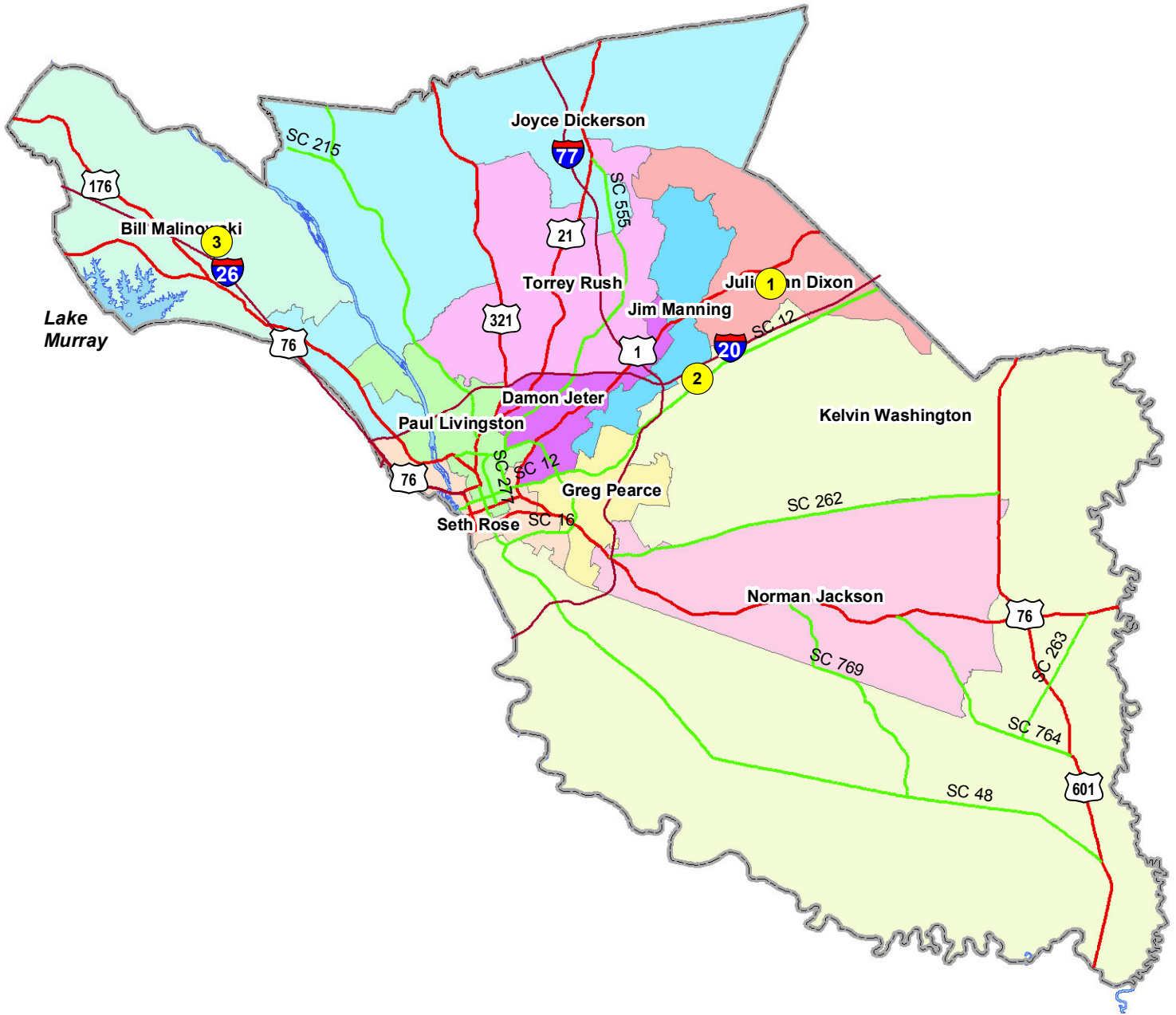


RICHLAND COUNTY
PLANNING COMMISSION



APRIL 1, 2013

RICHLAND COUNTY PLANNING COMMISSION APRIL 1, 2013



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 13-09 MA	David Hilburn	25806-02-16 & 23	Jacobs Dr. & Spears Creek Church Rd.	Dixon
2. 13-10 MA	Kim Robert	22601-01-11& 03(r)	Percival Rd.	Washington
3. 13-11 MA	Larry Umberger	03400-02-38	Shady Grove R	Malinowski

RICHLAND COUNTY PLANNING COMMISSION

Monday, April 1, 2013

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, 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 MEETING CALL TO ORDERPatrick Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL

March 2013 Minutes

ADOPTION OF THE AGENDA

ROAD NAMES [ACTION]

SUBDIVISION REVIEW [ACTION]

SD-05-231

Centennial Ph. 22 @ Lake Carolina

Page 6

MAP AMENDMENTS [ACTION]

1. Case # 13-09 MA
David Hilburn
Wade Corporation
RU/RM-HD to OI (3.12 acres)
Jacob's Dr. & Spears Creek Church Rd.
TMS# 25806-02-16 & 25800-04-23
Page I

2. Case # 13-10 MA
Kim Roberts
GC to LI (2 acres)
Percival Rd.
TMS# 22601-01-11A & 11D
Page F1

3. Case # 13-11 MA
Larry Umberger
RU to RS-LD (30.39acres)
Shady Grove Rd.
TMS# 03400-02-38
Page GH

ITEMS FOR DISCUSSION

1. Planning Commission Rules & Procedures

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; Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist
DATE: March 20, 2013
SUBJECT: Street Name(s) Approval Request

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

The proposed street/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)	APPLICANT	LOCATION	PROPERTY TMS#	COUNCIL DISTRICT
1. Morning Sun Court 2. Garrett Way	Lake Carolina Development	Sandy Glen @ Lake Carolina	R23300-01-75	Julie Ann Dixon (9)
3. Blackjack 4. Campsite 5. Fallenhorse 6. Folksong 7. Fullgallop 8. Hawkhill 9. Horsetail 10. Pinetop 11. Spearhead 12. Swampview	Marguerite Ferguson	Woodcreek Farms Dev.	N/A	Julie Ann Dixon (9)
13. Palm Sledge	Harold Pickrel, III	The Crossing @ Woodcreek Farms	R28900-01-11	Julie Ann Dixon (9)

**RICHLAND COUNTY PLANNING &
DEVELOPMENT SERVICES DEPARTMENT
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

April 1, 2013

Applicant: Lake Carolina Development, Inc.	Preliminary Subdivision Plans For: Centennial Phase 22 at Lake Carolina
RC Project #: SD-05-231	
General Location: Eastern Portion of Lake Carolina	
Tax Map Number: 23200-01-20	Current Zoning: PDD
Subject Area: 6.71 acres	Number of Units: 29
Sewer Service Provider: Palmetto Utilities	Water Service Provider: City of Columbia

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision review process for Lake Carolina is stipulated by the Development Agreement between Richland County, South Carolina and Lake Carolina Development, Inc., which was adopted July 17, 2001.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project's relationship to the relevant principles of the Comprehensive Plan

Existing Site Conditions

The site is located adjacent to the existing Centennial at Lake Carolina Phase 21, on the eastern side of the Lake Carolina development. The site is bordered by an existing pond to the north.

