P

Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	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
Tanning Salons	P
Tattoo Facilities	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary	SR

Services)	
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	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
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Fabric and Piece Goods Stores	P
Floor Covering Stores	P
Florists	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	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
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
Optical Goods Stores	P
Paint, Wallpaper, and Window Treatment Sales	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
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: January 7, 2013
RC PROJECT: 13-02 MA
APPLICANT: Circle K Inc.

LOCATION: Two Notch Rd, Aubrey St and Fore Ave

TAX MAP NUMBER: 22914-02-01/10/11
ACREAGE: 1.5
EXISTING ZONING: NC and MH
PROPOSED ZONING: GC

PC SIGN POSTING: December 14, 2012

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Manufactured Home District (MH) and Neighborhood Commercial District (NC) reflect the original zoning as adopted September 7, 1977.

The parcels south of the subject parcels along Fore Avenue were part of a previously approved rezoning from Light Industrial District (M-1) and Manufactured Home District (MH) to General Commercial District (GC) under case 12-24MA (Ordinance Number 046-12HR).

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.

- The gross density for this site is approximately: 24 dwelling units
- The net density for this site is approximately: 16 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	GC	Automotive sales
<u>South:</u>	MH/MH	Residences/residences
<u>East:</u>	MH	Residences
<u>West:</u>	GC	Undeveloped

Analysis

Parcel/Area Characteristics

The parcels contain one hundred and fifteen (115) feet of frontage along Two Notch Road, three hundred and sixty five (365) feet of frontage on Fore Ave and two hundred (200) feet of frontage along Aubrey Street. Both of the parcels fronting on Fore Avenue have been cleared to some degree and do not contain any current use. The other MH parcel is currently undeveloped with road frontage along Aubrey Street. Otherwise, the properties have little or no slope, some vegetation, no sidewalks or streetlights and are designed without curb and gutter. The properties along this section of Two Notch Road are commercial developed, while the majority of parcels south of Aubrey Street contain residential structures. The subject parcels are located adjacent to commercial and residential uses. Contiguous to the subject parcels is an existing automobile sales lot (zoned GC) and two manufactured homes zoned MH.

Royal Pines is an existing residential subdivision located south and east of the subject properties along Fore Avenue, Aubrey Street and Burmaster Drive. This subdivision is occupied primarily by a mix of single family and manufactured homes. Aubrey Street is internal to the Royal Pines Estates Subdivision and runs perpendicular to Fore Avenue. There are multiple uses and zoning districts along Aubrey Street. The GC District permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

Public Services

The Sand Hill fire station (station number 29) is located on Sparkleberry Lane roughly .9 miles southwest of the subject parcel. There is a fire hydrant located along Aubrey Street in addition to a fire hydrant located at the corner of Two Notch Road and Fore Avenue. Water is provided by the City of Columbia and sewer is provided by Palmetto Utilities. The parcels are within the boundaries of Richland County School District Two. The W.R. Roger Adult Continuing Education and Technology Center is located .54 miles east of the site on Old Clemson Road. Additionally Spring Valley High School is located .88 miles southeast of the site on Sparkleberry Lane.

Plans & Policies

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

The Richland County Comprehensive Plan states that...

“Priority Investment Areas (PIA’s) are areas where growth should be concentrated. These areas should contain a deliberate mix of residential, commercial, and civic uses. Housing should be varied at moderate densities (4-16 dwelling units per acre) and should include affordable housing. Complete streets should be available with access for vehicles, cyclists, and pedestrians and open space should be included and respected.”

Priority Investment Area

Objective: Commercial/Office activities should be located along arterial roads, traffic junctions, or areas where existing commercial and office uses are located.

Compliance: Although a portion of the request is located along Two Notch Road, a major arterial, the remainder of the site is located along Fore Avenue and Aubrey Street. The subject parcels are contiguous to existing commercial zoning and/or uses along Fore Avenue and Two Notch Road. In addition, the site is located within an area where the staff has previously determined commercial uses to be appropriate. Properties northwest of Aubrey Street could be better served by commercial uses due to the adjoining non-residential uses and associated characteristics thereof. Staff believes that Aubrey Street serves as the appropriate boundary between the commercial uses along Two Notch Road and the Royal Pines Subdivision.

Traffic Impact

The 2011 SCDOT traffic count (Station # 118), located east of the site on Two Notch Road identifies 19,400 Average Daily Trips (ADT’s). Two Notch Road is classified as a five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT’s. This section of Two Notch Road is currently functioning below the designed roadway capacity and is operating at a Level of Service (LOS) “B”. In addition, traffic count (Station # 117), located west of the site on Two Notch Road identifies 29,400 Average Daily Trips (ADT’s). This section of Two Notch Road is also classified as a five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT’s. This section of Two Notch Road is currently functioning at the designed roadway capacity and is operating at a Level of Service (LOS) “C”.

