

RICHLAND COUNTY
PLANNING COMMISSION

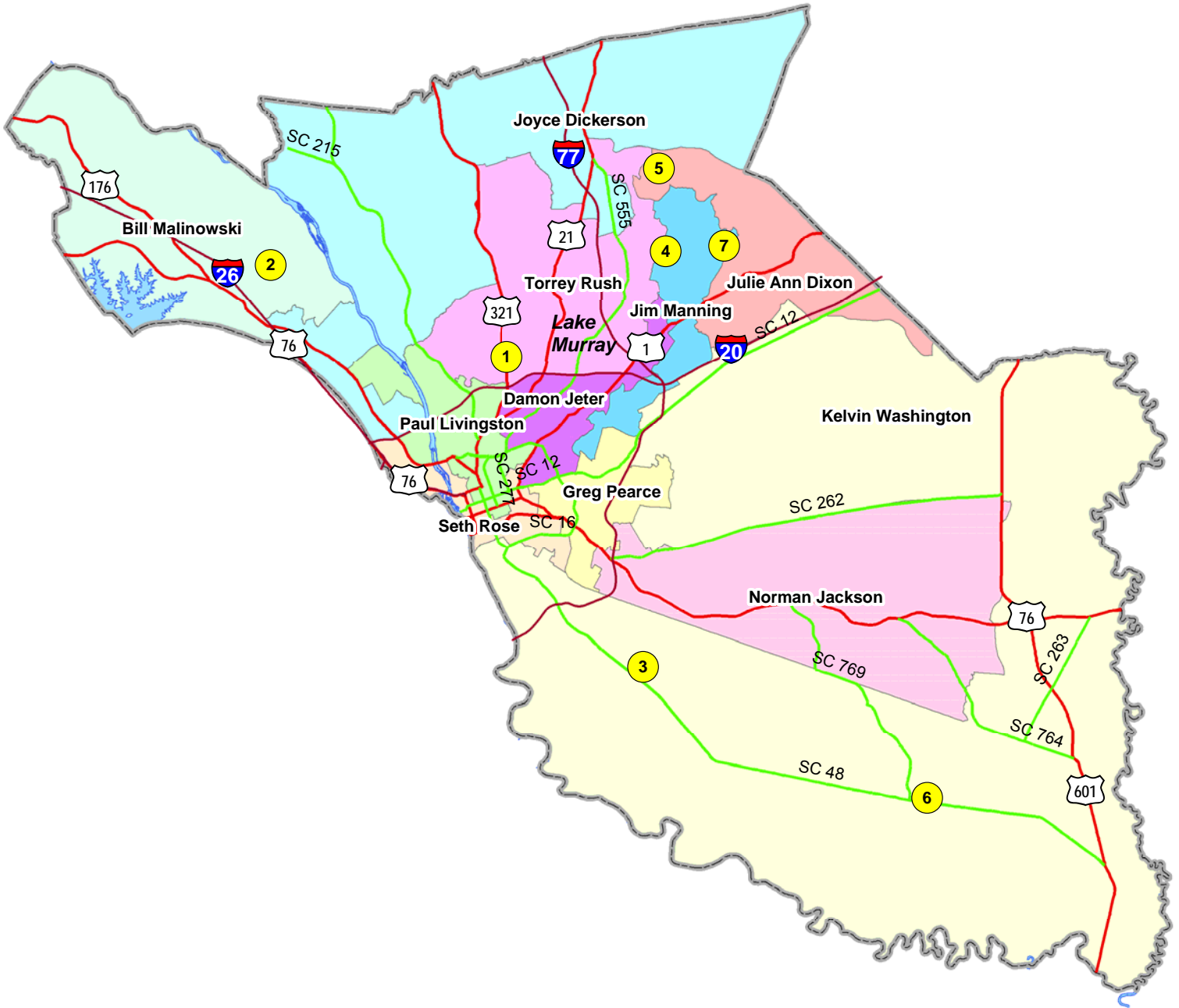


JUNE 3, 2013

REVISED 5/31/2013

RICHLAND COUNTY PLANNING COMMISSION

JUNE 3, 2013



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 13-08 MA	Otis Smith	11808-02-03	7100 Fairfield Road	Rush
2. 13-17 MA	Hilliard Eleazer	04200-04-07 & 08	1842 Kennerly Road	Malinowski
3. 13-18 MA	Larry Brazell	18900-02-06	Bluff Road	Washington
4. 13-19 MA	Will Holmes	20200-01-30	2312 Clemson Road	Manning
5. 13-20 MA	John Champoux	20500-06-18/21 & 20500-04-21	Knollside Drive	Dixon
6. 13-22 MA	Terry Harris	32400-02-25	7950 Bluff Road	Washington
7. 13-23 MA	Mark Lowen	23000-03-06	Summit Center Drive	Manning

RICHLAND COUNTY PLANNING COMMISSION

Monday, June 3, 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

May 2013 Minutes

ADOPTION OF THE AGENDA

ROAD NAMES [ACTION]

MAP AMENDMENTS [ACTION]

1. Case # 13-08 MA
Otis Smith
RS-HD to GC (1.72 acres)
7100 Fairfield Rd.
TMS# 11808-02-03
Page 1
2. Case # 13-17 MA
Robert Wilder III
RU to RS-LD (62.27 acres)
1842 Kennerly Rd.
TMS# 04200-04-07 & 08
Page 15
3. Case # 13-18 MA
East Richland County Public Service District
Larry Brazell
RU to LI (147.83 acres) **REVISED STAFF REPORT**
Bluff Rd.
TMS# 18900-02-06
Page 23

4. Case # 13-19 MA
Will Holmes
RS-MD to OI (15 acres)
2312 Clemson Rd.
TMS# 20200-01-30
Page 35
5. Case # 13-20 MA
John Champoux
RU to RS-LD (6.75 acres)
Knollside Drive.
TMS# 20500-06-18/21 & 20500-04-21
Page 45
6. Case # 13-22 MA
Terry Harris
7950 Bluff Rd.
RU to RC (12.79 acres)
TMS# 32400-02-25
Page 53
7. Case # 13-23 MA
Columbia Retirement Residence
Mark Lowen/Kristi Neznanski
Summit Centre Dr.
PDD to PDD (6.5 acres)
TMS# 23000-03-06
Page 63

ACTION ITEMS

Rules & Procedures

August Meeting Schedule

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: May 22, 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 (Honorable)
1. Angelina Drive 2. Calgary Drive 3. Conservation Woods 4. Gateway Village 5. Long Pine 6. Pine Park	John R Thomas, Sustainable Design Consultants, INC	Longcreek Development	N/A	Torrey Rush (7)
7. Gonda 8. Attwell Spring	Mike Dinkins, Civil Engineering of Cola	The Preserve at Rolling Creek	TMS# R02700-05-14,15 &R02600-04-02	Bill Malinowski (1)



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 3, 2013
RC PROJECT: 13-08 MA
APPLICANT: Otis Smith

LOCATION: 7100 Fairfield Road

TAX MAP NUMBER: 11808-02-03
ACREAGE: 1.72
EXISTING ZONING: RS-HD
PROPOSED ZONING: GC

PC SIGN POSTING: May 15, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Residential Single-family High Density District (RS-HD) reflects the original zoning as adopted September 7, 1977. The parcel was part of a previous zoning request from RS-3 to C-3 (case number 05-059MA) and was denied. The parcel was part of a previous zoning request from RS-3 to M-1 (case number 02-003MA) and was denied.

Zoning History General Area

The General Commercial District (GC) parcel north of the site was rezoned under Ordinance Number 2037-90HR (case number 90-038MA). Records indicate that the Neighborhood Commercial District (NC) parcels, north of the subject parcel, reflects the original zoning as adopted September 7, 1977.

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: 27 dwelling units
- The net density for this site is approximately: 27 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RS-HD/RS-HD	Residence/Undeveloped
<u>South:</u>	RS-HD/RS-HD	Residence/Residence
<u>East:</u>	RS-HD/RS-HD	Unoccupied structure/Undeveloped
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has been cleared, is currently undeveloped and has one hundred and fifty (150) feet of frontage along Fairfield Road which is a five-lane undivided minor arterial with sidewalks. The parcel also has two hundred and ninety eight (298) feet of frontage along Wakefield Road, a two-lane residential collector street without sidewalks or streetlights. The immediate area is primarily characterized by residential uses and undeveloped parcels. South of the subject parcel is a residence. West of the subject parcel are a number of Light Industrial District (M-1) parcels that are undeveloped. At the intersection of Fairfield Road and Sharpe Road there are two NC parcels. Approximately 400 feet south of the site is located a convenience store zoned GC. Further northwest of the subject parcel is a M-1 District parcel which is utilized as the Richland County Field Office for SCDOT.

