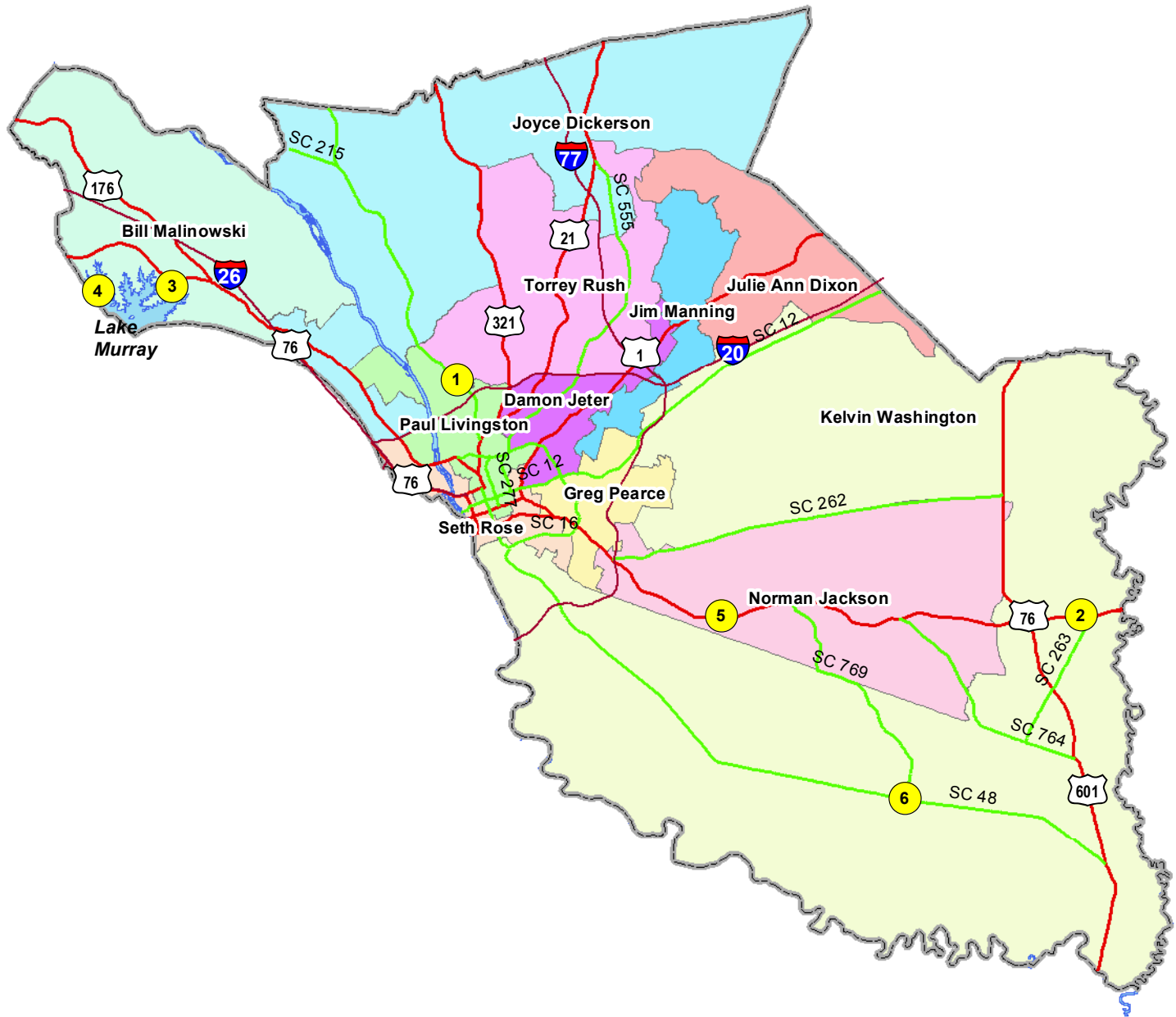


**RICHLAND COUNTY
PLANNING COMMISSION**



**MAY 4, 2015
1:00 p.m.**

RICHLAND COUNTY PLANNING COMMISSION MAY 4, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-18 MA	Elton Johnson	09401-06-07	6423 Monticello Rd.	Livingston
2. 15-19 MA	James Woodhill	29400-02-42	16001 Gamers Ferry Rd.	Washington
3. 15-20 MA	Ashley Chason	02411-04-03	1551 Dutch Fork Rd.	Malinowski
4. 15-21 MA	DeAna M. Shealy	01300-01-01/02 & 01400-01-02/03/04	Island Trail	Malinowski
5. 15-22 MA	Craig Waites	21800-05-18 (p)	Gamers Ferry Rd.	Jackson
6. 15-23 MA	JR LEX 2, LLC	32403-03-05 & 32403-03-06 (p)	7746 Bluff Rd	Washington

RICHLAND COUNTY PLANNING COMMISSION

Monday, May 4, 2015

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

April 2014 Minutes

ADOPTION OF THE AGENDA

MAP AMENDMENTS [ACTION]

1. Case # 15-18 MA
Elton Johnson
GC to RU (.97 acres)
6423 Monticello Rd.
TMS# 09401-06-07
Page 1
2. Case # 15-19 MA
James Woodhill
RU to RC (5 acres)
16001 Garners Ferry Rd.
TMS# 39400-02-42
Page 9
3. Case # 15-20 MA
Ashley Chason
RU to OI (3.7 acres)
1551 Dutch Fork Rd.
TMS# 02411-04-03
Page 19
4. Case # 15-21 MA
Deanna M. Shealy
RU to RS-LD (2.22 acres)
Island Trail
TMS# 01300-01-01/02 & 01400-01-02/03/04
Page 29

5. Case # 15-22 MA
Craig Waites
RU to GC (15 acres)
Garners Ferry Rd.
TMS# 21800-05-18 (p)
Page 37

6. Case # 15-23 MA
JR LEX 2, LLC
RU to RC (2.61 acres)
7746 Bluff Rd.
TMS# 32403-03-05 & 32403-03-06 (Portion of)
Page 47

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; INCREASING THE NUMBER OF USES IN THE LIGHT INDUSTRIAL DISTRICT (LI).
Page 57

OTHER BUSINESS [ACTION]

1. SUMMARY OF RURAL COMMERCIAL (RC)
Page 63
2. CONSENT AGENDA SAMPLE

PRESENTATION

NEIGHBORHOOD MASTER PLAN UPDATE

DIRECTOR'S REPORT OF ACTION

1. ZONING PUBLIC HEARING REPORT
2. DEVELOPMENT REVIEW TEAM REPORT

ADJOURNMENT

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. Check the County's website for dates and times.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: May 4, 2015
RC PROJECT: 15-18MA
APPLICANT: Elton Johnson

LOCATION: 6423 Monticello Road

TAX MAP NUMBER: R09401-06-07
ACREAGE: .979 acres
EXISTING ZONING: GC
PROPOSED ZONING: RU

PC SIGN POSTING: April 10, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Commercial District (C-3). With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial District (GC).

Zoning District Summary

The Rural District (RU) is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 1 dwelling units.

*Gross density calculations do not consider site characteristics or land set aside for infrastructure or opens space.

Direction	Existing Zoning	Use
<u>North:</u>	RU/CC-3	Undeveloped
<u>South:</u>	OI	Residence
<u>East:</u>	CC-3	Undeveloped
<u>West:</u>	GC	Nonconforming Motor Vehicles, Used Parts & Supplies

Discussion

Parcel/Area Characteristics

The parcel has access to Monticello Road, a four lane facility with a center turn lane. The subject parcel contains an unoccupied, red-brick, single-family residence previously used as an office (ADS Security) and an assortment of accessory structures. There are sidewalks along both sides of Monticello Road and no streetlights. The surrounding area is primarily characterized by a mix of residential and commercial land uses. Contiguous west of the subject parcel is a nonconforming automobile (used parts & supplies) operation. East of the subject parcel is undeveloped. The CC-3 zoning district is a mostly commercial district within the Crane Creek Master Plan. South of the site is a residential structure, which is zoned Office and Institutional District (OI).