Traffic count stations 117 and 118 are located within 1.15 miles of each other. There is a 10,000 Average Daily Trip difference between the two traffic count stations. The difference in the two traffic counts can be attributed to Fashion Drive, which is located between both traffic count stations and serves as an entrance into the Village at Sandhill. These differences can be attributed to vehicles utilizing the dedicated turn lanes at the intersection of Two Notch Road and Fashion Drive to access the Village.

There are no planned or programmed improvements for this section of Two Notch Road, Aubrey Street or Fore Avenue.

Conclusion

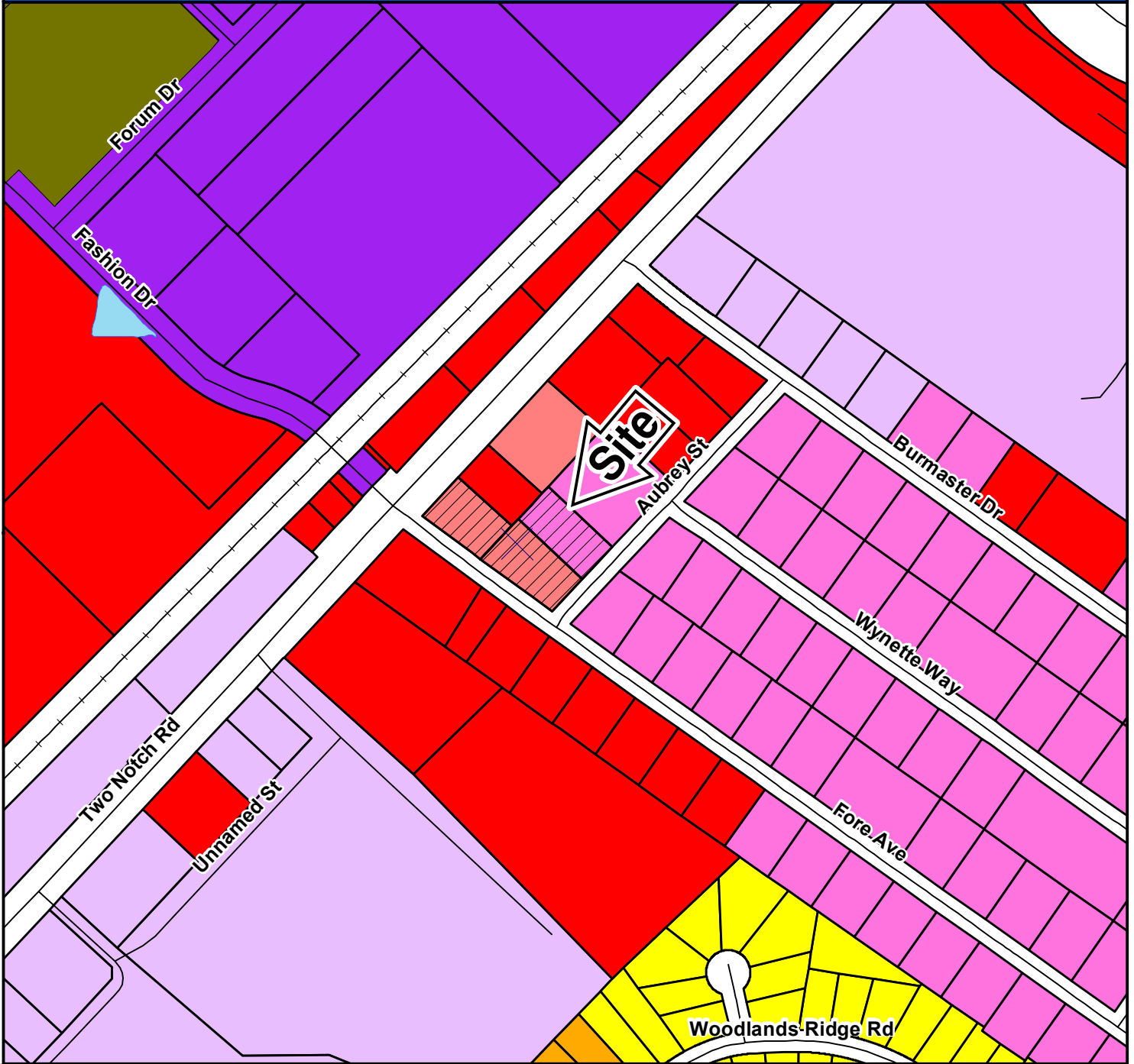
The staff is of the opinion that Aubrey Street would be appropriate to serve as a dividing line between the commercial uses along Two Notch Road and the residential uses within the Royal Pines subdivision. As Two Notch Road is a five lane principal arterial road with existing commercial uses, it is staff's opinion that the proposed GC zoning should only extend so far into the neighborhood. That distance, in staff's opinion should align with Aubrey Street as many of those properties are already commercially zoned

In conclusion, based upon this rationale and compliance with the Comprehensive Plan staff can support the request and recommends **Approval** of this map amendment.