Public Services

The subject parcel is within the boundaries of School District One. The Forest Heights Elementary School is located 1.7 miles northwest of the subject parcel on Blue Ridge Terrace. The Carolina School for Inquiry is located .67 miles north of the site on Fairfield Road. The Crane Creek fire station (number 18) is located .54 miles north of the subject parcel on Fairfield Road. There is a fire hydrant located east of the site at the intersection of Wakefield Road and Roosevelt Road. The proposed map amendment would not negatively impact public services or traffic. Water and sewer would be provided by the City of Columbia.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North Central 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 parcel is not located at a traffic junction or adjacent to other commercial/office uses and would encroach upon the surrounding residential uses.

Traffic Impact

The 2011 SCDOT traffic count (Station # 188) located south of the subject parcels on Fairfield Road identifies 12,500 Average Daily Trips (ADT’s). Fairfield Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Fairfield Road is currently operating at Level of Service (LOS) “B”.

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

Conclusion

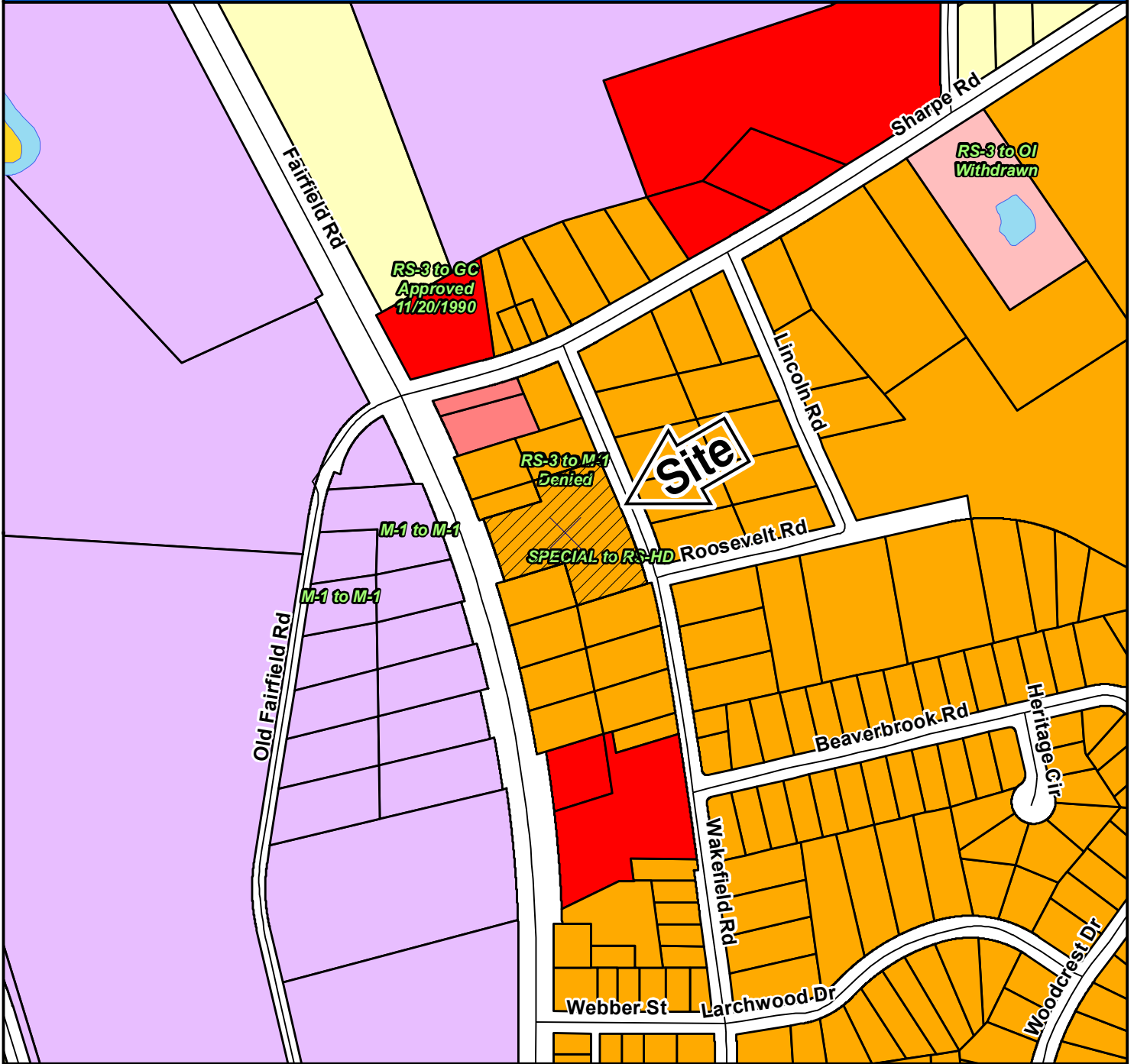
The parcels north, south and east of the site are zoned RS-HD. The predominant development pattern for this section of Fairfield Road remains residential and/or undeveloped with scattered non-residential uses interspersed. Staff does not believe that the proposed request is in character with the community and as such not in compliance with the Comprehensive Plan. The requested zoning is not compatible with the zoning of the adjacent parcels and developments. The configuration of the parcel encroaches upon the residential zoned parcels located along Wakefield Road.

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

Zoning Public Hearing Date

June 25, 2013

Case 13-08 MA RS-HD to GC



ZONING CLASSIFICATIONS

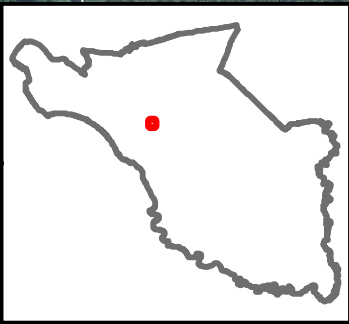
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 13-08 MA
RS-HD to GC
TMS 11808-02-03**



-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



CASE 13-08 MA

From RS-HD to GC

TMS# 11808-02-03

7100 Fairfield Road



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
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
<u>Accessory Uses and Structures</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P

Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
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
Nursing and Convalescent Homes	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P

Zoos and Botanical Gardens	SR
<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
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P

Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P

Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P

Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P

Vending Machine Operators	
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P

Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P

Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P

Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P

Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
<u>Wholesale Trade</u>	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
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
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P

Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
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 Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 3, 2013
RC PROJECT: 13-17 MA
APPLICANT: Robert Wilder III

LOCATION: 1842 Kennerly Road

TAX MAP NUMBER: 04200-04-07 & 08
ACREAGE: 58.7
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: May 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 Residential Single Family Low Density District (RS-LD) parcels located north of the site were rezoned under ordinance number 038-94HR (case number 94-010MA). The subdivision, Belfair, located west of the site was rezoned to RS-LD District under ordinance number 042-97HR (case number 97-017MA). The subdivision, Ascot, located east of the site was rezoned to RS-LD District under ordinance number 059-96HR (case number 96-038MA). The RS-LD District parcels located south of the subject parcels were rezoned under ordinance number 030-94HR (case number 94-002MA).

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: 211 dwelling units
- The net density for this site is approximately: 147 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Ascot Estates Residential Subdivision
<u>South:</u>	RS-LD	Undeveloped
<u>East:</u>	RS-LD	Ascot Circle Residential Subdivision
<u>West:</u>	RU/RS-LD	River Springs Elementary/Belfair Residential Subdivision

Discussion

Parcel/Area Characteristics

The subject parcels are mostly wooded and contain a single family residence on each site, along with what appears to be an old home site. Otherwise, the property has no sidewalks or streetlights. The surrounding area is characterized by scattered larger lot rural residential parcels, undeveloped wooded tracts, low-density developed subdivisions (e.g. Belfair, Belfair Oaks and Ascot) and institutional uses (River Springs Elementary School and Oak Pointe Elementary).

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. River Springs Elementary School is located west of the subject parcels on Kennerly Road. Oak Pointe Elementary School is located .6 miles northeast of the subject parcels on Kennerly 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 sites; however it is located internal to the elementary school's roads. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.2 miles west of the subject parcels.

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 # 493) located west of the subject parcels on Coogler Road identifies 2,300 Average Daily Trips (ADT's). Coogler Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Coogler Road is currently operating at Level of Service (LOS) "A".

The 2011 SCDOT traffic count (Station # 457) located south of the subject parcels on Kennerly Road between Broad River Road and its intersection with Hollingshed Road identifies 15,800 Average Daily Trips (ADT's). In this vicinity Kennerly Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly Road is currently operating at Level of Service (LOS) "F". However, it should be noted that the traffic count station is located 1.9 miles south of the subject parcels and may reflect the traffic impacts associated with vehicle trips closer to Broad River Road where all of the traffic must converge.