Compatibility with the Surrounding Area

The proposed use, lot sizes and lot layout of Centennial Phase 22 is compatible with the surrounding single-family lots in previous phases of Centennial.

Compatibility with the Comprehensive Plan

In accordance with the Development Agreement between Richland County, South Carolina and Lake Carolina Development, Inc., approved by County Council and effective July 17, 2001, "The County has determined that the coordinated development of this tract of approximately 1,160 acres will assist in the County's planning for suitable growth in northeast Richland County, consistent with the comprehensive plan and land development regulations".

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends **conditional approval** of the preliminary subdivision plans for Centennial Phase 22:

Findings of Fact

1. The proposed project is compatible with the surrounding area.
2. The proposed project is compatible with the Richland County Comprehensive Plan.

The preliminary plans are not officially approved until the following Departmental review comments have been adequately addressed:

1) Engineering:

- Provide a SCDHEC Permanent Stormwater Maintenance and Responsibility agreement, along with a Maintenance Schedule as referenced in the agreement. A copy can be found at website:
http://www.scdhec.gov/environment/ocrm/docs/SW/pond_maint.pdf
- Provide detailed description of flooding problems and applicable floodway/flood zone information in the C-SWPPP per section H. checked on the Notice of Intent.
- Provide prior approved Richland County project name and permit number for calculation of existing lake referenced in drainage calculation.
- For land-disturbance between 5 and 10 acres, a two-phased stormwater management and sediment and erosion control plan is required for all non-linear projects. Each phase must be shown on a separate plan sheet. Plans should address the transition between phases.
- Provide a copy of the wetlands delineation survey referenced in note #8 on sheet 2.
- Show clean-out stake, marked at ½ the designed sediment storage depth, provided in all sediment basins/sediment traps. Reference section 14. Sedimentology & sediment Basin/Trap Design in the SCDHEC Stormwater Management and Sediment and Erosion Control Plan Review Checklist for Design Professionals.
- Bottom of all detention and retention ponds graded to have a slope of not less than 0.5%, show this on the grading plan. Reference SCDHEC Stormwater Management and Sediment and Erosion Control Plan Review Checklist for Design Professionals.
- Note #1 on sheet 8 must reflect SCDHEC standard notes. Reference SCDHEC Stormwater Management and Sediment and Erosion Control Plan Review Checklist for Design Professionals.
- Reference section 4.3.6 Easements of the Richland County Stormwater Design Manual: The Min. Acceptable widths for drainage easements are as follows: 15, 18 inch pipe = 10' easement width 24-36 inch pipe = 15' easement width 42-60 inch pipe = 20' easement width >60 inch pipe = 24' easement

2) Addressing:

- Lot numbers same as Phases 3&6. Should continue from Ph 21 which ends at lot 735.

3) Flood:

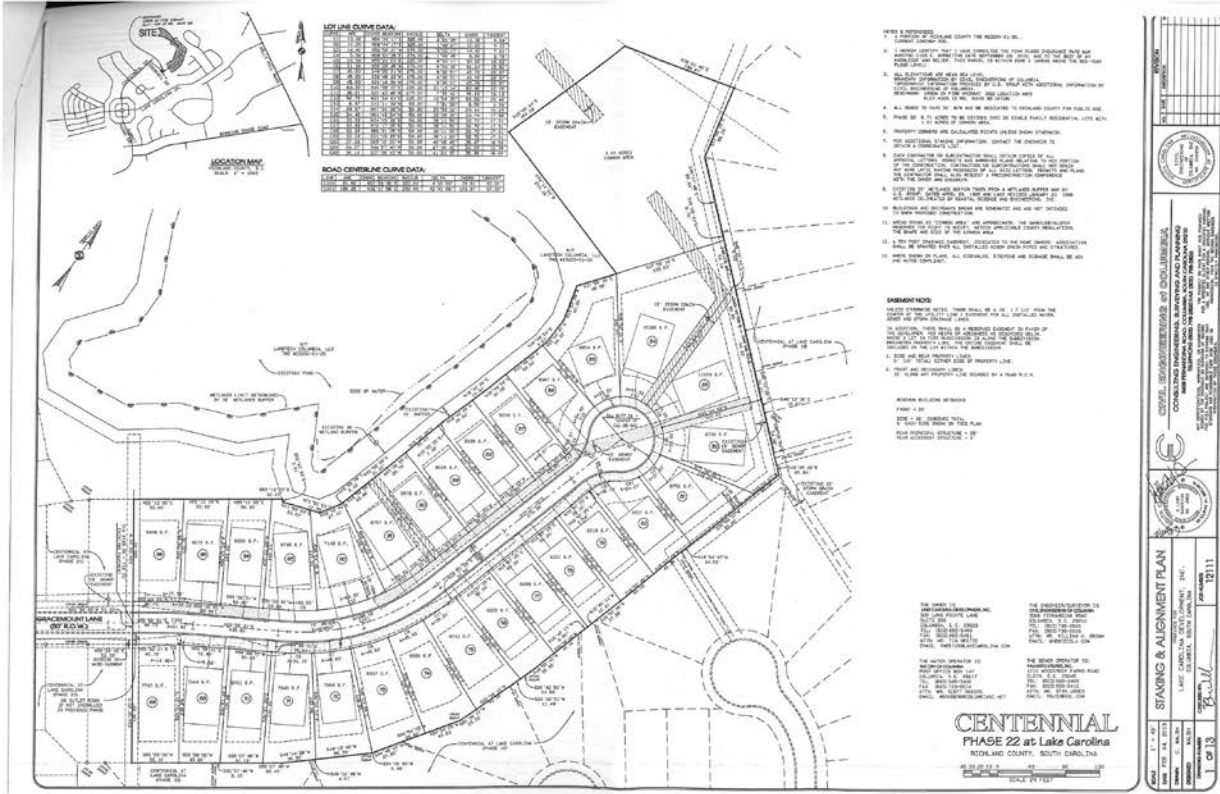
- Please provide documentation from the Army Corp of Engineers that indicate the wetland delineation shown on the plans and survey have been approved. Note that the National Wetland Inventory shown on the County's GIS system indicate possible additional wetland areas within the development area that are not included on the provided survey.