Zoning Public Hearing Date

January 22, 2013

Case 13-02 MA NC/MH-1 to GC

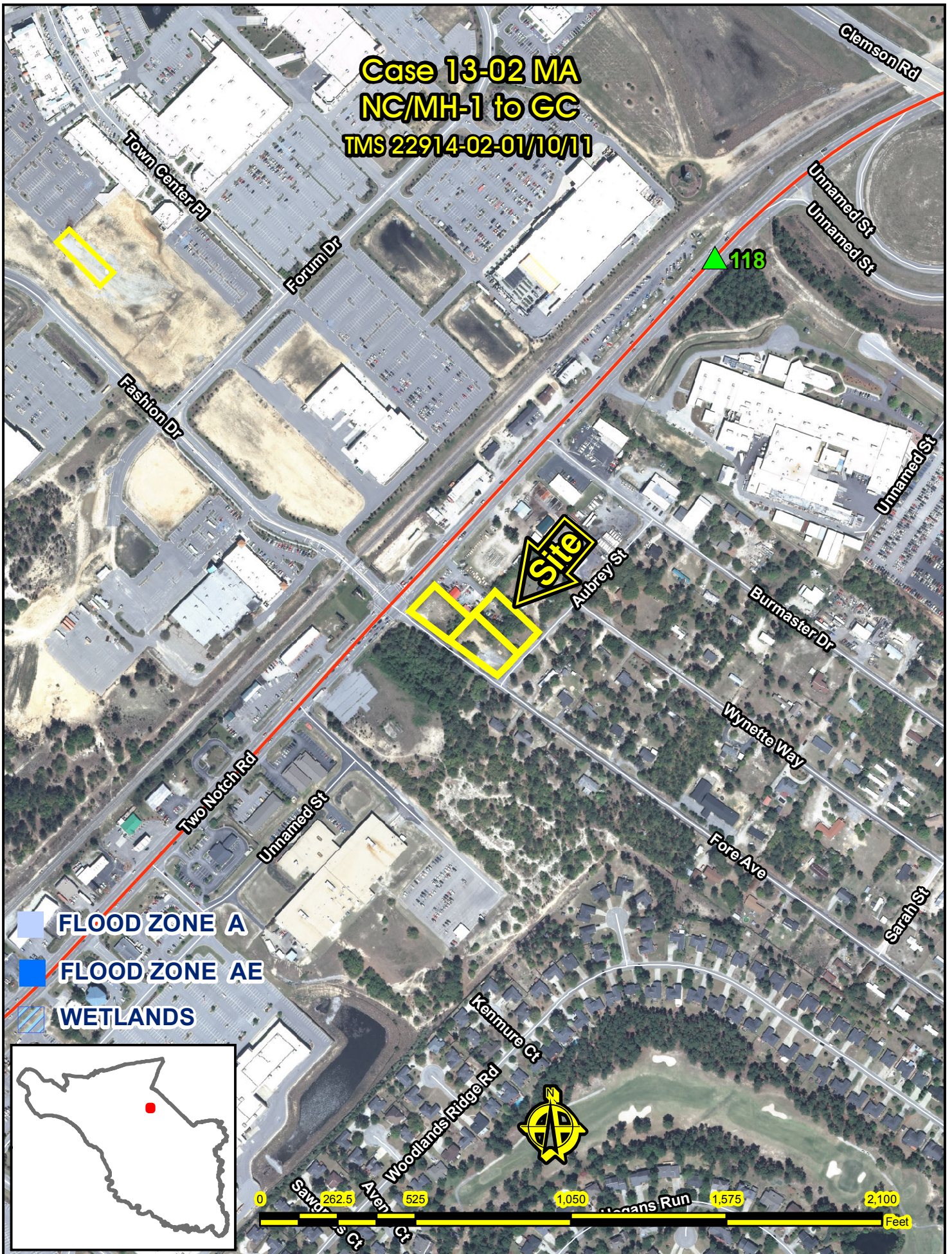


ZONING CLASSIFICATIONS

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 13-02 MA
NC/MH-1 to GC
TMS 22914-02-01/10/11**



CASE 13-02 MA

From NC,MH,NC to GC

TMS# 22914-02-01/10/11

Two Notch Rd, Fore Ave, Aubrey St.