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

Conclusion

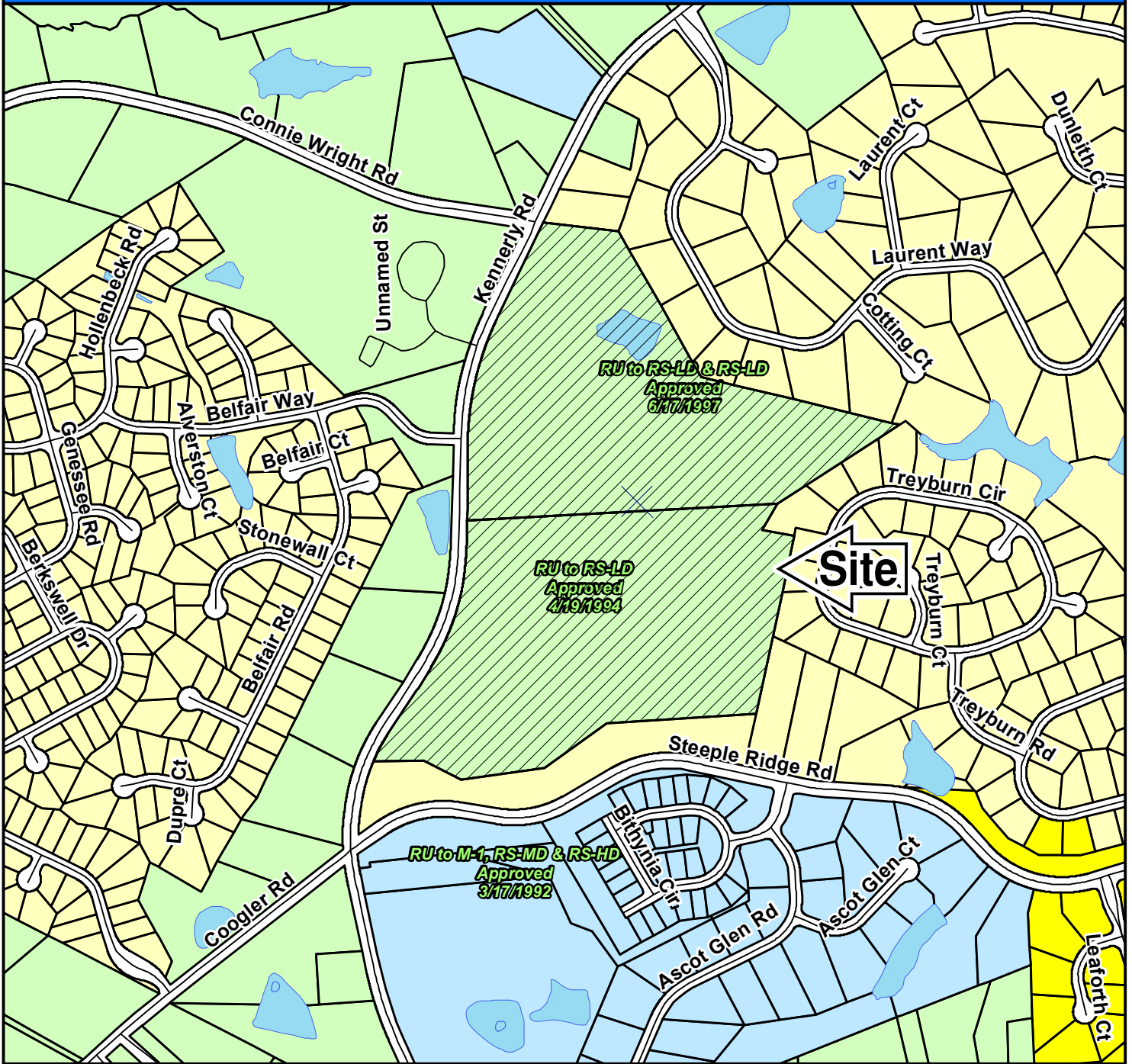
Given the fact that most of the surrounding subdivisions are zoned RS-LD, and developed as such, along with the other residential developments in the vicinity, staff is of the opinion that the proposed rezoning is in character with existing development and is compatible with the adjacent uses and zoning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

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

Zoning Public Hearing Date

June 25, 2013

Case 13-17 MA RU to RS-LD



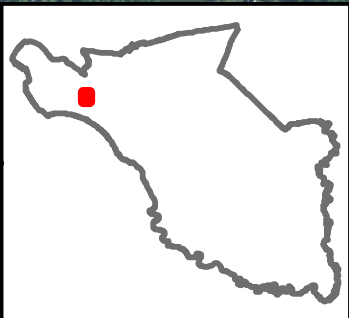
ZONING CLASSIFICATIONS

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 13-17 MA
RU to RS-LD
TMS 04200-04-07 & 08**

Site

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



CASE 13-17 MA

From RU to RS-LD

TMS# 04200-04-07 & 08

1842 Kennerly Road



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
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 3, 2013
RC PROJECT: 13-18 MA
APPLICANT: Larry Brazell

LOCATION: Bluff Road

TAX MAP NUMBER: 18900-02-06
ACREAGE: 147.83 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: May 15, 2013

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Rural District (RU) reflects the original zoning as adopted September 7, 1977. There was a previous zoning request on the subject parcel for Light Industrial District (LI) (under case number 07-19MA. The case was withdrawn by the applicant at Zoning Public Hearing.

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/RU	Undeveloped/Residence
<u>South:</u>	RU/RU	Residence/Undeveloped
<u>East:</u>	RU/RU	Residence/Undeveloped
<u>West:</u>	GC	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has one thousand eight hundred and ninety three (1,893) feet of frontage along Bluff Road, which is a two-lane undivided minor arterial without sidewalks or streetlights. The subject parcel is undeveloped and is heavily wooded. The immediate area is primarily characterized by undeveloped, heavily wooded parcels, agricultural and residential uses. The Richland County Detention Center is located two thousand two hundred and forty (2,240) feet north west of the parcel and is zoned LI. There are also smaller M-1 zoned parcels south west of the Detention Center.

Public Services

The subject parcel is within the boundaries of School District One. Mill Creek Elementary School is located 2.57 miles north of the subject parcel on Songbird Drive. The Industrial Park fire station (number 3) is located 3.3 miles northwest of the subject parcel on The Boulevard, which is an internal road within the industrial park. There are no fire hydrants located along Bluff Road. The proposed map amendment would not negatively impact public services or traffic, although were the property to develop to its light industrial potential, there would most likely be an increase in truck traffic along Bluff Road. Water and sewer would be provided by the city of Columbia

Plans & Policies

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates this area as **Rural** in the **South East Planning 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 area has plenty of room for expansion and buffering, as most of the area remains undeveloped. Additionally, the site has access to Interstate 77 (3.6 miles to the west) from Bluff Road. There is existing infrastructure in place to serve industrial development.

Traffic Impact

The 2011 SCDOT traffic count (Station # 244) located west of the subject parcel on Bluff Road identifies 6,200 Average Daily Trips (ADT's). Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Bluff Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

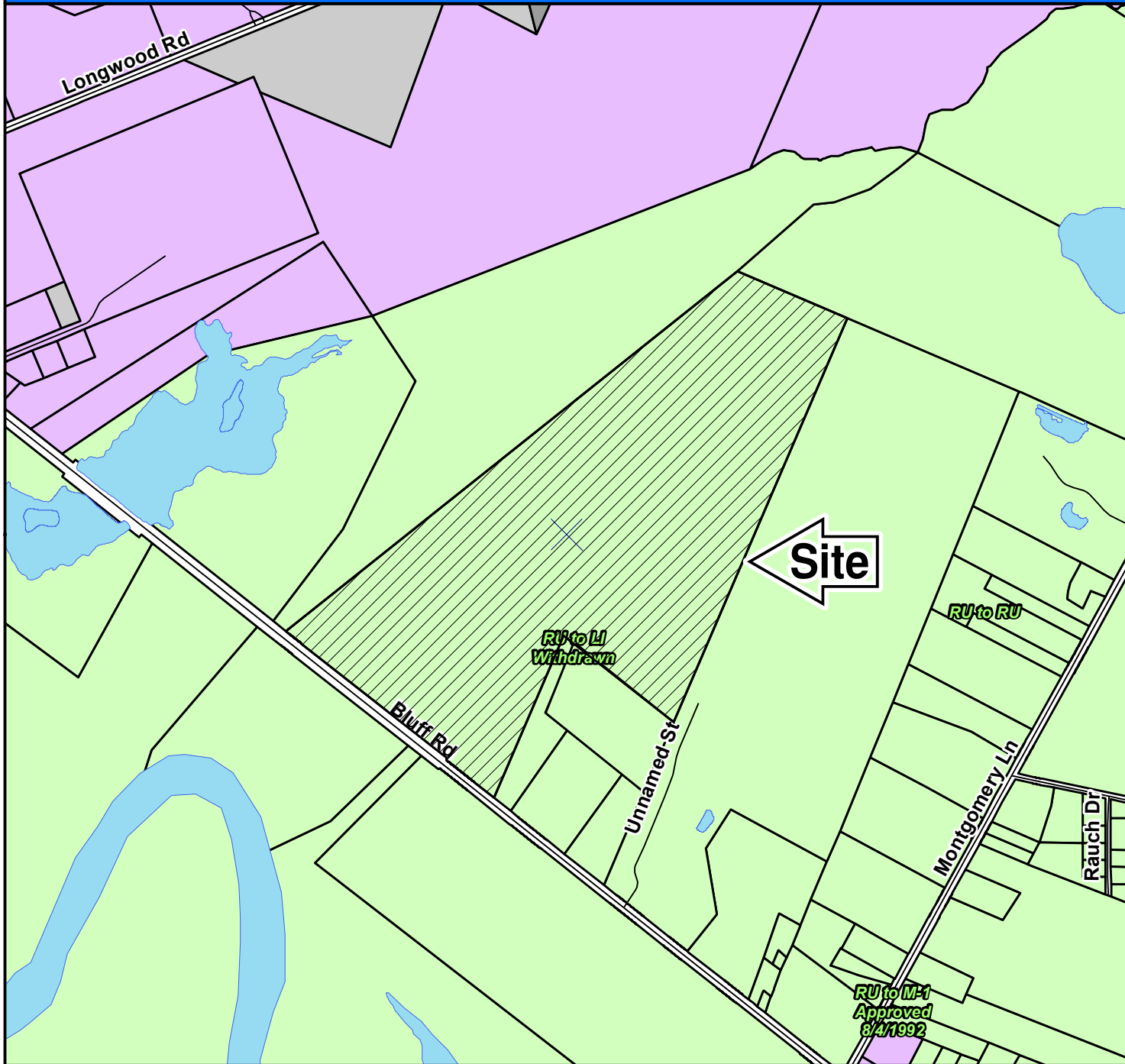
The parcels north, east and south of the site are zoned RU. Residential uses on large parcels are scattered in the vicinity of the site. The RU zoned parcels north are undeveloped. The proposed request is in compliance with the Comprehensive Plan as the site has room for expansion and buffering and has access to infrastructure.