4) Land Development:

- Sidewalks are recommended to provide connectivity. If sidewalks will be constructed, please show on the construction plans.
- Provide a tree survey and tree replacement plan to demonstrate compliance with tree protection and replacement requirements.

5) GIS

- All technical GIS requirements are correct. The LOTNUM1 annotation must be corrected as outlined in the Address Coordinators comments.



LOT LINE CURVE DATA

LOT NO.	STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	DELTA
1	100.00	N 00° 00' 00" E	100.00	0° 00' 00"	100.00	0° 00' 00"
2	100.00	N 00° 00' 00" E	100.00	0° 00' 00"	100.00	0° 00' 00"
3	100.00	N 00° 00' 00" E	100.00	0° 00' 00"	100.00	0° 00' 00"

ROAD CENTERLINE CURVE DATA

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	DELTA
100.00	N 00° 00' 00" E	100.00	0° 00' 00"	100.00	0° 00' 00"
100.00	N 00° 00' 00" E	100.00	0° 00' 00"	100.00	0° 00' 00"

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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REMARKS:

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DATE: 10/13/11
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

CENTENNIAL
PHASE 22 at Lake Carolina
 ROCKLAND COUNTY, SOUTH CAROLINA
 SCALE: 1" = 40'

DATE: 10/13/11	PROJECT: CENTENNIAL PHASE 22 AT LAKE CAROLINA
DRAWN BY: [Name]	CHECKED BY: [Name]
SCALE: AS SHOWN	PROJECT NO.: [Number]
DATE: 10/13/11	PROJECT: CENTENNIAL PHASE 22 AT LAKE CAROLINA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 1, 2013
RC PROJECT: 13-09 MA
APPLICANT: David Hillburn

LOCATION: Jacobs Drive and Spears Creek Church Rd

TAX MAP NUMBER: 25806-02-16 & 25800-04-23
ACREAGE: 1.19 & 1.93 for a combined total of 3.12 acres
EXISTING ZONING: RU/RM-HD
PROPOSED ZONING: OI

PC SIGN POSTING: March 15, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning of the parcels as adopted September 7, 1977 was Development District (D-1) and Residential Multifamily High Density District (RG-2). With the adoption of the 2005 Land Development Code the D-1 District was removed and the parcel was designated Rural District (RU) while the RG-2 District parcel was similarly designated Residential Multifamily High Density District (RM-HD).

Zoning History General Area

The Planned Development District Parcel east of the site was rezoned under ordinance number 064-99HR (case number 99-50MA). Parcel 25806-02-17 was previously submitted in 2005 with multiple other parcels under case number 05-024MA. The requested zoning change to Neighborhood Commercial District (NC) was withdrawn.

In 2005, case number 05-113MA, both subject parcels requested a zoning change to Rural Commercial District (RC). The request was withdrawn.

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. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

- The gross density for this site is approximately: 49 dwelling units
- The net density for this site is approximately: 34 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU/ PDD	Residence/Undeveloped (allows multifamily)
<u>South:</u>	RM-HD	Residential subdivision (Spears Creek Village)
<u>East:</u>	PDD	Undeveloped (allows single & multi-family residences)
<u>West:</u>	RU/RM-HD	Residence/Residence

Discussion

Parcel/Area Characteristics

Parcel 16 contains one hundred and five feet (105) of frontage along Spears Creek Church Road and two hundred and fifty one (251) feet of frontage along Jacobs Drive. Parcel 23 contains two hundred and seventy one feet (271) of frontage along Spears Creek Church Road and three hundred and seventy three (373) feet of frontage along Jacobs Drive. Spears Creek Church Road is a two-lane undivided minor arterial without sidewalks or streetlights. Jacobs Drive is a residential Collector street without sidewalks or streetlights.

The immediate area is primarily characterized by residential uses. South of the subject parcel is the residential subdivision, Spears Creek Village. This subdivision is zoned Residential Multifamily High Density District (RM-HD). West of the subject parcels are a number of RU and RM-HD parcels with residential uses. East of the subject parcels is the Greenhill Parish Planned Development District (PDD). The adjacent section of the Greenhill Parish PDD is designated for residential uses.

Public Services

The subject parcel is within the boundaries of School District 2. Catawba Trail Elementary School is located .72 miles east of the subject parcel on Greenhill Parish Parkway. The Northeast fire station (number 4) is located .97 miles southeast of the subject parcels on Spears Creek Church Road. There is a fire hydrant located along Jacobs Drive. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by Palmetto Utilities.

Plans & Policies

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

Non-Compliance: The proposed zoning would not be in compliance with the recommended objective for suburban commercial/office activities in the Comprehensive Plan. The site is not located at a major traffic junction and would be surrounded by residential zoning and use.

Traffic Impact

The 2011 SCDOT traffic count (Station # 451) located south of the subject parcels on Spears Creek Church Road identifies 10,300 Average Daily Trips (ADT's). Spears Creek Church Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. Spears Creek Church Road is currently operating at Level of Service (LOS) "C".

Spears Creek Church Road is ranked 38th for improvements on the COATS 2035 Prioritized List of Widening Projects. Spears Creek Church Road is programed to expand from two to five lanes. Funding has not been identified at this time.