Public Services

The subject parcel is within the boundaries of School District One. Eau Claire High School is located 1.7 miles southeast of the subject parcel on Monticello Road. The Crane Creek fire station (number 18) is located 2.2 miles northeast of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City’s water service area. Records indicate that sewer is handled by an onsite septic tank

Plans & Policies

Comprehensive Plan

The updated Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Medium Density***.

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 249) located northwest of the subject parcel on Monticello Road identifies 9,300 Average Daily Trips (ADT's). This segment of Monticello Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Monticello Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Monticello Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

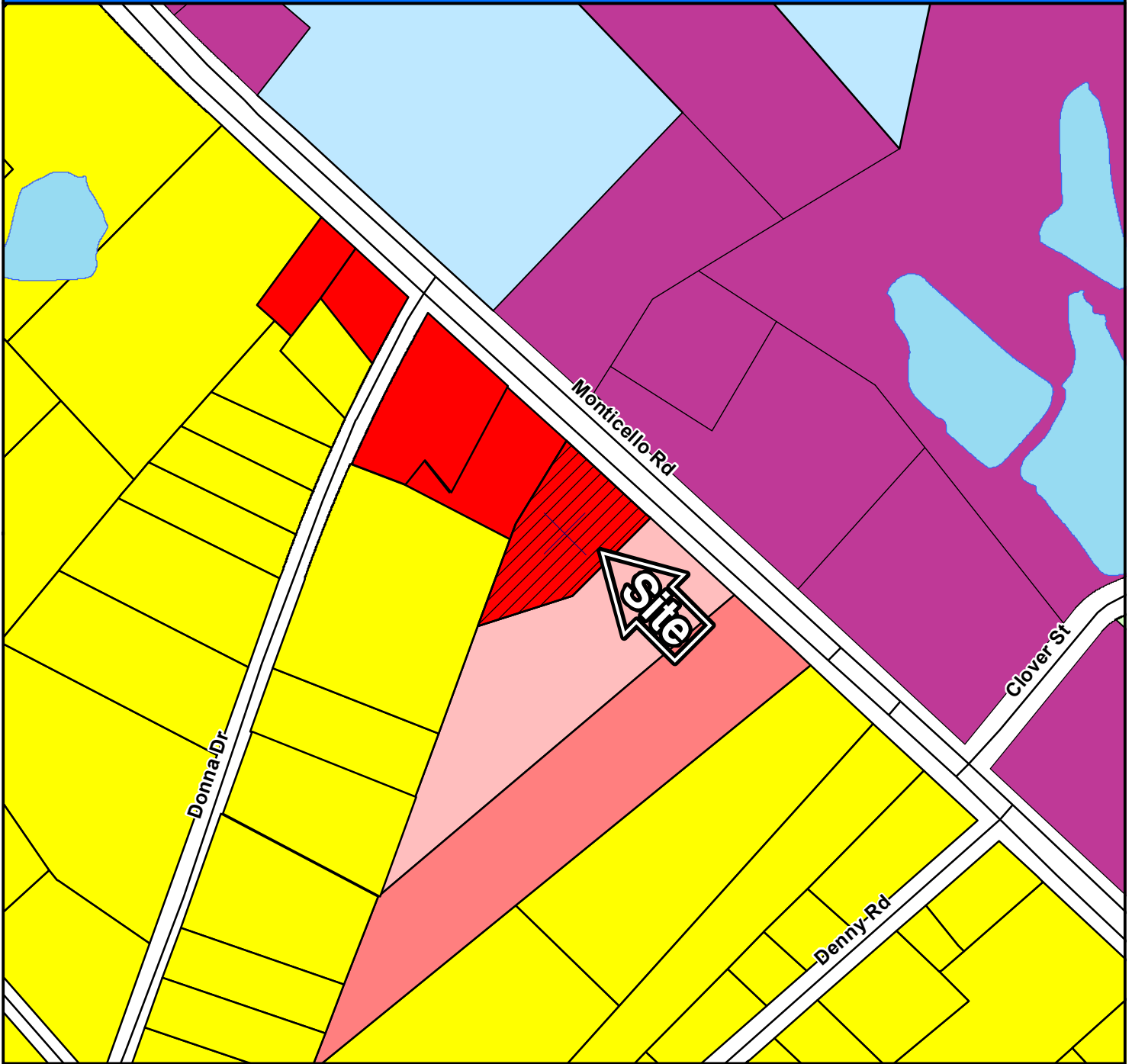
The proposed RU District would not be consistent with the objective for the Neighborhood Medium Density designation outlined in the Comprehensive Plan's Land Use Element. Further, staff is of the opinion that the proposed district would be out of character with the existing development pattern and zoning along a main road corridor and does not meet the intent of the RU District.

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



























Zoning Public Hearing Date

May 26, 2015.