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

Zoning Public Hearing Date

June 25, 2013

Case 13-18 MA RU to LI

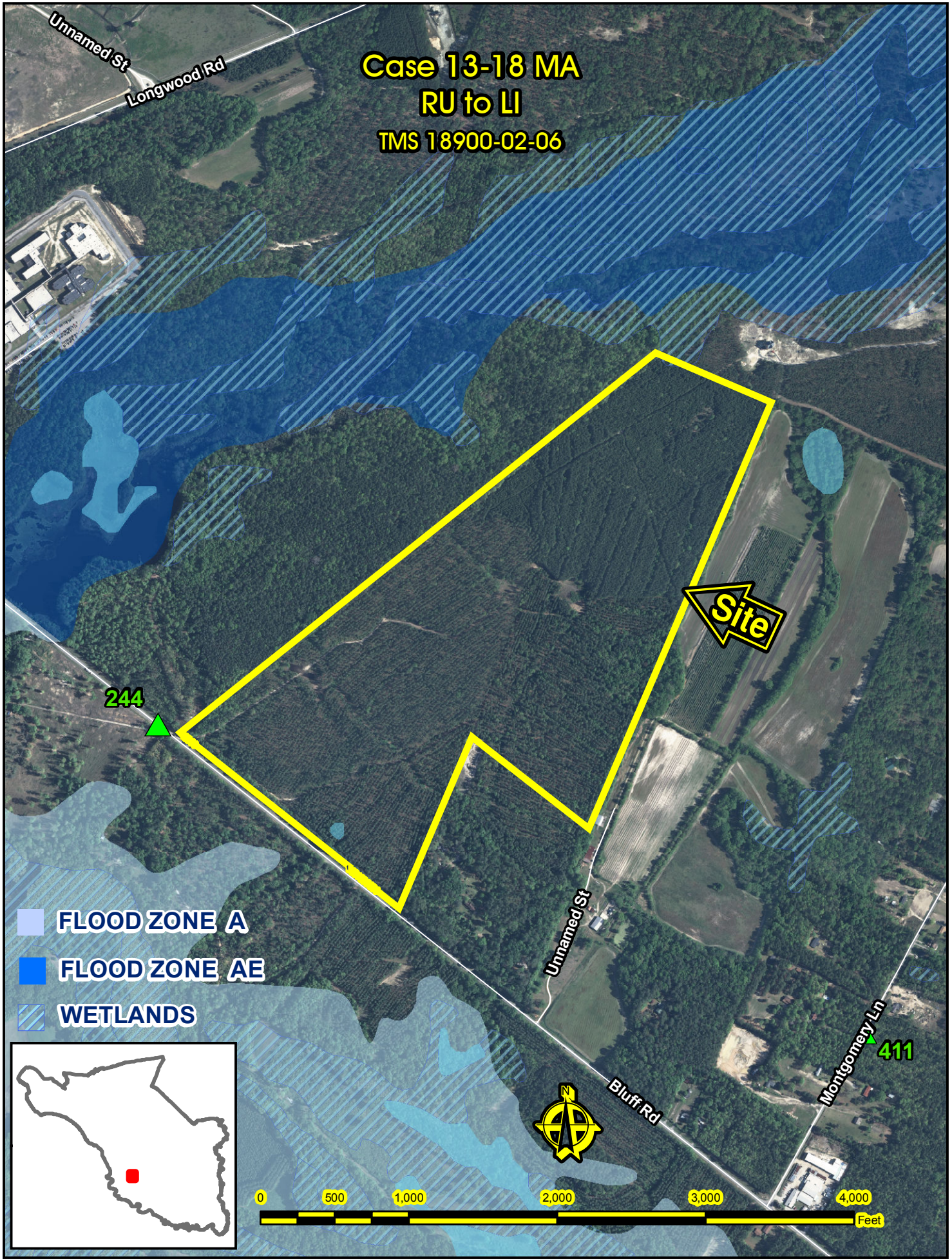


ZONING CLASSIFICATIONS

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 13-18 MA
RU to LI
TMS 18900-02-06



CASE 13-18 MA

From RU to LI

TMS# 18900-02-06

Bluff Road



USE TYPES	LI
Recreational Uses	
Amusement or Water Parks, Fairgrounds	SR
Batting Cages	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Institutional, Educational and Civic Uses	
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Community Food Services	P
Government Offices	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Business, Professional and Personal Services	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P

Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Banks, Finance, and Insurance Offices	P
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Building, General Contracting, without Outside Storage	P
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P

Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Linen and Uniform Supply	P
Management, Scientific, and Technical Consulting Services	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P

Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Fruit and Vegetable Markets	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Truck Stops	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Transportation, Information, Warehousing, Waste Management, and Utilities	
Airports or Air Transportation Facilities and Support Facilities	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P

Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
<u>Manufacturing, Mining, and Industrial Uses</u>	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P

Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 3, 2013
RC PROJECT: 13-19 MA
APPLICANT: Will Holmes

LOCATION: 2312 Clemson Rd

TAX MAP NUMBER: 20200-01-30
ACREAGE: 15.26 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: OI

PC SIGN POSTING: May 15, 2013

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Medium Density District (RS-2). With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-Family Medium Density District (RS-MD).

Zoning History General Area

The Neighborhood Commercial District (NC) parcel east of the subject site was approved under Ordinance No. 008-12HR (case number 12-03MA). The Neighborhood Commercial District (NC) parcels further east of the subject site were approved under Ordinance No. 073-07HR (case number 07-31MA). The Planned Development District (PDD) southwest of the subject site was approved under Ordinance No. 060-03HR (case number 04-07MA)

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: 244 dwelling units
- The net density for this site is approximately: 244 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD/ RU	Residences (Winslow Subdivision)/Undeveloped
<u>South:</u>	RU/PDD	Abundant Life Church/Medical Office (Palmetto Family Medicine)
<u>East:</u>	RS-MD	Residence
<u>West:</u>	RS-MD	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel contains four hundred and twenty six (426) feet of frontage along Clemson Road, is heavily wooded with little slope and contains a single family residential structure in the center of the site. Clemson Road is a five lane undivided Minor Arterial with sidewalks. The immediate area is primarily characterized by residential, commercial, Institutional and office uses. West of the subject parcel is a fully-developed, single family residential subdivision. East of the subject parcel is a residential use. South of the subject parcel are residences, a church and a medical office. The parcel north of the site is undeveloped.

Public Services

The subject parcels are within the boundaries of School District Two. Killian Elementary School is .35 miles west of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia. There is one fire hydrant located south of the property on Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .84 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 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.

Compliance: The proposed zoning is in compliance with the recommended objective for suburban commercial/office activities in the Comprehensive Plan. The site is located near existing office uses to the south and east and would not encroach upon the established residential subdivision or uses to the west. Staff believes that the floodplain and creek on the western boundary provide sufficient buffering and separation of uses.

Traffic Impact

The 2011 SCDOT traffic count (Station # 440) located east of the subject parcel on Clemson Road identifies 25,300 Average Daily Trips (ADT’s). Clemson Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Clemson Road is currently operating at Level of Service (LOS) “D”.

The 2011 SCDOT traffic count (Station # 442) located west of the subject parcel on Clemson Road identifies 20,300 Average Daily Trips (ADT's). Clemson Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) "C" in this location.