Conclusion

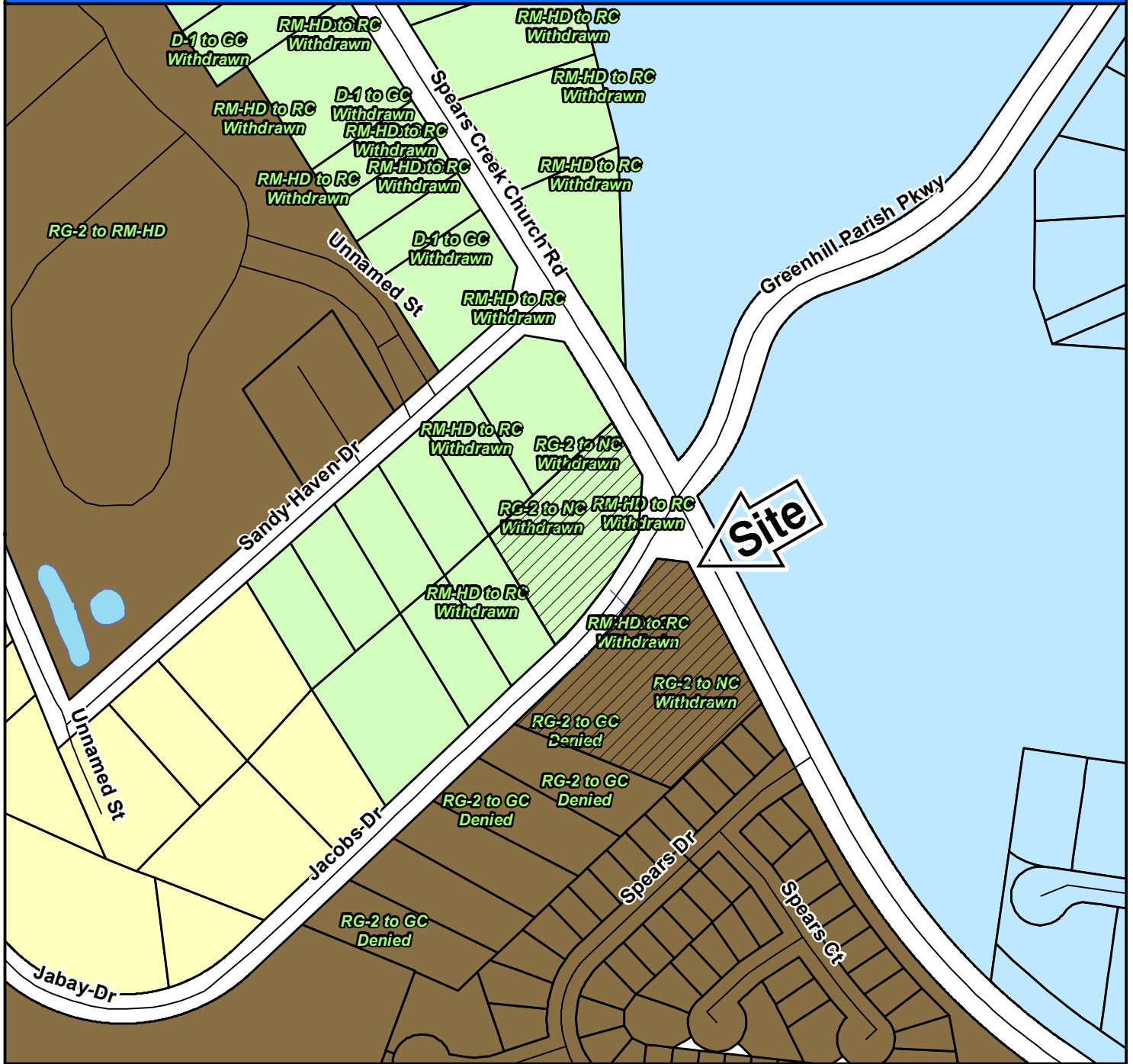
The parcels north of the site are residentially developed or designated. The residential subdivision south of the site (Spears Creek Village) is zoned RM-HD. The proposed request is not in compliance with the Comprehensive Plan. The requested zoning is not compatible with the zoning or existing uses of the adjacent parcels and developments.

Staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

April 23, 2013

Case 13-09 MA RU/RM-HD to OI



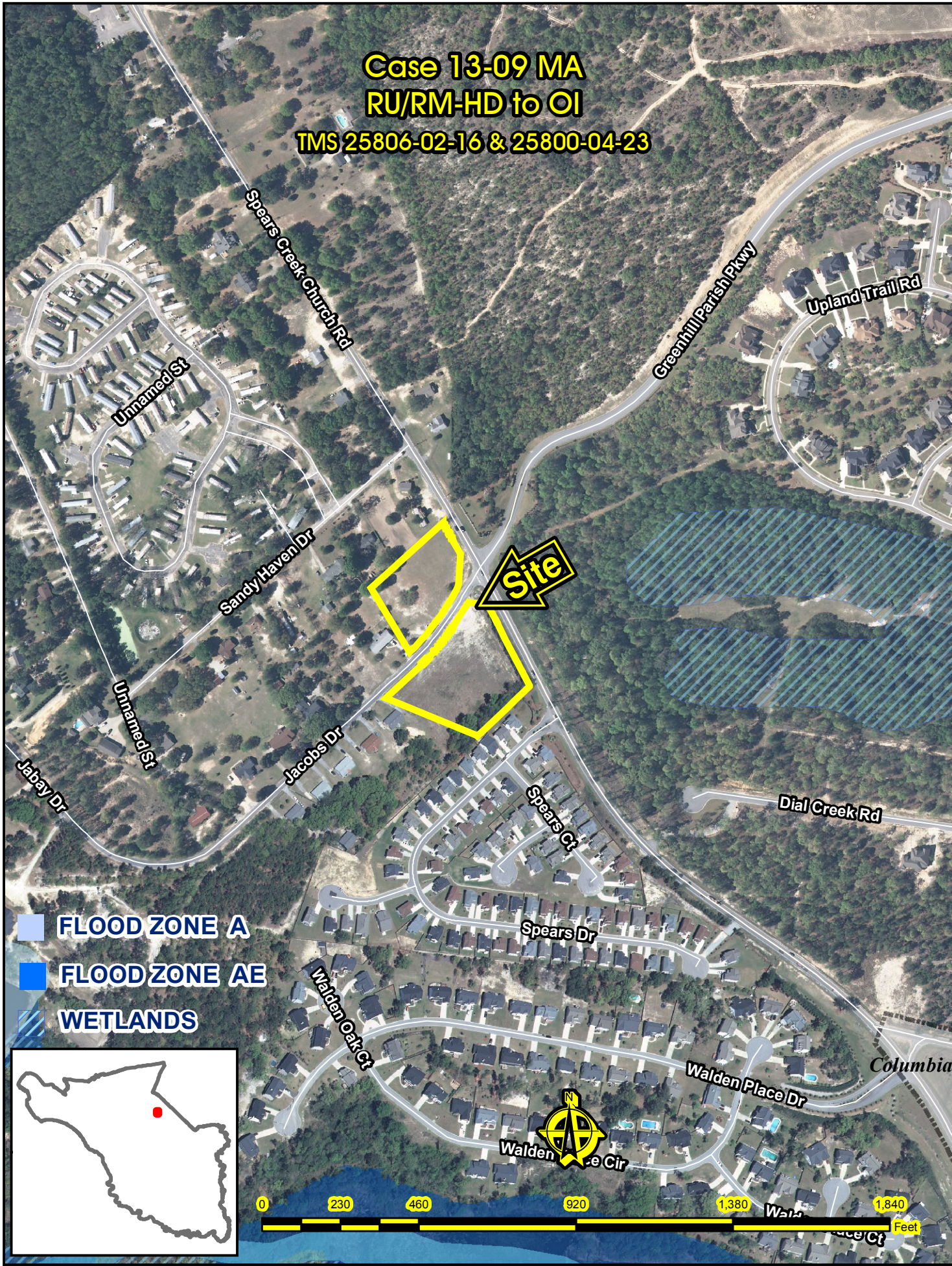
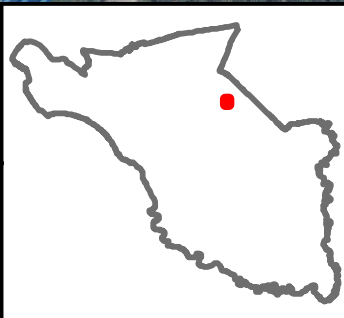
ZONING CLASSIFICATIONS