The zoning change from NC/MH (Neighborhood Commercial/Mobile Home) to GC (General Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

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
Special Congregate Facilities	SE
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	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
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Hospitals	P
Postal Service Processing & Distribution	P
Schools, Truck Driving	P

Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	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
Exterminating and Pest Control Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Linen and Uniform Supply	P
Motion Picture Production/Sound Recording	P
Publishing Industries	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	P

[Type text]

and Garden Equipment	
Repair and Maintenance Services, Personal and Household Goods	P
Research and Development Services	P
Security and Related Services	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, Drive-Ins	SE
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Appliance Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru Houses	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Furniture and Home Furnishings	P
Manufactured Home Sales	SR

Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Pawnshops	P
Restaurants, Limited Service (Drive-Thru)	P
Service Stations, Gasoline	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Truck Stops	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
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR

[Type text]

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 Service Facilities (No Outside Storage)	P
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
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING
November 27, 2012
7:00 PM**

Call to Order: Honorable Kelvin E. Washington, Sr., Chair

Additions/Deletions to the Agenda: Tracy Hegler, Planning Director, stated that Case # 12-30 was administratively deferred. She also provided the agenda page numbers for the cover sheet, as such numbers were missing.

Map Amendments:

Case # 12-30 MA, Oliver Gospel Mission/M. Kevin Garrison, RS-MD to OI (6.82 acres), TMS# 19904-03-02, 140 Flora Drive: This case was administratively deferred to the December 18, 2012 Zoning Public Hearing meeting. **ACTION: PLANNING**

Case # 12-19 MA, Myung Chan Kim, NC to GC (1.93 acres), TMS# 20281-01-45, 2201 Clemson Road: It was brought to the attention of Council that the applicant wished to defer his application for rezoning. A motion was made to defer this item to the December 18, 2012 Zoning Public Hearing meeting. The motion was approved unanimously. **ACTION: PLANNING**

Case # 12-33 MA, Trinity Presbystery, Inc./Frank Strasburger, RU to RS-MD (10 acres), TMS# 20300-02-48, Longtown Road & Longtown Road East: The public hearing was opened, and the applicant and two other persons spoke in favor of the rezoning. Nine persons spoke against the rezoning. The public hearing was closed. Council gave first reading approval to the map amendment ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Text Amendments:

An Ordinance amending Chapter 26, Land Development; Sec. 26-53, Land Development Permits; so as to clarify the permitting process: The public hearing was opened; three persons spoke in favor of the text amendment and one person spoke against the text amendment. Geo Price, Zoning Administrator, stated that he wanted to amend the language found on page 37 of the agenda to read as: "The decision of the DRT will be posted on the first day of the month outside of the Planning Department Office, on the bulletin board

located in the lobby of the County Administration Building, and on the County website. Appeals must be filed to the Planning Commission within fifteen (15) days of the posting.” The public hearing was closed. Council directed staff to review the ordinance to determine if any of the language was inconsistent. The text amendment was then given first reading approval. [ACTION: PLANNING, CLERK OF COUNCIL](#)

An Ordinance amending Chapter 26, Land Development; Sec. 26-54, Subdivision Review and Approval; so as to clarify the subdivision review and approval process: The public hearing was opened; two persons spoke in favor of the text amendment and one person spoke against the text amendment. The public hearing was closed. Council directed staff to review the ordinance to determine if any of the language was inconsistent. The text amendment was then given first reading approval. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Other Business: None.

Adjournment: Council adjourned at 8:08 p.m.

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING
December 18, 2012
7:00 PM**

Call to Order: Honorable Kelvin E. Washington, Sr., Chair

Additions/Deletions to the Agenda: A motion was made to accept the applicant's request to withdraw Case # 12-36 MA and Case # 12-37 MA, and said motion was unanimously approved.

Map Amendments:

Case # 12-36 MA, Brian South, RS-LD to RS-MD, TMS# 07306-04-16/19/20 & 07305-05-03/04, Brevard Street & Jefferson Allen Drive: WITHDRAWN. ACTION: PLANNING

Case # 12-37 MA, Brian South, RS-LD/RS-MD to OI (.831 acres), TMS# 07306-04-05 & 01(p), Saluda River Road: WITHDRAWN. ACTION: PLANNING

Text Amendments:

An Ordinance amending Chapter 26, Land Development; Article X, Subdivision Regulations; Sec. 26-224, Certain Subdivisions Exempt from Road Standards; so as to delete the requirement of county review fees: The public hearing was opened, and no one spoke. The public hearing was closed. Council deferred action on this item to the next Zoning Public Hearing, so that alternative language could be created. **ACTION: PLANNING, CLERK OF COUNCIL**

Other Business: None.

Adjournment: Council adjourned at 7:27 p.m.