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

Conclusion

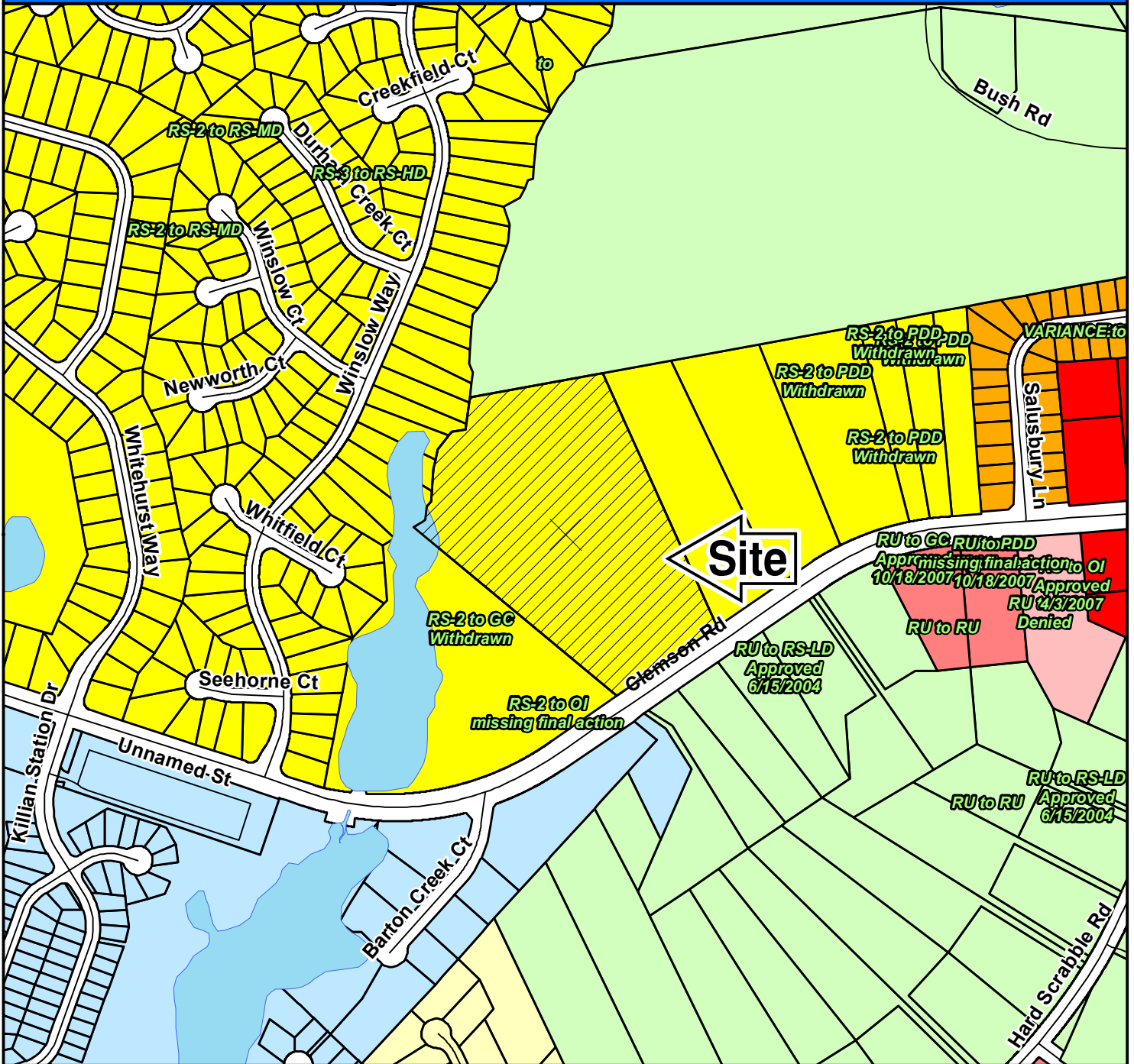
Staff believes the proposed request is in compliance with the Comprehensive Plan as it is situated in the vicinity other office and commercial uses, has adequate transportation access and is buffered from the residential subdivision to the north and west. Staff's opinion that the requested zoning is in character and remains compatible with the zoning or existing uses of the adjacent parcels and developments and would be an appropriate change at this time.

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

Zoning Public Hearing Date

June 25, 2013

Case 13-19 MA RS-MD 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		

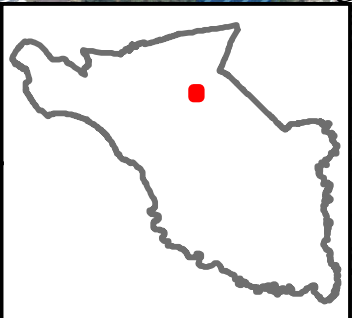


**Case 13-19 MA
RS-MD to OI
TMS 20200-01-30**



Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 13-19 MA

From RS-MD to OI

TMS# 20200-01-30

2312 Clemson Road



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

USE TYPES	OI
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
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
Animal Shelters	
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Correctional Institutions	
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
Nursing and Convalescent Homes	P
Orphanages	P
Post Offices	P
Postal Service Processing & Distribution	
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
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	P

Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Kennels	SR
Landscape and Horticultural Services	
Laundromats, Coin Operated	
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P

Research and Development Services	SR
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
Outdoor Power Equipment Stores	
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P

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	SR
Buildings, High Rise, 6 or More Stories	SE



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 3, 2013
RC PROJECT: 13-20 MA
APPLICANT: John D. Champoux

LOCATION: Knollside Drive (proposed new street)

TAX MAP NUMBER: 20500-06-18/21 & 20500-04-21
ACREAGE: 6.75 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: May 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

There was a previous rezoning request for the subject parcels from RU District to RS-LD District under case 10-31MA. Planning commission voted to deny the request. The Traditional Recreation Open Space District (TROS) west of the subject parcels was approved under Ordinance Number 065-07HR (case number 07-024MA)

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Residences
<u>South:</u>	RU/TROS	Undeveloped/ Golf Course (Columbia Country Club)
<u>East:</u>	RS-LD	Undeveloped and residences
<u>West:</u>	TROS	Golf Course (Columbia Country Club)

Discussion

Parcel/Area Characteristics

The subject parcels are currently undeveloped, partially wooded, adjacent to the golf course and do not have immediate access to road frontage. The parcel west and south of the subject parcels is zoned Traditional Recreation Open Space District (TROS) and is part of the Columbia County Club Golf Course. The immediate area is primarily characterized by residential and recreational uses. East of the subject parcels are a number of Residential Single Family Low Density District (RS-LD) parcels that are either undeveloped or contain new residential structures. Additionally, the subject parcels are internal to the Fox Meadow Subdivision.

Public Services

The subject parcels are part of the Richland Two school district and are within thirty three hundred (3,300) feet of Blythewood Middle School and within fifty five hundred (5,500) feet of Round Top Elementary School. The Elders Pond fire station (station number 34) located on Elders Pond Drive is roughly 2.6 miles southeast of the subject parcel. There is a fire hydrant located east of the site on Hilltopper Court. 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: 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 lot 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 # 713), northwest of the subject parcel on Longtown Road East identifies 2,500 Average Daily Trips (ADT’s). Longtown Road East is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Longtown Road East is currently operating at a Level of Service (LOS) “A”.

The 2011 SCDOT traffic count (Station # 711) located south of the subject parcels on Longtown Road identifies 9,800 Average Daily Trips (ADT's). Longtown Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Longtown Road is currently operating at Level of Service (LOS) "D".

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

Conclusion

The parcels north and east of the subject parcels are zoned RS-LD, with the remainder zoned TROS to permit the golf course. Given the surrounding development and zoning classifications, staff believes that the proposed request is in character with the community and in compliance with the Comprehensive Plan.