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 13-09 MA
RU/RM-HD to OI
TMS 25806-02-16 & 25800-04-23**

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 13-09 MA

From RU/RM-HD to OI

TMS# 25806-02-16 & 25800-04-23 Spears Creek Church Rd & Jacobs Drive



The zoning change from RU/RM-HD (Rural/Residential Multi-Family High Density) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

Post Offices	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
Zoos and Botanical Gardens	SE
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	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
Funeral Homes and Services	P
Kennels	SR
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

USE TYPES	OI
Single-Family, Zero Lot Line, Common	SR
Single-Family, Zero Lot Line, Parallel	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Special Congregate Facilities	SE
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P

[Type text]

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
Tire Recapping	
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
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
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
Radio, Television, and Other Similar Transmitting Towers	SE
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	SE
Buildings, High Rise, 6 or More Stories	SE



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 1, 2013
RC PROJECT: 13-10 MA
APPLICANT: Kim Roberts

LOCATION: Percival Road

TAX MAP NUMBER: 22601-01-11 & 03(Portion of)
ACREAGE: 1.26 & 1.00 for a combined total of 2.26 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: March 15, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning of the parcels as adopted September 7, 1977 was Residential Multi-Family Medium Density District (RG-2). The subject parcels were rezoned to General Commercial District (GC) under ordinance number 071-06HR (case 06-18MA).

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	GC	Undeveloped
<u>South:</u>	RS-1	Fort Jackson (City of Columbia)
<u>East:</u>	GC	Undeveloped
<u>West:</u>	GC/RM-MD	Place of Worship/Residences

Discussion

Parcel/Area Characteristics

The parcel has one hundred and eighty nine (189) feet of frontage along Percival Road which is a two-lane undivided minor arterial without sidewalks or streetlights. The subject parcel contains a four bay metal sided commercial structure, gentle slopes, little vegetation and one access drive onto Percival Road. The immediate area is primarily characterized by undeveloped parcels, residential uses within the Jamaica Street and Patriot Park neighborhoods, a place of worship and several commercial uses to the west. Located south of the subject parcel is Fort Jackson.

In accordance with Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, Article 13 Section 6-29 1630, any land use or zoning decision located within 3,000 feet of any military installation requires notification to the commander of the installation. The staff contacted Fort Jackson's Department of Public Works (DPW) Master Planning Division and was advised that the proposal will not adversely affect Fort operations.

Public Services

The subject parcel is within the boundaries of School District 2. Polo Road Elementary School is located .57 miles west of the subject parcels on Polo Road. The Jackson Creek fire station (number 32) is located 2.2 miles northwest of the subject parcels on Two Notch Road. There is a fire hydrant located along Jamaica Street eight hundred and four feet (804) southwest of the subject parcels. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by East Richland County PSD.

Plans & Policies

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

Objective: Industrial activities should be compatible with the surrounding land uses and 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.

Non-Compliance: The LI District is not compatible with the surrounding land uses.

Traffic Impact

The 2011 SCDOT traffic count (Station # 215) located southwest of the subject parcels on Percival Road identifies 14,600 Average Daily Trips (ADT's). Percival Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Percival Road is currently operating at Level of Service (LOS) “F”.

The 2011 SCDOT traffic count (Station # 216) located northeast of the subject parcels on Percival Road identifies 10,800 Average Daily Trips (ADT's). Percival Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Percival Road is currently operating at Level of Service (LOS) “C”.