Case 15-18 MA GC to RU

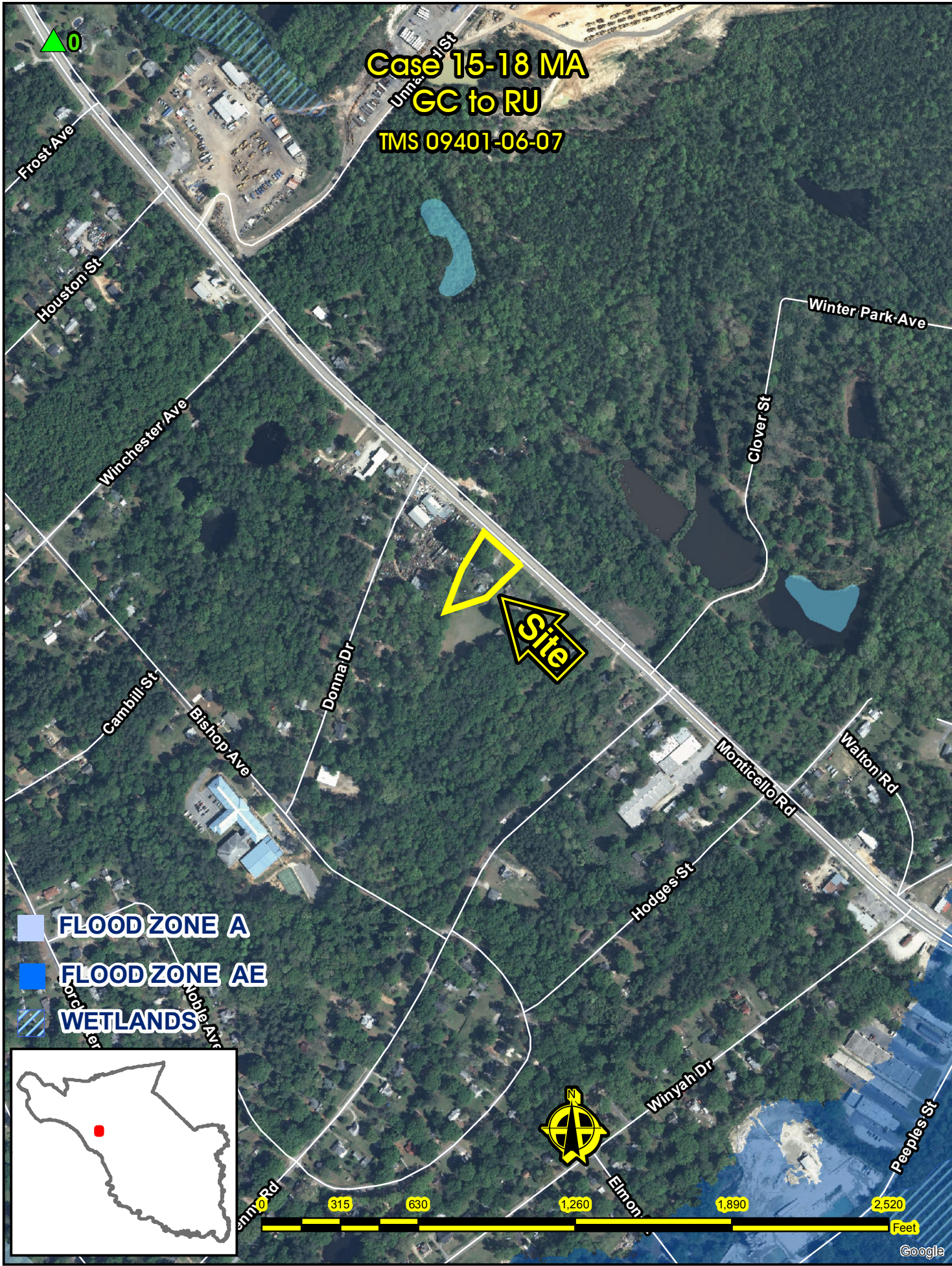


ZONING CLASSIFICATIONS

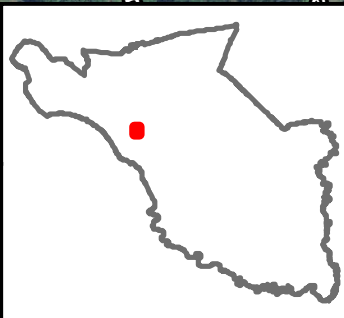
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 15-18 MA
GC to RU
TMS 09401-06-07



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 15-18 MA

From GC to RU

TMS# R09401-06-07

6423 Monticello Rd



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

USE TYPES	RU
<u>Agricultural Uses</u>	
Animal Production	P
Animal Production Support Services	P
Crop Production	P
Crop Production Support Services	P
Fish Hatcheries	P
Forestry	P
Forestry Support Services	P
Poultry Farms	SR
Produce Stands	SR
Veterinary Services (Livestock)	P
<u>Residential Uses</u>	
Accessory Dwellings	SR
Single-Family, Detached	P
Dwellings, Manufactured Homes on Individual Lots	SR
Group Homes (9 or Less)	SR
<u>Accessory Uses and Structures</u>	
<u>Recreational Uses</u>	
Hunt Clubs	P
Riding Stables	P
Shooting Ranges, Outdoor	SE
<u>Institutional, Educational and Civic Uses</u>	
Correctional Institutions	SE
<u>Business, Professional and</u>	

<u>Personal Services</u>	
Recreational Vehicle Parks and Recreation Camps	SR
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Landfills, Sanitary and Inert Dump Sites	SE
<u>Manufacturing, Mining, and Industrial Uses</u>	
Borrow Pits	SE



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 4, 2015
RC PROJECT: 15-19 MA
APPLICANT: Jim Woodhill

LOCATION: 16001 Garners Ferry Road

TAX MAP NUMBER: R39400-02-42
ACREAGE: 5 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: April 10, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

Zoning History for the General Area

A parcel west of the site at the intersection of Garners Ferry Road and McCords Ferry Road was rezoned from RU to General Commercial District (GC) under ordinance number 068.3-94HR (case number 94-026MA).

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

Discussion

Parcel/Area Characteristics

The site has frontage along Garners Ferry Road, a four lane arterial, divided by a grassed median. The site has little slope or vegetation and contains a vacant structure. There are no sidewalks or streetlights along this section of Garners Ferry Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a large undeveloped track. The parcels east and west are either residential or undeveloped. The parcel south of the site contains multiple residences.

Public Services

The Eastover fire station (station number 28) is located on Main Street, approximately 5.02 miles southwest of the subject parcel in the Town of Eastover. Records indicate that the parcel is located outside the City of Columbia’s water service area. Records indicate that the parcel is served by well and septic.

Plans & Policies

Comprehensive Plan

The updated Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Conservation**.

Land Use and Character

This Land Use includes environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces. As examples, this includes Harbison State Forest, Sesquicentennial State Park, Clemson Extension, and Congaree National Park.

Desired Development Pattern

Limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working lands uses. Subdivision of land for commercial and residential development is discouraged within these areas.

Lower Richland Neighborhood Master Plan

Cowassee Corridor

The subject parcel is located within the Lower Richland Master Plan adopted by County Council in December 2013. The eastern border and southwest portion of the Planning Area is classified as the Cowassee Corridor. This area is known for its bottomland forests and lowlands, which provides a habitat for natural wildlife. Recreational based activities, commercial timbering operations, and hunt clubs are included in this area.

Cowassee Corridor Recommendations

Outdoor recreational-based tourism is suggested. Residential development should be limited to very low densities and should be consistent with the existing low density development.

Traffic Characteristics

The closest traffic count station is located on Garners Ferry Road just east of its intersection with Lower Richland Boulevard. The 2013 SCDOT traffic count (Station # 172) identifies 22,200 Average Daily Trips (ADT's). Garners Ferry Road is classified as a four lane divided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Garners Ferry Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The subject property is located 1.8 miles east from a traffic junction and is not adjacent to existing commercial uses.

Staff is of the opinion that the request does not o ggvtthe intent of the RC District as the site is not located near areas of commercial/office usage; nor, is it consistent with the recommendations of the Comprehensive Plan, as commercial uses should be located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

In addition approval of the rezoning request would be out of character with the existing, surrounding development pattern and zoning districts in the area and would be contrary to the recommendations of the Lower Richland Master Plan.

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

























Zoning Public Hearing Date

May 26, 2015.

Case 15-19 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 15-19 MA
RU to RC
TMS 39400-02-42



CASE 15-19 MA

From RU to RC

TMS# R39400-02-42)

16001 Garners Ferry Rd



The zoning change from RU (Rural) to RC (Rural Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

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 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: May 4, 2015
RC PROJECT: 15-20 MA
APPLICANT: Ashley Chason

LOCATION: 1551 Dutch Fork Road

TAX MAP NUMBER: R02411-04-03
ACREAGE: 3.7 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: April 10, 2015

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

The subject parcel was previously part of a Special Exception to establish a batting cage. The Special Exception was approved under case 95-090SE in 1995. The batting cage is no longer in operation.

The subject parcel was also part of a previous zoning change request for General Commercial District (GC) under case number 01-031MA. The case was withdrawn prior to being heard.

The subject parcel was also part of a previous zoning change request for General Commercial District (GC) under case number 13-39 MA. The Richland County Planning Commission at their meeting of December 2, 2013 agreed with the PDSR recommendation for denial. The proposed GC zoning was denied by County Council.

Zoning History for the General Area

A parcel North of the site was rezoned from RU to General Commercial District (GC) under ordinance number 021-99HR (case number 99-14MA).

A parcel east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 040-14HR (case number 14-10MA).

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.

Direction	Existing Zoning	Use
<u>North:</u>	GC/GC	Automobile sales/ Real estate office, self-storage
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Residential
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel contains two hundred and eighty one feet (281) of frontage along Dutch Fork Road. The site is located below road grade, has little slope, and an access drive with a gravel parking lot. The structure is used as an office for the Covenant Properties Real Estate business. Previously a barber shop was operated out of the structure. Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and few, if any streetlights. The immediate area is primarily characterized by residential uses, commercial uses, and undeveloped land. Located to the north of the site is a motor vehicle sales lot; and to the northeast is a real estate office and self-storage facility.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .32 miles northeast of the subject parcel on Bickley 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 east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.4 miles east of the subject parcels.