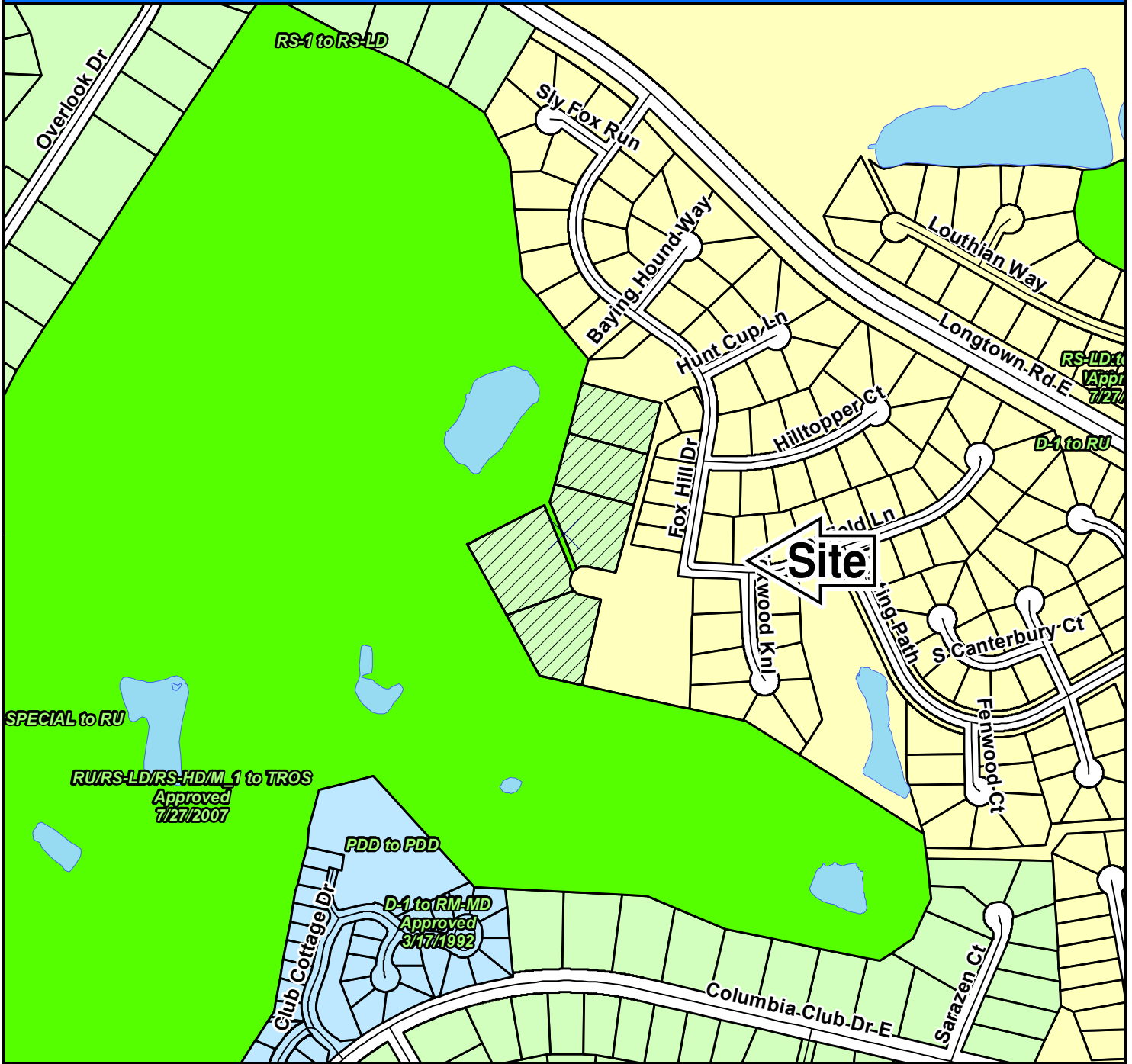
Based upon this rationale, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date




























June 25, 2013

Case 13-20 MA

RU to RS-LD

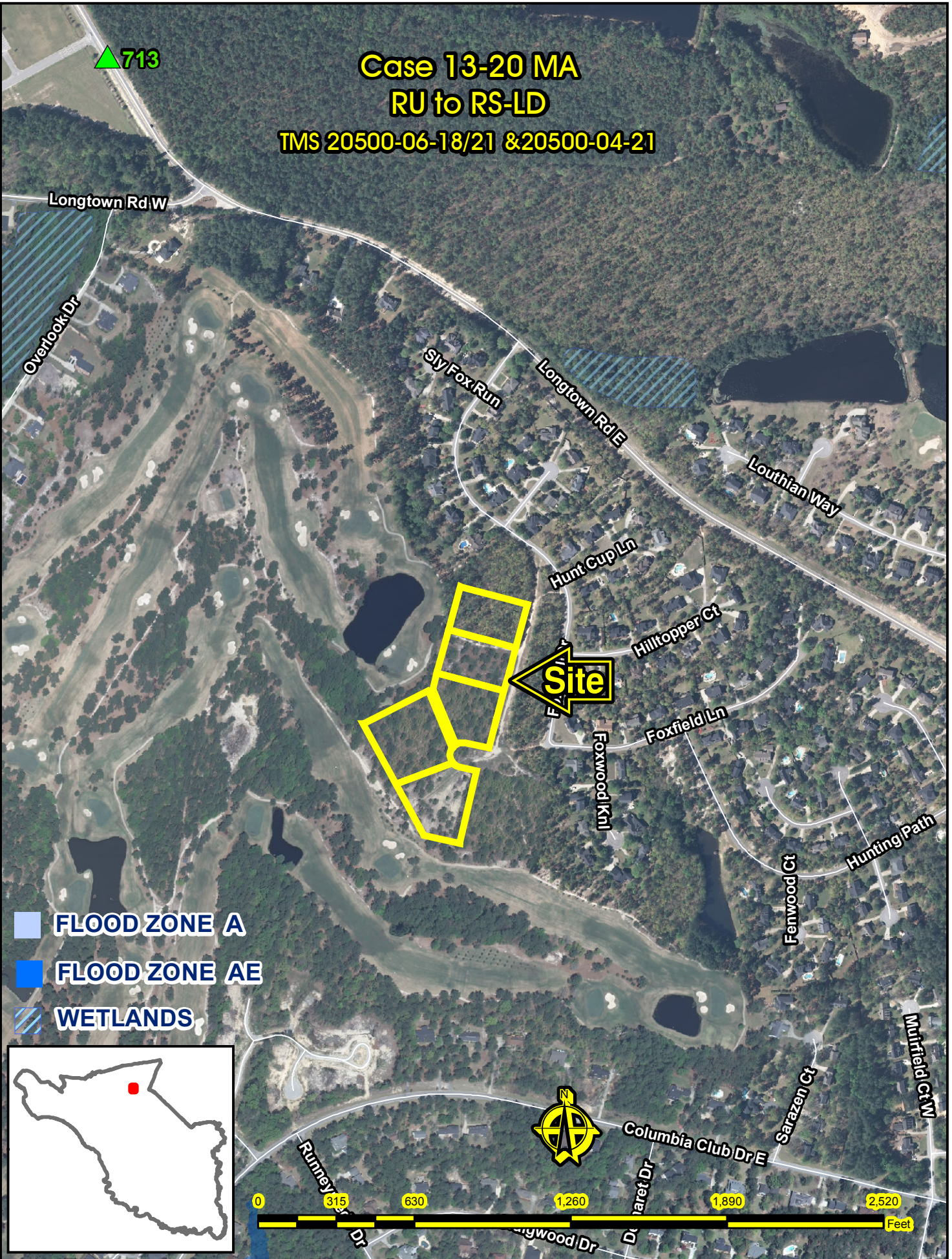


ZONING CLASSIFICATIONS

 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 13-20 MA
RU to RS-LD
TMS 20500-06-18/21 & 20500-04-21

▲ 713



CASE 13-20 MA

From RU to RS-LD

TMS# 20500-06-18/21 & 20500-04-21

Knollside Drive



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
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 3, 2013
RC PROJECT: 13-22 MA
APPLICANT: Terry Harris

LOCATION: 7950 Bluff Road

TAX MAP NUMBER: 32400-02-25
ACREAGE: 12.79
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: May 15, 2013

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning District 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 small neighborhood oriented businesses 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	Agricultural
<u>South:</u>	RU/RU	Undeveloped/Undeveloped
<u>East:</u>	RU	Undeveloped/Residence
<u>West:</u>	RU/RU	Residence/Undeveloped

Discussion

Parcel/Area Characteristics

The parcel contains five hundred and forty (540) feet of frontage along Bluff Road, is partially fenced on the rear and contains what appears to be a baseball diamond in the center of the property. Additionally, the subject parcel contains an existing non-residentially designed structure with unpaved parking along the road frontage. Bluff Road does not have sidewalks or streetlights in this area. The parcel located to the north contains a small accessory structure and is agriculturally used. The parcels along this section of Bluff Road are residential or agriculturally used. There is a residence west of the subject parcel. There is a nonconforming convenience store with pumps located on the south side of Bluff Road, approximately one half mile to the west. There is also a small convenience store at the intersection of Bluff Road and Congaree Road. This parcel is zoned RU and is nonconforming.

Public Services

The Gadsden fire station (station number 19) is located on Congaree Road 1.3 miles northwest of the subject parcel. Water and sewer service would be provided by well and septic. There are no fire hydrants located along Bluff Road. The Hopkins fire station (station number 23) is located on Clarkson Road, approximately 2.36 miles northwest of the subject parcel.

Plans & Policies

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

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

Non-Compliance: The site is not located at a major traffic junction, as described in the Comprehensive Plan or in an area where existing commercial and office uses are located. Additionally, as described in the intent of the district, the site is not located at or near an intersection of an arterial and/or major collector, as doing so would help to prevent the scattered, random spreading of commercial uses throughout the countryside. Staff believes that there is sufficient rural commercial uses to provide for the rural commercial needs of the area. As a result, staff is of the opinion that the proposed change in zoning is not in keeping with the recommendations of the Comprehensive Plan for rural commercial development.