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

Conclusion

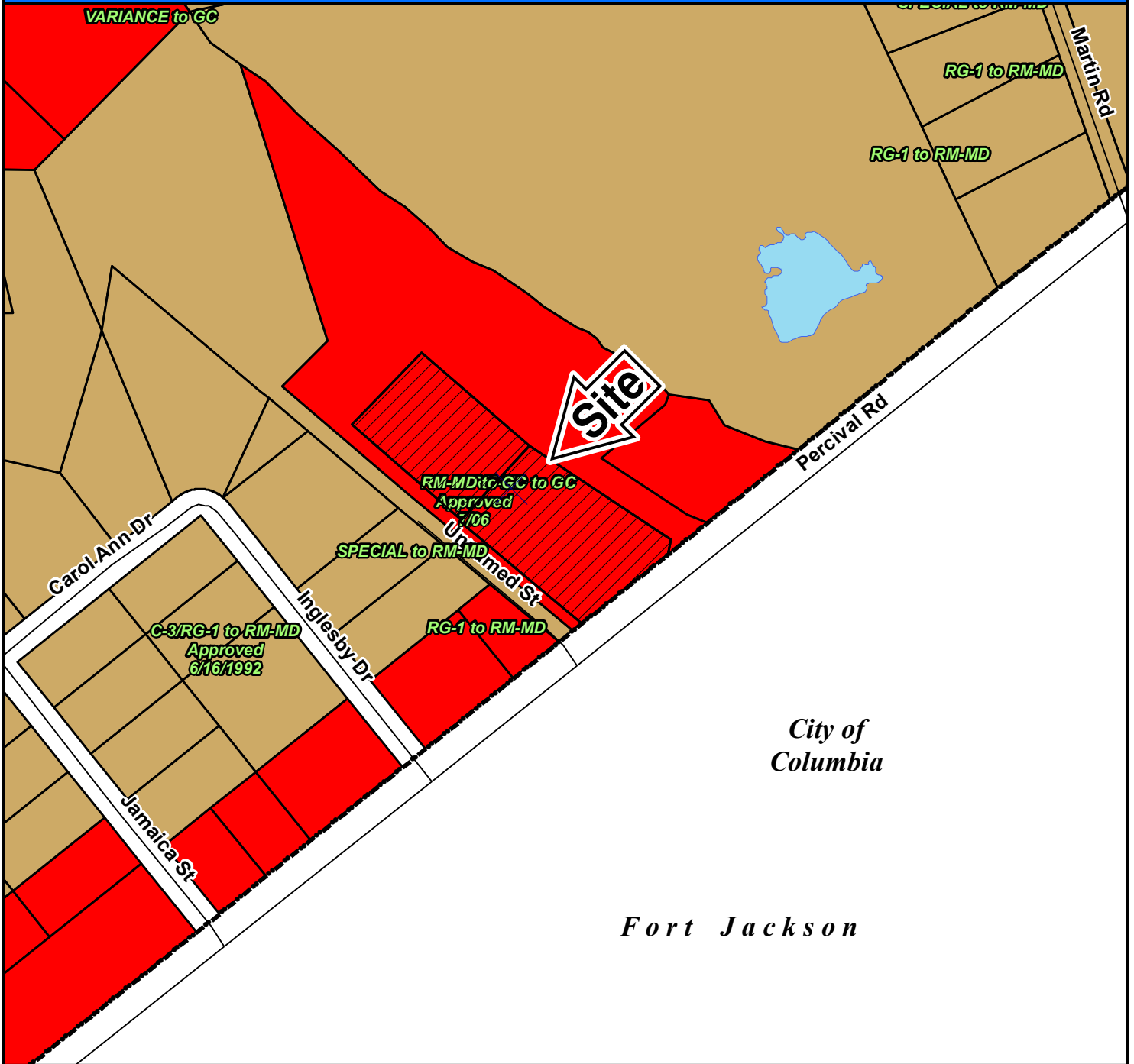
The parcels north of Percival Road are zoned GC and north of those parcels are zoned RM-MD. The three neighboring RM-MD District parcels contain residential uses. A place of worship is located south west of the subject parcels. The proposed request is not in compliance with the Comprehensive Plan as there are residentially developed parcels nearby that could be negatively affected, and there is not adequate space for buffering/setbacks.

Staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

April 23, 2013

Case 13-10 MA GC to LI

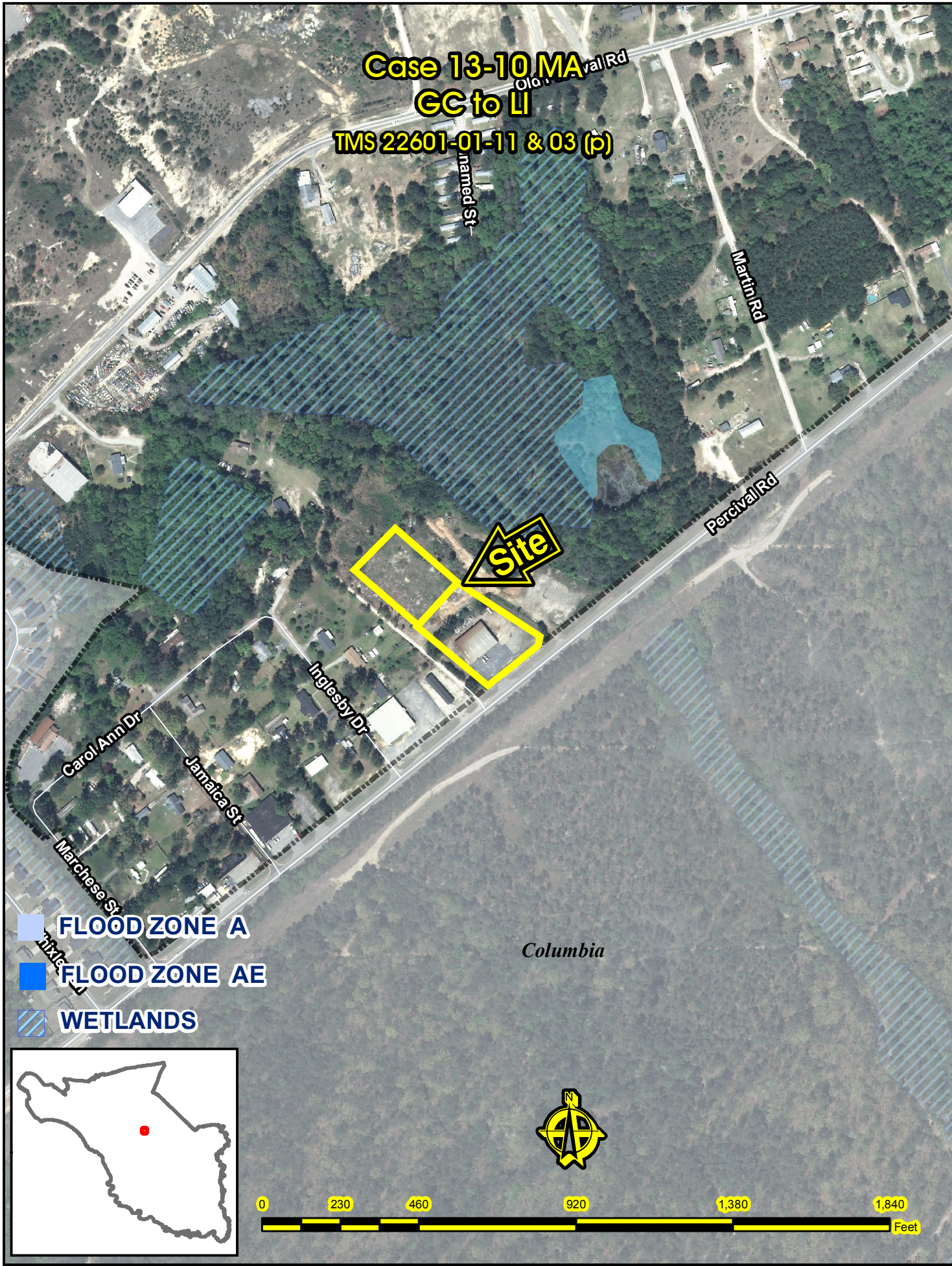


ZONING CLASSIFICATIONS

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



Case 13-10 MA
GC to LI
TMS 22601-01-11 & 03 (p)