Plans & Policies

Comprehensive Plan

The updated Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space

demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center's shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 145) located east of the subject parcel on Dutch Fork Road identifies 21,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2035 COATS cost constrained plan.

Conclusion

The proposed rezoning would be consistent with the objective outlined in the Comprehensive Plan in that it could provide some of the uses prescribed for a Neighborhood Activity Center. Additionally, approval of the rezoning request would be in character with the existing development and zoning districts of the area.

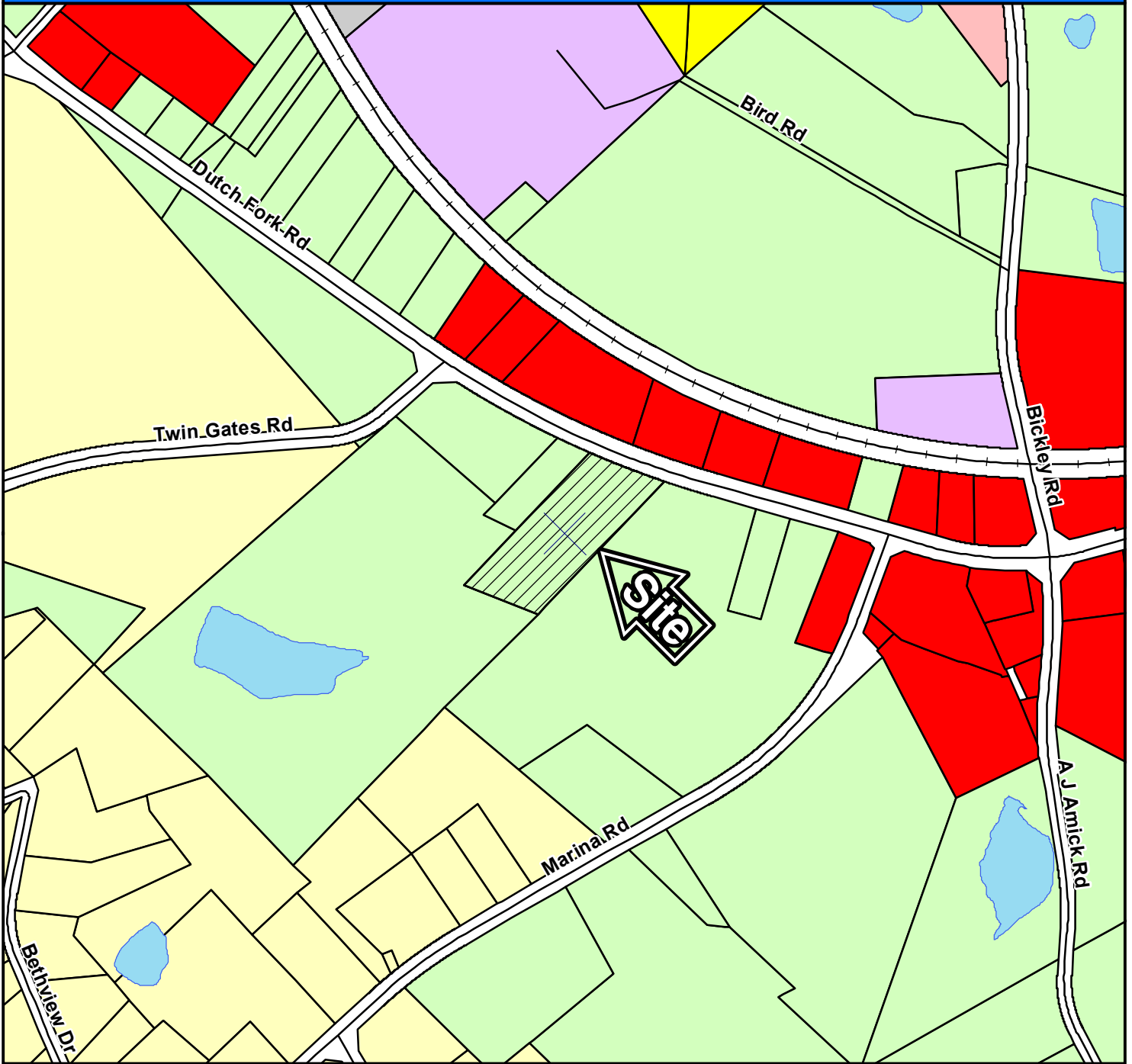
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date



























May 26, 2015.

