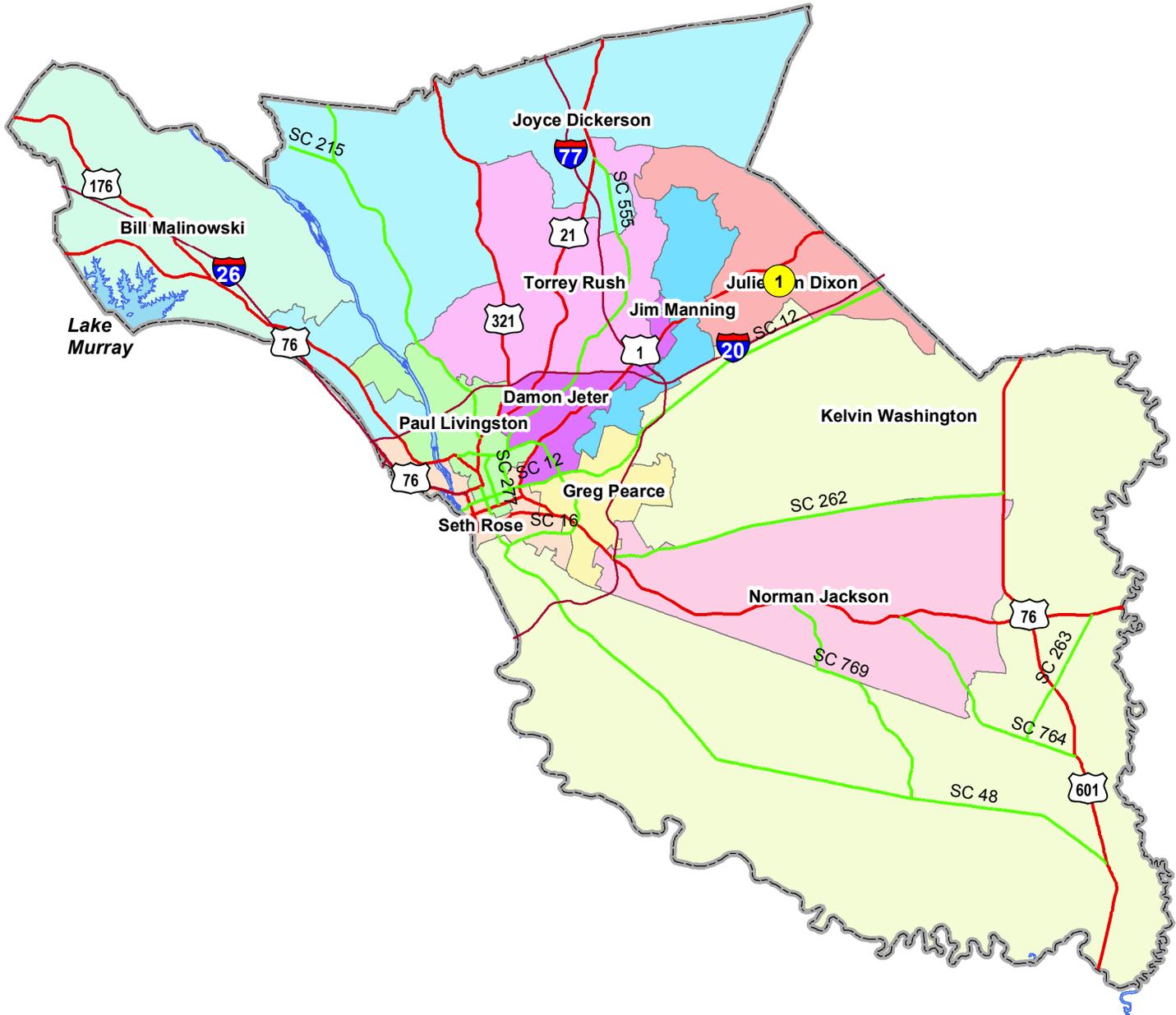


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



MAY 27, 2014

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING MAY 27, 2014



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-09 MA	Michael Boulware	25810-03-08 & 09	Jacobs Mill Pond Rd.	Dixon



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, May 27, 2014
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

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

CALL TO ORDERHonorable Norman Jackson
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 14-09
Michael Boulware
PDD to PDD (6.81 acres)
Jacobs Mill Pond Rd.
TMS# 25810-03-08 & 09 [**FIRST READING**]
Planning Commission Approved 8-0
Page F