CASE 13-10 MA

From GC to LI

TMS# 202601-01-11

Percival Rd



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

USE TYPES	LI
Crop Production Support Services	P
Forestry Support Services	P
Correctional Institutions	SE
Automobile Towing, Including Storage Services	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Vending Machine Operators	P
Chemicals and Allied Products	P
Farm Products, Raw Materials	P
Farm Supplies	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, Used Parts and Supplies	P
Scrap and Recyclable Materials	SE
Timber and Timber Products	P

Airports or Air Transportation Facilities and Support Facilities	P
Courier Services, Central Facility	P
Materials Recovery Facilities (Recycling)	P
Water Treatment Plants, Non-Governmental, Public	P
Apparel	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
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
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 1, 2013
RC PROJECT: 13-11 MA
APPLICANT: Larry Umberger

LOCATION: Shady Grove Road

TAX MAP NUMBER: 03400-02-38
ACREAGE: 30.39
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: March 15, 2013

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History General Area

The subdivision, Ashford, located southwest of the site was rezoned to Residential Single Family Low Density District (RS-LD) under ordinance number 1979-90HR (case number 90-008MA). The subdivision, Walnut Grove, located west of the site was rezoned to Residential Single Family Low Density District (RS-LD) under ordinance number 014-95HR (case number 94-057MA). The subdivision, Dutch Oaks, located west of the site was rezoned to Residential Single Family Low Density District (RS-LD) under ordinance number 059-03HR (case number 04-06MA). The subdivision, Kingston Ridge Subdivision, located northeast of the site along Old Tamah Road was rezoned to Residential Single Family Medium Density District (RS-MD) under ordinance number 117-06HR (case number 06-58MA). Map amendment case number 12-14MA was a proposed request to rezone roughly 30 acres adjacent to the Kingston Village Subdivision to RS-MD. On the same property, map amendment case number 12-29MA was an additional request to rezone the property to RS-LD. Both requests were denied.

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.

- The gross density for this site is approximately: 109 dwelling units
- The net density for this site is approximately: 76 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU/RS-MD	Undeveloped/Residential subdivision (Ridgecreek)
<u>South:</u>	RU	Residences
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RS-LD/RU	Residential subdivision (Walnut Grove)/Residences

Discussion

Parcel/Area Characteristics

The subject parcel is mostly wooded and contains a single family residence. Otherwise, the property has mild slopes, no sidewalks or streetlights and one access driveway into the site. The surrounding area is characterized by scattered larger lot residential parcels, agricultural uses, low-density developed subdivisions (i.e. Walnut Grove, Dutch Oaks, Misty Glen Ashford), as well as medium-density developed subdivisions (i.e. Ridge Creek and Kingston Village). Additionally, the institutional uses Dutch Fork Middle and Dutch Fork High School are located to the northeast. The abutting RU District zoned parcels that contain residences as well as some rural undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Dutch Fork Middle School and Dutch Fork High School is located .6 miles to the northeast of the subject parcel on Old Tamah Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located west of the site along Shady Grove Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.1 miles south 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: 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. Consequently, staff is of the opinion that the rezoning complies with the Comprehensive Plan’s recommended density.

Traffic Impact

The 2011 SCDOT traffic count (Station # 573) located northeast of the subject parcel on Old Tamah Road identifies 2,800 Average Daily Trips (ADT's). Old Tamah Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Old Tamah Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Shady Grove Road or Old Tamah Road.

Conclusion

The residential subdivision north of the site is zoned RS-MD. Similarly, located to the west of the site are several residential subdivisions zoned RS-LD. The requested zoning is compatible with the adjacent uses and zonings. The proposed request is in compliance with the Comprehensive Plan. The road is currently operating below the designed capacity (LOS A) and should prove to be capable of supporting an increase in traffic.

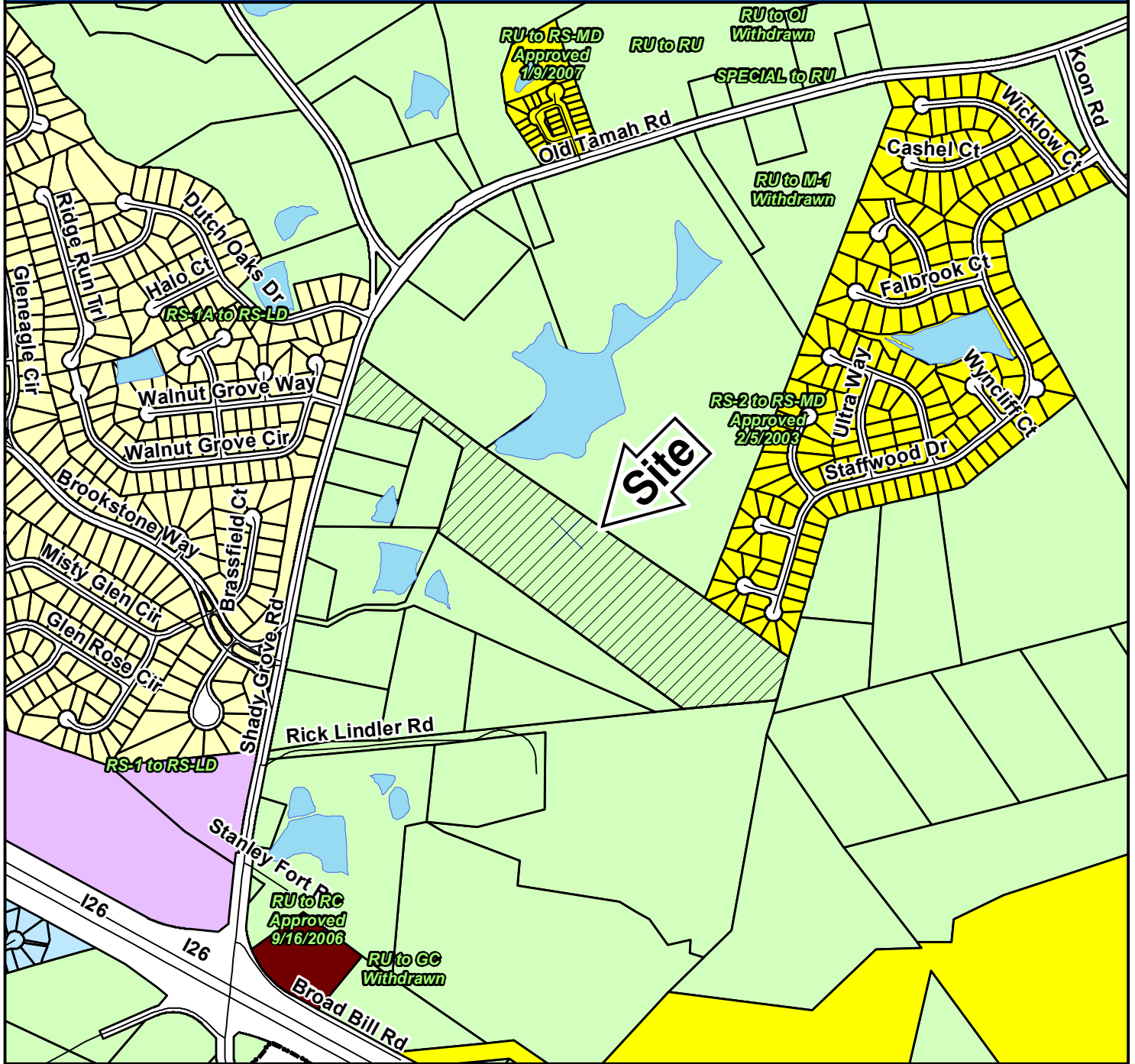
Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