Traffic Impact

The 2011 SCDOT traffic count (Station # 246) located east of the subject parcel on Bluff Road identifies 2,400 Average Daily Trips (ADT's). Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Bluff Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

Commercial uses along Bluff Road are more appropriate at major intersections. Commercial zoning should only extend so far from major intersections or areas of predominant commercial usage, on a case by case basis depending upon lot dimensions, as going beyond a certain distance tends to diminish the rural character of an area and is contrary to the intent of the RC District. Additionally, in this case the site is not an intersection at all and the proposed rezoning may tend to contribute to the random and scattered, sprawling, un-concentrated effects of strip commercial uses characteristic of highly developed areas. The proposed request would encroach upon the existing residential uses located to the west of the site and could prove detrimental to the rural residential character of the area.

The proposed request is not in compliance with the Comprehensive Plan. As a result, staff recommends **Disapproval** of this map amendment.



























Zoning Public Hearing Date

June 25, 2013

Case 13-22 MA RU to RC

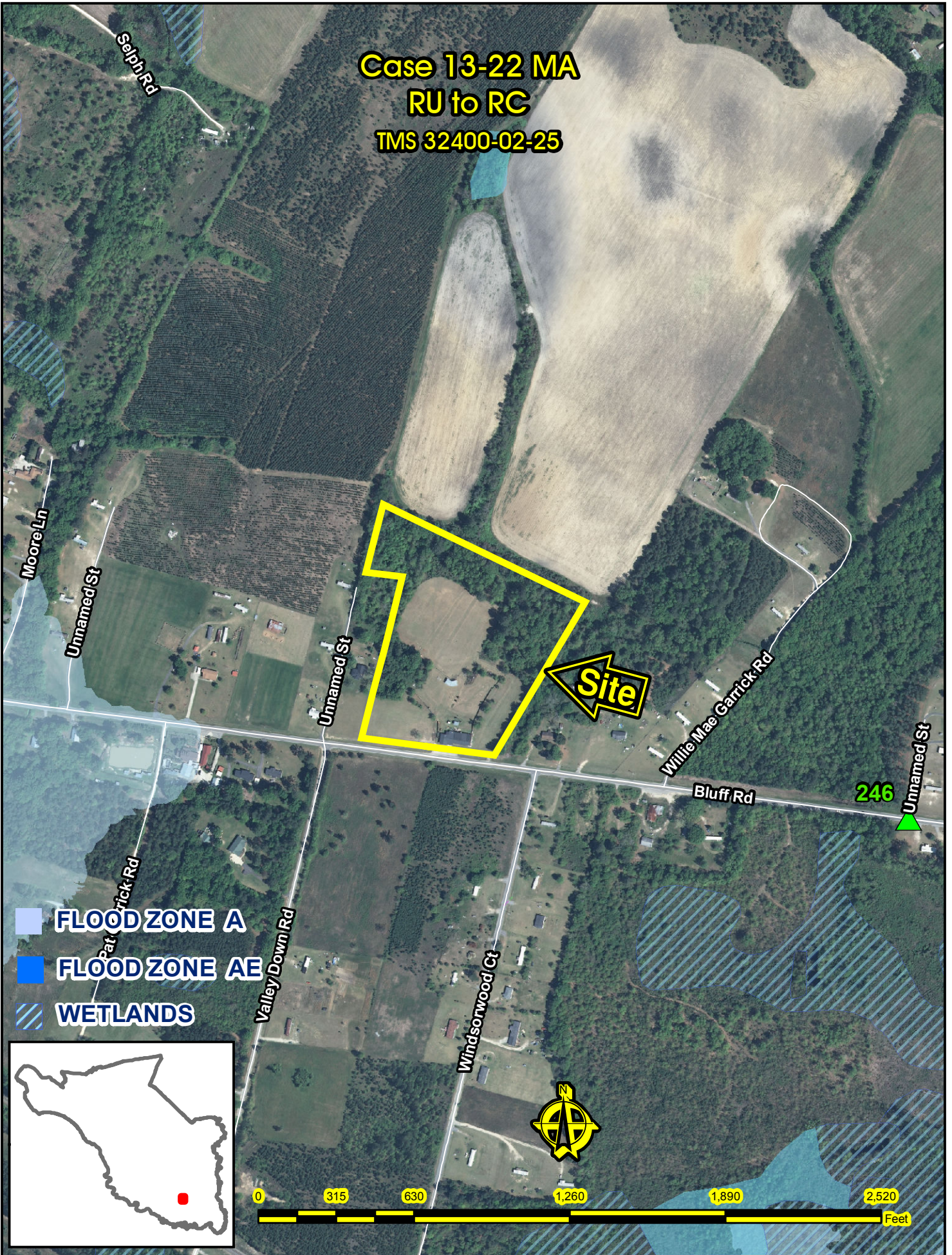


ZONING CLASSIFICATIONS

 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 13-22 MA
RU to RC
TMS 32400-02-25**



CASE 13-22 MA

From RU to RC

TMS# 32500-02-25

7950 Bluff Road



Looking at subject parcel



Looking west along Bluff Road

USE TYPES	RC
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	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, Technical and Trade (Except Truck Driving)	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P

Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	SR
Car and Light Truck Washes (See also Truck Washes)	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P

Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
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
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, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P

Traveler Accommodations, Not Otherwise Listed	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P

Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	
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
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P

Tire Sales	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Courier Services, Substations	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
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
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 3, 2013
RC PROJECT: 13-23 MA
APPLICANT: Mark Lowen/Kristi Neznanski

LOCATION: Summit Centre Drive

TAX MAP NUMBER: 23000-03-06
ACREAGE: 6.5
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: May 15, 2013

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Planned Development District (PDD) reflects the zoning as approved under case number 88-040MA (Ordinance number 1792-88HR) on November 15th, 1988. The previous zoning, Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Zoning District Summary

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the Comprehensive Plan for the county, and in doing so, may provide for variations from the regulations of the County's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Northeast Children's Dentistry Offices
<u>South:</u>	RS-LD/RS-LD	Residences (Northsprings Subdivision)
<u>East:</u>	PDD	Sandhills Branch Library
<u>West:</u>	RU	North Springs Elementary School

Discussion

Parcel/Area Characteristics

The parcel contains one thousand two hundred and forty six (1,246) feet of frontage along Summit Centre Drive, is partially wooded and is currently undeveloped. Summit Centre Drive is an internal, local road with sidewalks along one side intended to provide access to the non-residential development associated with the PDD. The site also has frontage along Clemson Road, a five lane undivided minor arterial with sidewalks. Although the site has frontage on Clemson Road access to the site is restricted to the internal service street, Summit Centre Drive.

This parcel serves as one of the few remaining undeveloped parcels located within the non-residential phase of this PDD. It is located adjacent to the North Springs Elementary School on the western boundary and a number of office and institutional style developments to the north and east, e.g. Richland County Public Library (Sandhills Branch), Northeast Children's Dentistry, Palmetto Endontics, Sandhills Pediatrics, the Columbia Eye Clinic and a detention pond facility serving partially as an amenity area. Additionally there is a landscaped and walled buffer along Clemson Road and the Residential Single-family Low Density parcel subdivision (North Springs) located south.

The parcel is currently designated as Office on the Summit Land Use Map. The request is to create a new land use, Congregate Independent Living (CIL), to permit a residential retirement community. The CIL land use designation would account for .38% of the overall land uses within the Summit.

Public Services

The subject parcel is within the boundaries of School District Two and served by North Springs Elementary School, contiguous to the west of the subject parcel. Water service would be provided by the City of Columbia and sewer service would be provided by Palmetto Utilities. There is an existing fire hydrant located along Summit Centre Drive. The Elders Pond fire station (station number 34) is located on Elders Pond Road, approximately 1.4 miles west of the subject parcel.

Plans & Policies

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

Objective: Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas. The commercial/office land use as designated in the Comprehensive Plan most closely resembles the CIL.

Compliance: The proposed amendments to the PDD would allow for a continued care retirement community on the subject parcel in an area where existing office and institutional uses are located. The subject property would not encroach upon residential uses or zonings and would provide an appropriate location for such a use as the library, medical facilities and pedestrian amenities could serve the property well.

Traffic Impact

The 2011 SCDOT traffic count (Station # 441) located south of the subject parcels on Clemson Road identifies 28,400 Average Daily Trips (ADT's). Clemson Road is classified as a 5 lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) "D".