Case 15-20 MA

RU to OI

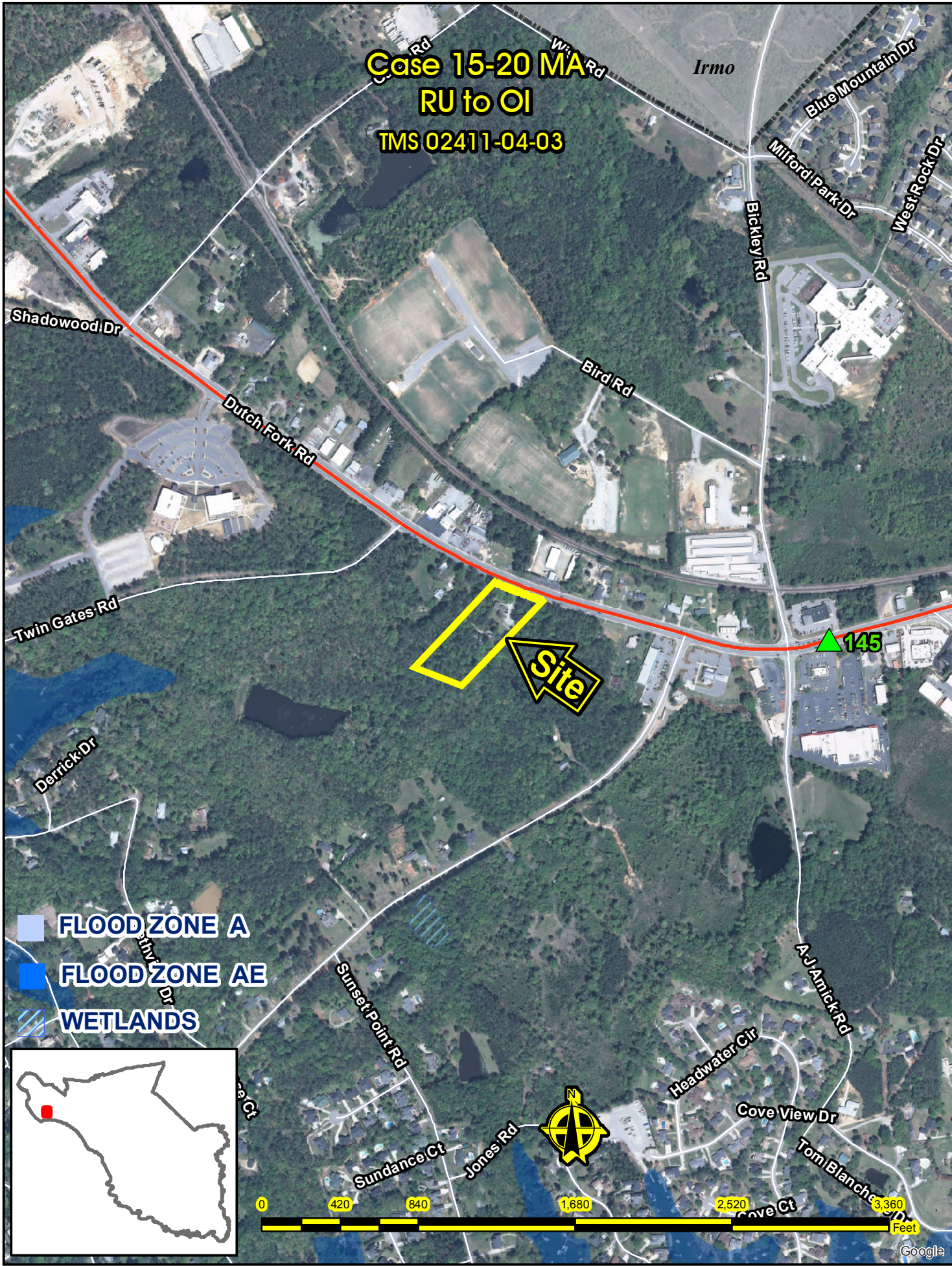


ZONING CLASSIFICATIONS

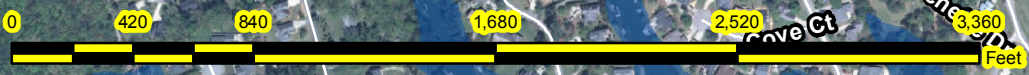
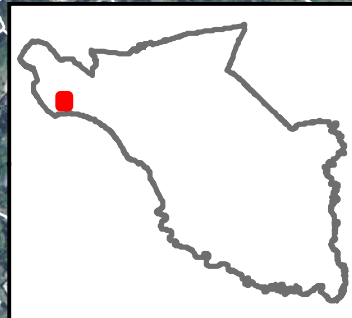
 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	



Case 15-20 MA
RU to OI
TMS 02411-04-03



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 15-20 MA

From RU to OI

TMS# R02411-04-03

1551 Dutch Fork Rd



The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	OI		P
Dormitories	SE	Nursing and Convalescent Homes	P
Single-Family, Zero Lot Line, Common	SR	Orphanages	P
Single-Family, Zero Lot Line, Parallel	SR	Places of Worship	P
Fraternity and Sorority Houses	P	Post Offices	P
Group Homes (10 or More)	SE	Schools, Administrative Facilities	P
Rooming and Boarding Houses	SE	Schools, Business, Computer and Management Training	P
Special Congregate Facilities	SE	Schools, Fine Arts Instruction	P
Athletic Fields	P	Schools, Junior Colleges	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P	Schools, Including Public and Private, Having a Curriculum Similar to those Given in Public Schools)	P
Dance Studios and Schools	P	Schools, Technical and Trade (Except Truck Driving)	P
Martial Arts Instructional Schools	P	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Physical Fitness Centers	P	Advertising, Public Relations, and Related Agencies	P
Ambulance Services, Transport	P	Automatic Teller Machines	P
Auditoriums, Coliseums, Stadiums	P	Automobile Parking (Commercial)	P
Colleges and Universities	P	Banks, Finance, and Insurance Offices	P
Community Food Services	P	Barber Shops, Beauty Salons, and Related Services	P
Courts	P	Computer Systems Design and Related Services	P
Government Offices	P	Clothing Alterations/Repairs; Footwear Repairs	P
Hospitals	P		
Individual and Family Services, Not Otherwise Listed	P		
Libraries	P		
Museums and Galleries	P		

Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Funeral Homes and Services	P
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

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
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Record, Video Tape, and Disc 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
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: May 4, 2015
RC PROJECT: 15-21 MA
APPLICANT: Dianna Shealy

LOCATION: Island Trail

TAX MAP NUMBER: R01300-01-01, 02, R01400-01-02, 03, 04
ACREAGE: 2.22 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: April 10, 2015

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

Zoning History for the General Area

According to our records there are no known map amendments in the immediate area.

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.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 8 dwelling units.

Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with the maximum allowable bonus density of fifteen (15) percent for this site is approximately: 9 dwelling units.

*Gross density calculations do not consider site characteristics or land set aside for infrastructure or open space.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Residence
<u>East:</u>	N/A	Lake Murray
<u>West:</u>	RD(Lexington County)	Residence

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Island Trail, a two lane, hard-surfaced, residential service street. The parcels are residentially developed. There are no sidewalks or streetlights along Island Trail. The parcels west of the site are located in Lexington County. East of the subject parcels is Lake Murray.

Public Services

The parcel is located within Lexington Richland School District 5 boundaries. Lake Murray Elementary school is located 1.26 miles northeast of the subject parcels. The Ballentine fire station (station number 20) is located on Broad River Road, approximately 4.2 miles east of the subject parcel. Records indicate that the parcels are located outside the City of Columbia’s water service area. The parcels are located in Richland County’s sewer service area. Records indicate that the parcels are on well and septic.

Plans & Policies

Comprehensive Plan

The updated Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood Low Density**.

Land Use and Character

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

Island Trail is a two lane state-maintained road that has not been assigned a functional classification by SCDOT. The closest traffic count station is Station #145, northeast of the subject parcel on Dutch Fork Road. The 2013 SCDOT traffic count at this station is 21,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Dutch Fork Road is currently operating at Level of Service (LOS) "C".

There are no planned improvements for Island Trail. A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road has been identified for road widening in the 2035 COATS cost constrained plan.

Conclusion

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan, as the RS-LD District provides a transition from rural to medium density development patterns.

Additionally, approval of the rezoning request would not be out of character with the existing, surrounding development pattern in the area.

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

Zoning Public Hearing Date

May 26, 2015.

Case 15-21 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 15-21 MA
RU to RS-LD**

TMS 01300-01-01/02 & 14000-01-02/03/04

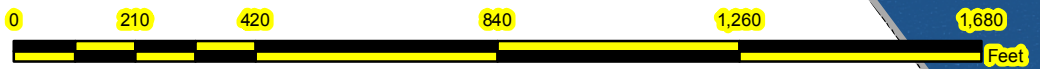
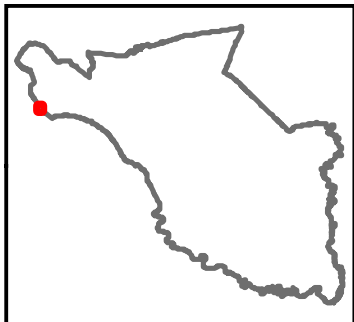
Beards Creek Cir

Lake Murray

*Lexington
County*



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 15-21 MA

From RU to RS-LD

TMS# R01300-01-01/02 & 14000-01-02/03/04

Island Trail



Looking at subject parcel



Looking at additional sites

The zoning change from RU (Rural) to RS-LD (Residential Low 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: May 4, 2015
RC PROJECT: 15-22 MA
APPLICANT: Craig Waites

LOCATION: Garners Ferry Road

TAX MAP NUMBER: R21800-05-18 (p)
ACREAGE: 15 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: April 10, 2015

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

Zoning History for the General Area

The General Commercial parcel west of the site was rezoned from RU to General Commercial (GC) District under ordinance number 058-12HR (case number 12-27MA).

The General Commercial parcel west of the site was rezoned from RU to General Commercial (GC) District under ordinance number 068-14HR (case number 14-30 MA).

The parcel northeast of the site was rezoned from RU to General Commercial (GC) District under ordinance number 019-02HR (case number 02-42MA).

A parcel northwest of the site was rezoned from RU to Planned Development (PDD) District under ordinance number 016-05HR (case number 05-32MA).

A parcel further northwest of the site was rezoned from RU to General Commercial (GC) District under ordinance number 051-04HR (case number 04-60MA).

A parcel west of the site was rezoned from RU to Office and Institutional (OI) District under ordinance number 061-03HR (case number 04-09MA).

A parcel north of the site was rezoned from RU to Planned Development (PDD) District under ordinance number 057-07HR (case number 07-28MA).