April 23, 2013

Case 13-11 MA

RU to RS-LD

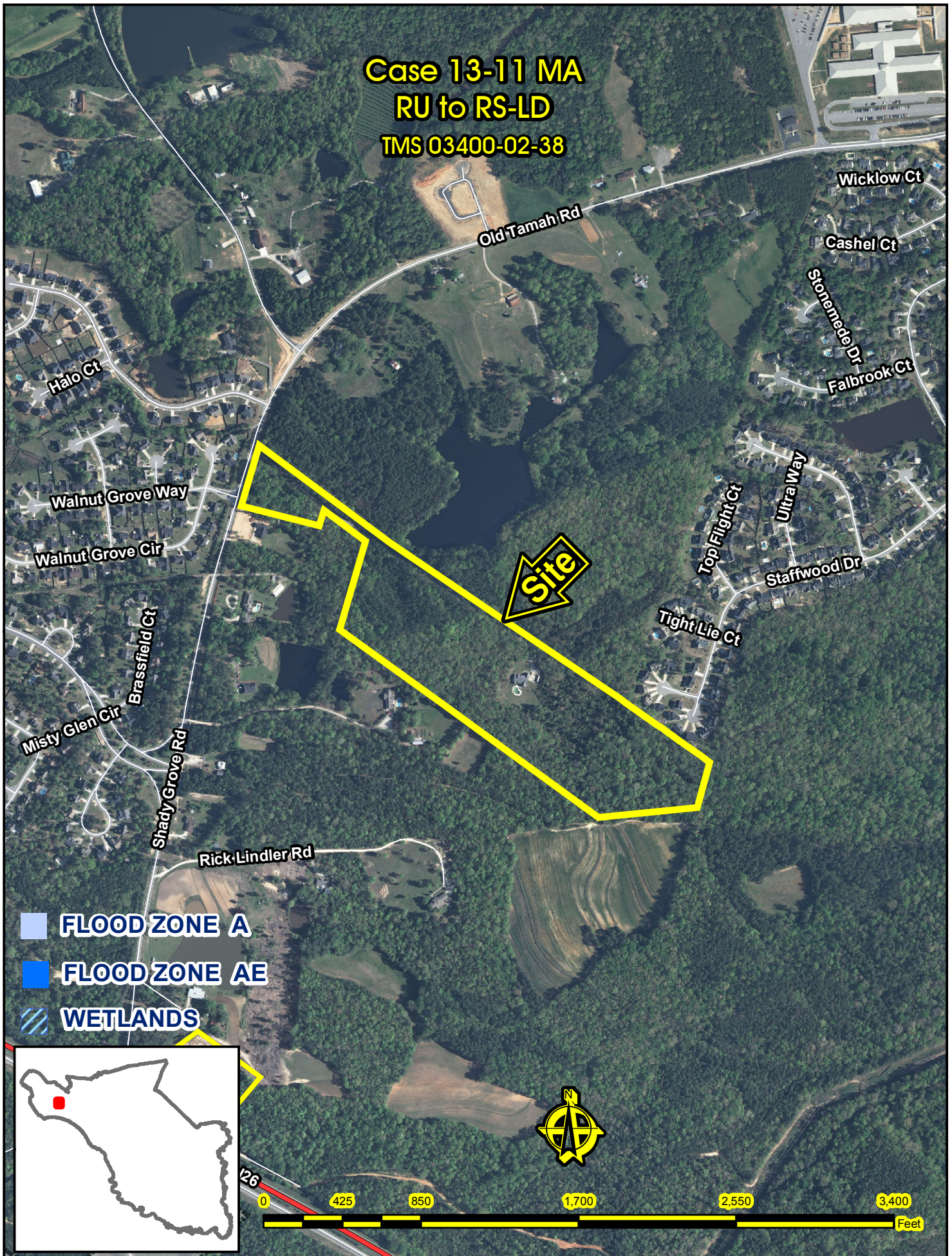


ZONING CLASSIFICATIONS

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



**Case 13-11 MA
RU to RS-LD
TMS 03400-02-38**



CASE 13-11 MA

From RU to RS-LD

TMS# 03400-02-38

Shady Grove Rd



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

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

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING**

February 26, 2013

7:00 PM

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

Additions/Deletions to the Agenda: Amelia Linder stated that the applicant below had submitted a letter stating he was withdrawing his request. Council unanimously voted to accept the withdrawal.

Map Amendments:

**Case # 13-03 MA, Wayne Huggins, RU to GC (1.79 acres), TMS# 24700-11-07, 9711
Garners Ferry Road:** Withdrawn by the applicant. [ACTION: PLANNING](#)

Other Business: None.

Adjournment: Council adjourned at 7:02 p.m.

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF DEVELOPMENT REVIEW TEAM (DRT) ACTIONS
MAJOR SUBDIVISION AND MAJOR LAND DEVELOPMENT REVIEW**

February 28, 2013

1:00 PM

New Major Subdivisions:

Case # SD-03-29, The Village at Hilton Phase V, TMS# 00513-01-03, Sketch plan was approved by the Development Review Team.

Case # SD-13-02, Killian's Crossing, TMS# 17400-02-04, Sketch plan was approved by the Development Review Team.