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

Conclusion

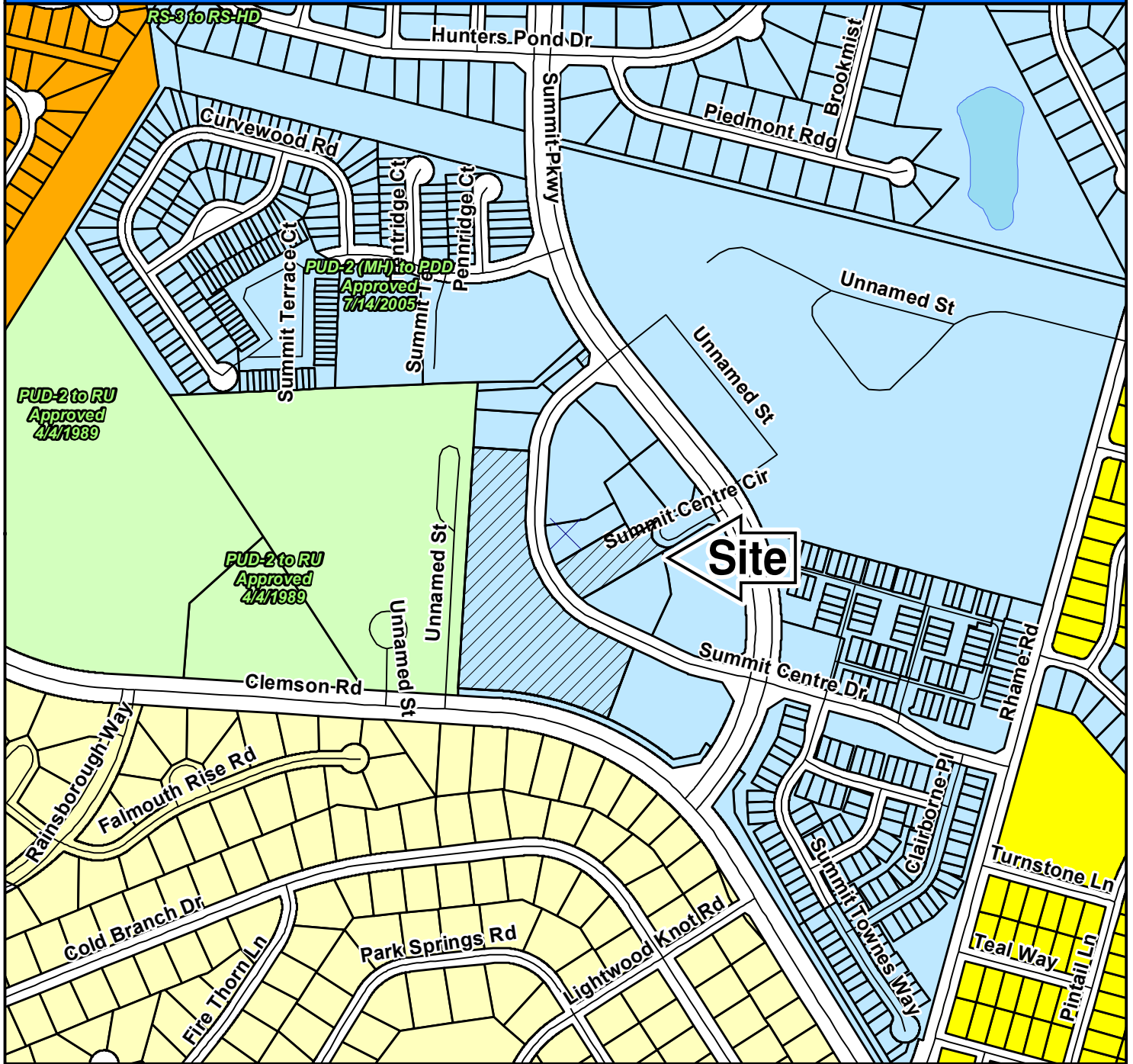
The proposed use is located in an area with existing commercial, office and institutional uses. The proposed request would not encroach upon the existing residential uses south of the subject parcel. As such, the proposed changes to the PDD would provide an appropriate use within this section of the development and allow a residential transition between the school to the west and the medical facilities to the north and east. Staff is of the opinion that this change to the PDD is in keeping with the original concept plan for the development, while also fulfilling the recommendations of the Comprehensive Plan and providing a sustainable infill site.

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

Zoning Public Hearing Date

June 25, 2013

Case 13-23 MA PDD Amendment

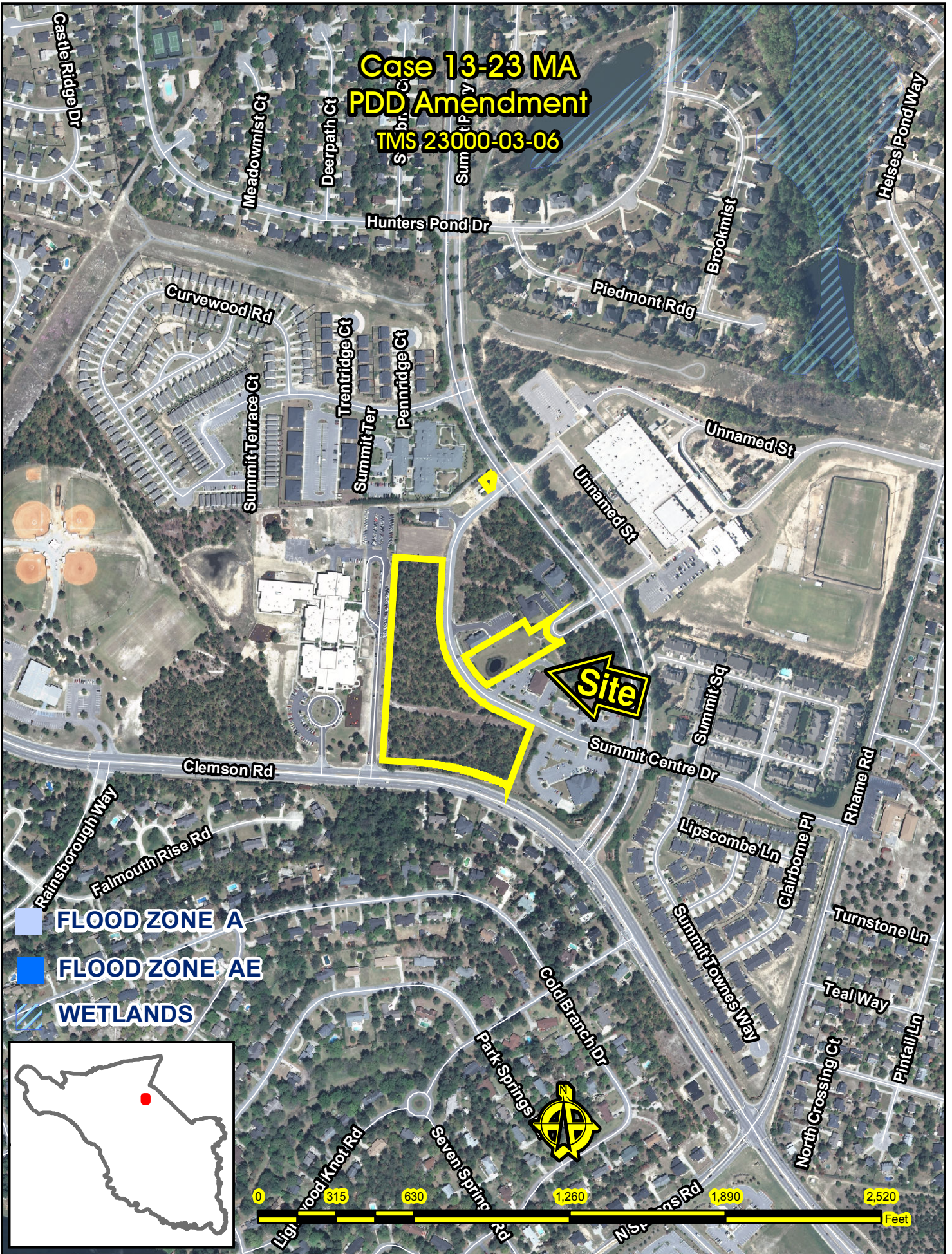


ZONING CLASSIFICATIONS

	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 13-23 MA
PDD Amendment
TMS 23000-03-06**



CASE 13-23 MA

From PDD to PDD

TMS# 23000-03-06

Summit Centre Drive



RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

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

April 23, 2013

7:00 PM

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

Additions/Deletions to the Agenda: Amelia Linder, Esq., stated that the applicant requested a deferral on Case # 13-10MA and that a Council Member wished to defer Case #13-11MA, and that Council may also wish to defer the Public Hearing on each.

Map Amendments:

Planning Commission denied 6-0

Case # 13-10 MA, Kim Roberts, GC to LI (2 acres), TMS # 22601-01-11 & 22601-01-03(p), Percival Rd.: A motion was made and unanimously approved to defer the public hearing and any action on the map amendment ordinance until the May Zoning Public Hearing. **ACTION: PLANNING**

Planning Commission approved 5-1

Case # 13-11 MA, Larry Umberger, RU to RS-LD (30.39 acres), TMS # 03400-02-38, Shady Grove Rd.: A motion was made and unanimously approved to defer the public hearing and any action on the map amendment ordinance until the May Zoning Public Hearing. **ACTION: PLANNING**

Text Amendments: None.

Other Business: None.

Adjournment: Council adjourned at 7:03 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**

April 25, 2013

1:00 PM

New Major Subdivisions:

Case # SD-13-04, The Mill at Woodcreek Farms, TMS# 28913-02-03, Sketch plan was approved by the Development Review Team.

SPECIAL-CALLED DRT MEETING

May 9, 2013

1:30 PM

New Major Land Development:

Case# SP-13-41, Project Sweetbay, TMS# 19000-05-07, Civil plans were denied by the Development Review Team.



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