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.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 240 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU/PDD	Garners Ferry Road Park/Undeveloped/undeveloped PDD
<u>South:</u>	RU	Undeveloped
<u>East:</u>	M-1	Schneider Electric
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Garners Ferry Road, a four lane arterial, divided by a grassed median. The subject property is undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Garners Ferry Road. The surrounding area is characterized by residential, industrial and commercial uses. The parcel east of the site is an electrical equipment manufacturer (Schneider Electric). South of the site are rural parcels separated by a rail line and associated rail road right-of-way. West of the site are residences and undeveloped parcels. North of the site is an undeveloped PDD. The PDD is designated for residential uses and commercial uses along Garners Ferry Road and at the Intersection of Lower Richland Boulevard.

Public Services

The Lower Richland fire station (number 22) is located on Lower Richland Boulevard, approximately .76 miles northeast of the subject parcel. Lower Richland High School is located .64 miles east of the subject parcel on Lower Richland Boulevard. Records indicate that the parcel is in the City's water service area. The parcel is located in Richland County's sewer service area.

Plans & Policies

Comprehensive Plan

The updated Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***Neighborhood Medium Density***.

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These

neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Southeast Richland Neighborhood Master Plan (SERN)

The portion of the parcel subject to this request is within the SERN. However, the SERN does not specifically identify the area of the subject parcel as a designated planning area with any associated land use recommendations. The SERN generally recommends developing buffers along Garners Ferry Road.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 170) located west of the subject parcel on Garners Ferry Road identifies 24,200 Average Daily Trips (ADT's). Garners Ferry Road is classified as a four lane divided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Garners Ferry Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

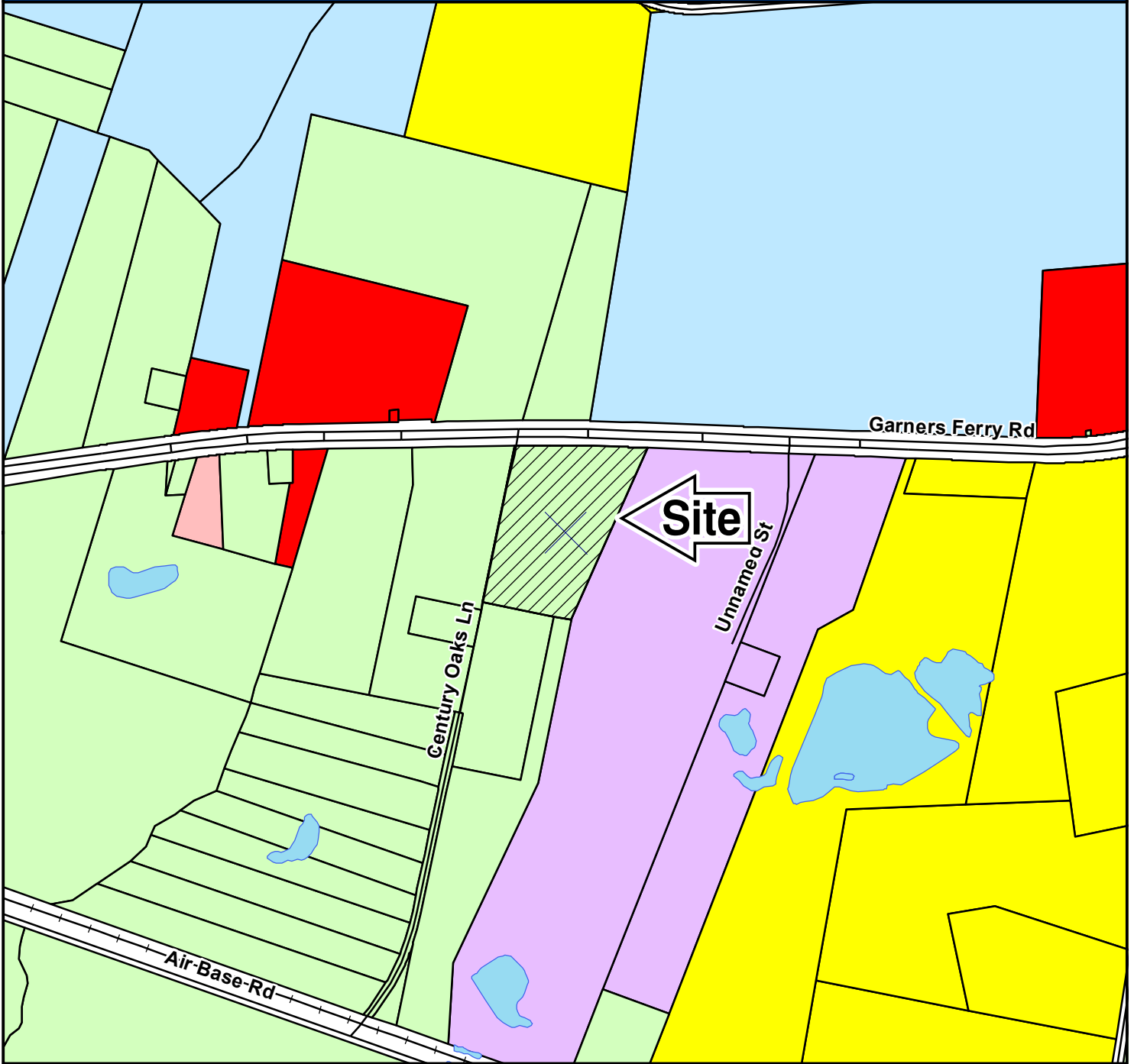
The request is adjacent to an industrial use and zoning district and across the street from a PDD allowing for commercial uses along the corridor. While not at an intersection, staff is of the opinion that the request is contextually compatible with the surrounding zoning and land development pattern and would, therefore, be consistent with the Comprehensive Plan.

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




























Zoning Public Hearing Date

May 26, 2015.

Case 15-22 MA RU 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 15-22 MA
RU to GC
TMS 21800-05-18 (p)**

Rabbit Run

Garners Ferry Rd

Site

Unnamed St

Century Oaks Ln

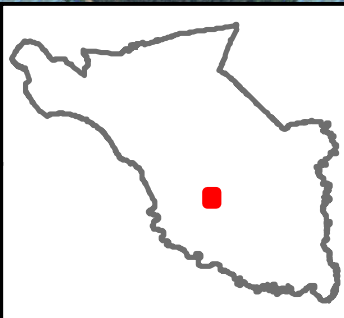
Air Base Rd

Willow Wind Rd

Wind Ln

Lower Richland Blvd

-  FLOODZONE A
-  FLOODZONE AE
-  WETLANDS



CASE 15-22 MA

From RU to GC

TMS# R21800-05-18 (portion of)

Garners Ferry Rd



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

USE TYPES	LI
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
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
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
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
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: May 4, 2015
RC PROJECT: 15-23 MA
APPLICANT: JR LEX 2, LLC

LOCATION: 7746 Bluff Road

TAX MAP NUMBER: R32403-03-05 & R32403-03-06 (d)
ACREAGE: 2.61 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: April 20, 2015

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

Zoning History for the General Area

The parcels east of the site, which contain a convenience store with pumps, were rezoned from RU to General Commercial (GC) District under ordinance number 079-04HR (case number 05-13MA).

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	Residence
<u>South:</u>	RU	Place of worship
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Non-conforming commercial

Discussion

Parcel/Area Characteristics

The site has frontage along Bluff Road, a two lane State road and Congaree Road, a residential collector. There are no sidewalks or streetlights along this section of Bluff Road and Congaree Road. The surrounding area is characterized by residential, institutional and commercial uses. West of the site is a non-conforming convenience store without pumps. The parcels east of the site are residentially developed. South of the site is a place of worship. Southwest of the site is a post office

Public Services

The Gadsden fire station (station number 19) is located on Gadsden Community Road, approximately 1.2 miles northwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

Plans & Policies

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

Comprehensive Plan

The updated Richland County Comprehensive Plan, “**PUTTING THE PIECES IN PLACE**”, designates this area as **Rural Activity Center**.

Land Use and Design

A Rural Activity Center provides opportunities at rural crossroad locations for commercial development to serve the surrounding rural community. This can include small feed stores, restaurants, convenience grocery markets and similar smaller scale retail uses. These are not mixed-use developments and should not include residential development; however, small bed and breakfasts or other small scale tourism operations are appropriate.

Lower Richland Neighborhood Master Plan

Agriculture Area

The central portion of the Planning Area is classified as the agricultural area, and is surrounded by the other land uses. The agricultural area is bounded by Garners Ferry Road to the north and Congaree National Park to the south, while extending to Congaree Road on the west and McCords Ferry Road on the east. The active farming community and rural character are the mainstays of this area.

Additionally, the subject parcel is located at one of the three designated rural crossroads: the intersection of Congaree Road and Bluff Road. The rural crossroads are those areas where two

or more significant roads meet and there are existing non-residential uses. This crossroad area would benefit from community supporting services.

Agricultural Area Recommendations

Promote farming as a viable occupation and expanding the market for locally grown food.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 241) located northwest of the subject parcel on Bluff Road identifies 4,000 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. This segment of Bluff Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Bluff Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The intent of the RC District is 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. As such, staff is of the opinion that the proposed rezoning would be consistent with the Comprehensive Plan as it is located at a rural crossroads. Additionally approval of the requested zoning would not be out of character with the existing uses in the area and compliments the vision of the Lower Richland Master Plan and the Rural Crossroads, specifically.

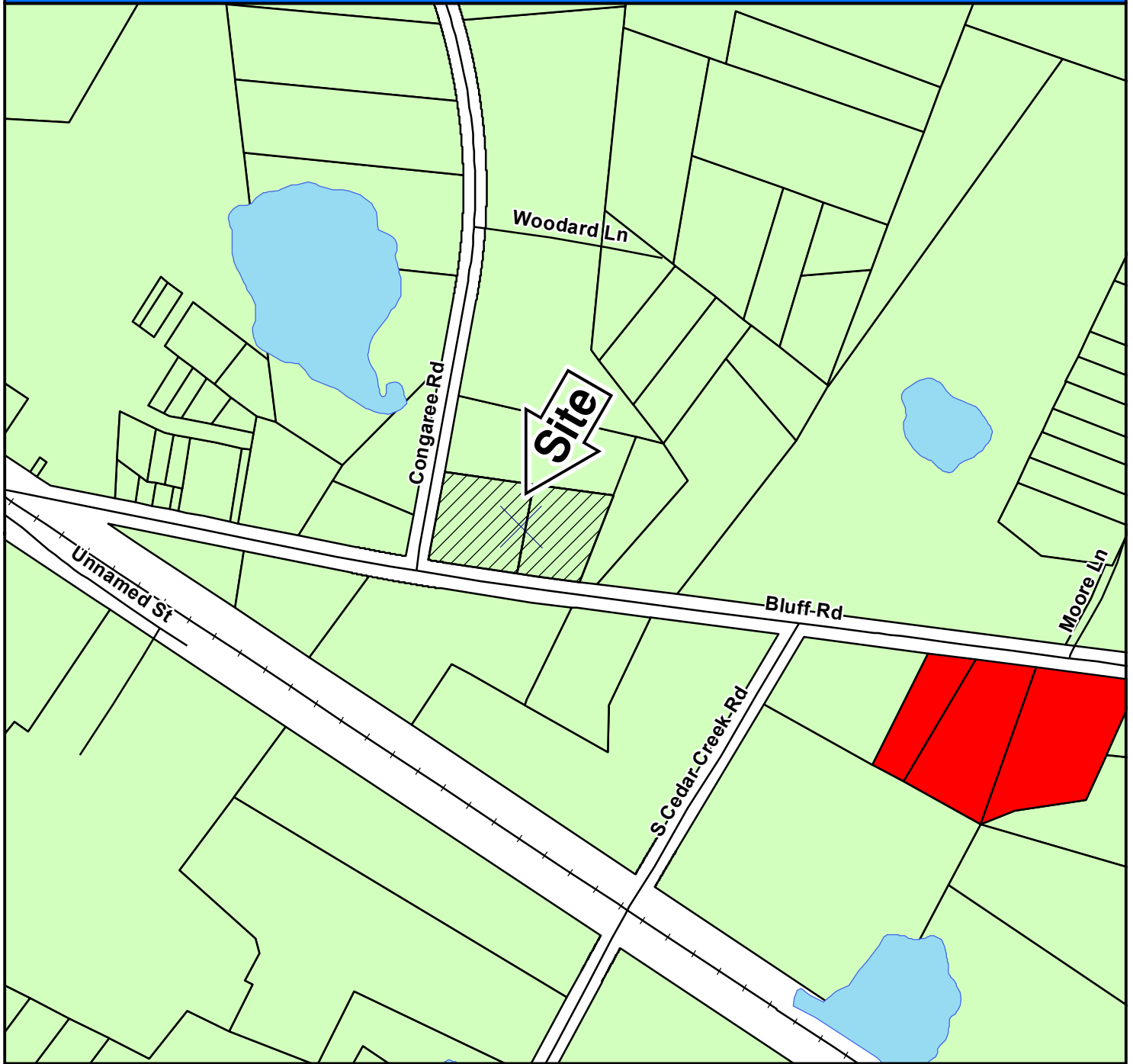
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

May 26, 2015.

Case 15-23 MA

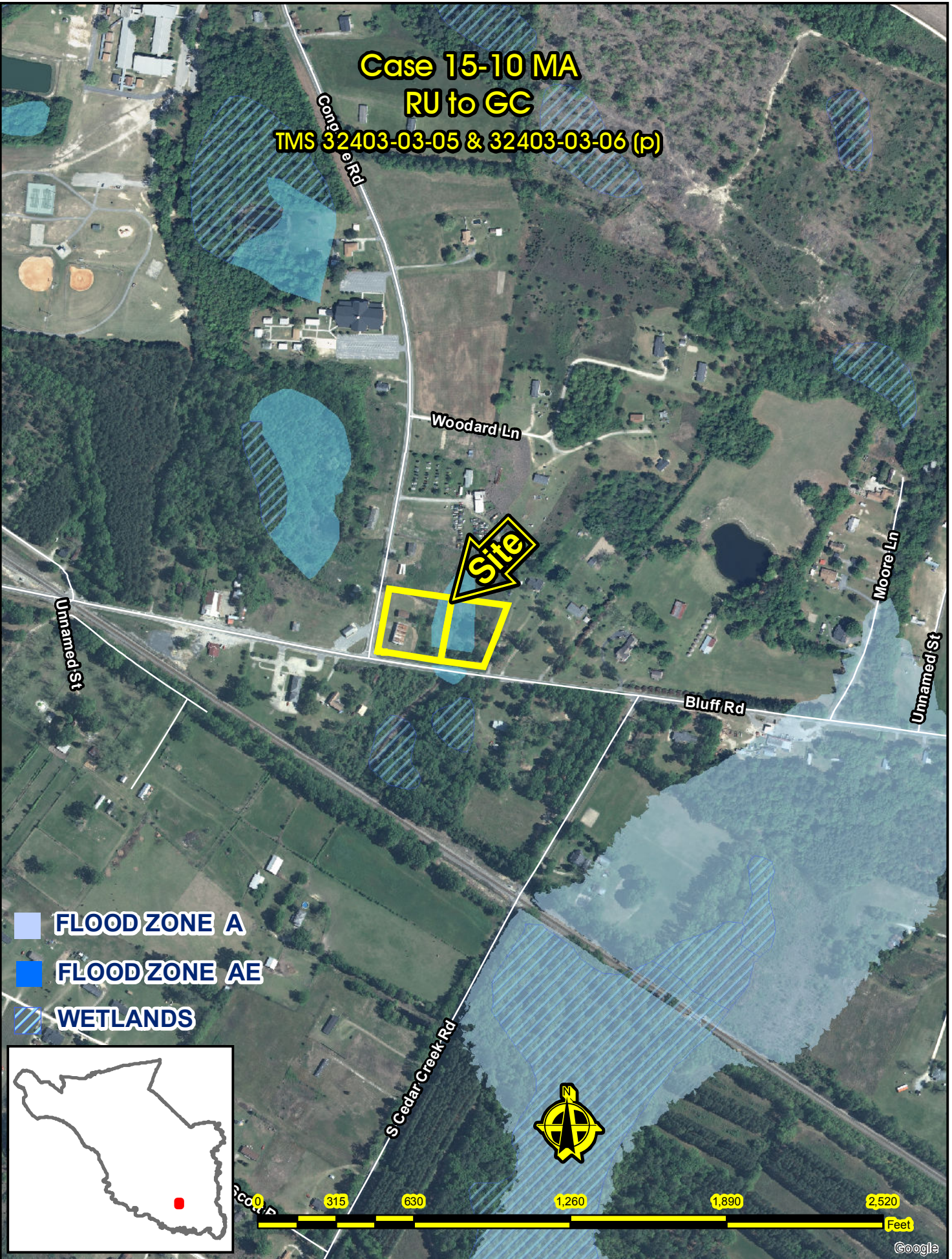
RU to RC



ZONING CLASSIFICATIONS

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

Case 15-10 MA
RU to GC
TMS 32403-03-05 & 32403-03-06 (p)



CASE 15-23 MA

From RU to RC

TMS# R32403-03-05 & R32403-03-06 (Portion of) 7746 Bluff Rd



The zoning change from RU (Rural) to RC (Rural Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

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 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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-15HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SO AS TO PERMIT ADDITIONAL USES IN THE LI LIGHT INDUSTRIAL DISTRICTS.

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

SECTION 1. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Retail Trade and Food Services” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-I	LI	HI
Retail Trade and Food Services																	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)											P	P	P	P	P		
Appliance Stores														P	P		
Art Dealers											P	P	P	P	P		
Arts and Crafts Supply Stores												P	P	P	P	P	
Auction Houses													P	P	P	P	
Automotive Parts and Accessories Stores												P	P	P	P	P	
Bakeries, Retail											SE	SE	SR	SR	SR	SR	
Bars and Other Drinking Places												P	P	P	P	P	
Bicycle Sales and Repair														P	P	P	
Boat and RV Dealers, New and Used											P	P	P	P	P	P	
Book, Periodical, and Music Stores												P	P	P	P	P	P
Building Supply Sales with Outside Storage													P	P	P	P	P
Building Supply Sales without Outside Storage													P	P	P	P	P
Camera and Photographic Sales and Service												P	P	P	P		
Candle Shops												P	P	P	P		
Candy Stores (Confectionery, Nuts, Etc.)												P	P	P	P	P	
Caterers, No On Site Consumption											P	P	P	P	P	P	
Clothing, Shoe, and Accessories Stores												P	P	P	P	P	
Coin, Stamp, or Similar Collectibles Shops												P	P	P	P	P	
Computer and Software Stores												P	P	P	P	P	
Convenience Stores (with Gasoline Pumps)												P	P	P	P	P	P
Convenience Stores (without Gasoline Pumps)												P	P	P	P	P	P

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-I	LI	HI
Cosmetics, Beauty Supplies, and Perfume Stores												P	P	P	P		
Department, Variety or General Merchandise Stores												P	P	P	P		
Direct Selling Establishments, Not Otherwise Listed														P	P	P	
Drugstores, Pharmacies, with Drive-Thru											P		P	P	P	P	
Drugstores, Pharmacies, without Drive-Thru											P	P	P	P	P	P	
Electronic Shopping and Mail Order Houses														P	P	P	P
Fabric and Piece Goods Stores												P	P	P	P		
Flea Markets, Indoor													P	P	P	P	
Flea Markets, Outdoor													P	P	P	P	
Floor Covering Stores													P	P	P		
Florists												P	P	P	P		
Food Service Contractors												P	P	P	P		
Food Stores, Specialty, Not Otherwise Listed												P	P	P	P		
Formal Wear and Costume Rental												P	P	P	P		
Fruit and Vegetable Markets												P	P	P	P	P	
Fuel Sales (Non-Automotive)															SR		SR
Furniture and Home Furnishings													P	P	P		
Garden Centers, Farm Supplies, or Retail Nurseries												P	P	P	P		
Gift, Novelty, Souvenir, or Card Shops												P	P	P	P		
Hardware Stores												P	P	P	P		
Grocery/Food Stores (Not Including Convenience Stores)												P	P	P	P		

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-I	LI	HI
Health and Personal Care Stores, Not Otherwise Listed												P	P	P	P		
Hobby, Toy, and Game Stores												P	P	P	P		
Home Centers														P	P		
Home Furnishing Stores, Not Otherwise Listed												P	P	P	P		
Jewelry, Luggage, and Leather Goods (May Include Repair)												P	P	P	P		
Liquor Stores												P	P	P	P		
Manufactured Home Sales														SR	SR	SR	
Meat Markets												P	P	P	P		
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building												P	P	P	P		
Motor Vehicle Sales – Car and Truck – New and Used													P	P	P	P	
Motorcycle Dealers, New and Used													P	P	P	P	
Musical Instrument and Supplies Stores (May Include Instrument Repair)												P	P	P	P		
News Dealers and Newsstands												P	P	P	P		
Office Supplies and Stationery Stores											P	P	P	P	P		
Optical Goods Stores											P	P	P	P	P		
Outdoor Power Equipment Stores													P	P	P		
Paint, Wallpaper, and Window Treatment Sales												P	P	P	P		
Pawnshops														P	P		
Pet and Pet Supplies Stores												P	P	P	P		
Record, Video Tape, and Disc Stores												P	P	P	P		
Restaurants, Cafeterias											P	P	P	P	P	P	

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-I	LI	HI
Restaurants, Full Service (Dine-In Only)											P	P	P	P	P	P	
Restaurants, Limited Service (Delivery, Carry Out)											P	P	P	P	P	P	
Restaurants, Limited Service (Drive-Thru)													P	P	P	P	
Restaurants, Snack and Nonalcoholic Beverage Stores											P	P	P	P	P	P	
Service Stations, Gasoline													P	P	P	P	
Sporting Goods Stores												P	P	P	P		
Television, Radio or Electronic Sales													P	P	P		
Tire Sales													P	P	P		
Tobacco Stores												P	P	P	P		
Truck Stops														P	P	P	P
Used Merchandise Stores												P	P	P	P		
Video Tape and Disc Rental												P	P	P	P		
Warehouse Clubs and Superstores														P	P		

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (44), Manufactured Home Sales; is hereby amended to read as follows:

(44) *Manufactured home sales.*

- a. Use districts: General Commercial; M-1 Light Industrial, LJ Light Industrial.
- b. Sales and storage areas shall be screened from adjacent residentially zoned ~~or used~~ properties.

SECTION III. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V. Effective Date. This ordinance shall be enforced from and after _____, 2015.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE ____ DAY
OF _____, 2015

S. Monique McDaniels
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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

Sec. 26-97. RC Rural Commercial District.

- (a) *Purpose.* The RC District 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 certain 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.



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