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-176, LANDSCAPING STANDARDS; SUBSECTION (F), BUFFER TRANSITION YARDS; PARAGRAPH (1)(A); AND AMENDING SECTION 26-186, DEVELOPMENT WITH OPEN SPACE DESIGN STANDARDS; SUBSECTION (I), DEVELOPMENT REQUIREMENTS; PARAGRAPH (7); SO AS TO PROVIDE AN EXCEPTION TO THE BUFFER TRANSITION YARD REQUIREMENTS. [**FIRST READING**]
Planning Commission Approved 8-0
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ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 5, 2014
RC PROJECT: 14-09 MA
APPLICANT: Michael Boulware

LOCATION: Jacobs Mill Pond Road

TAX MAP NUMBER: R25810-03-08 and 09
ACREAGE: 6.81 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: April 4, 2014

Staff Recommendation

Approval

Background

Zoning History

The original zoning of the parcel as adopted September 7, 1977 was Rural District (RU). The subject parcel was rezoned to Planned Development District (PDD) under Ordinance Number 065-99HR (case number 99-050MA).

Zoning History for the General Area

The Woodcreek Farms PDD was rezoned under Ordinance Number 2178-92HR (case number 91-040MA) from RS-2, RU and D-1. Additionally the PDD parcels (Woodcreek Farms) south of the subject parcel were rezoned from PDD to PDD under Ordinance Number 018-00HR (case number 00-016MA). The Woodcreek Farms PDD has been amended throughout the years, including cases 04-62MA and 10-27MA.

Zoning District Summary

The Planned Development (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	Single-Family Residences (Greenhill Parish Subdivision)
<u>South:</u>	RG-2	Apartments (Preserve at Spears Creek, City of Columbia)
<u>East:</u>	RS-LD	Residences
<u>West:</u>	RM-HD	Residences (Walden Place Subdivision)

Discussion

Parcel/Area Characteristics

The PDD parcel has frontage along Spears Creek Church Road and Jacobs Mill Pond Road. The site is undeveloped, with moderate slopes, no sidewalks or streetlights. The overall Greenhill Parish PDD identifies 330 total acres with 238.66 acres of residential and 1,159 total allowable dwelling units. The proposed PDD will affect approximately 6.81 acres of the existing PDD development. The proposed changes would decrease the residential acreage from 112.16 acres to 105.35 acres and create 6.81 acres of OI Religious. The current residential yield is identified as 336 units at 3 dwelling units per acre (du/ac). The proposed change would decrease the permitted dwelling units under the RS-1 District from 336 units to 316 units.

Specific PDD Amendments			
Land Use	Existing Acreage	Proposed Acreage	Acreage Change
RS-1	112.16	105.35	-6.81
OI Religious	NA	6.81	+6.81

Public Services

The Spears Creek fire station (number 4) is located .7 miles to the south on Spears Creek Church Road. There are no fire hydrants located along this section of Spears Creek Church Road or Jacobs Mill Pond Road. Pontiac Elementary School is .7 miles south of the site on Spears Creek Church Road and Catawba Trail Elementary is .6 miles north east of the site on Greenhill Parish Parkway. Water will be provided by the City of Columbia and sewer will be provided by Palmetto Utilities.

Plans & Policies

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

Objective: “Institutional uses such as schools, libraries, government facilities, police and fire stations should be located in appropriate locations along major roads and traffic junctions serving the community. Locations should be considered on a case by case basis. Public facilities such as schools, libraries, and recreation centers should be located where they reinforce neighborhoods and communities.”

Compliance: The proposed use would be a good transition between the single family residences to the north and the multifamily development to the south. Additionally the use would be located in an area where it could serve the surrounding community.

Traffic Impact

The 2012 SCDOT traffic count (Station # 451) located south of the subject parcels on Spears Creek Church Road identifies 10,500 Average Daily Trips (ADT's). Spears Creek Church Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Spears Creek Church Road is currently operating at Level of Service (LOS) "E".

Spears Creek Church Road is ranked as number 34 on the list of Prioritized Road Widening Projects in the COATS 2035 Long Range Transportation Plan. Spears Creek Church Road is identified for widening from 2 to 5 lanes from Interstate 20 to Two Notch Road. The section of Spears Creek Church Road from Two Notch Road to Percival Road is also identified for widening on the list of Richland County Penny Tax projects.

Conclusion

The parcels north of the site contain residential uses and are part of the Greenhill Parish PDD. The parcels located west of the site are zoned Residential Multifamily High Density (RM-HD) and are developed as single-family residential. The parcel south of the site is zoned Residential Multifamily High Density (RG-2) and is established as a multifamily development. The proposed request is in compliance with the Comprehensive Plan, as it would provide a transition in land uses between the mix of residential uses around the site.

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

Zoning Public Hearing Date

May 27, 2014

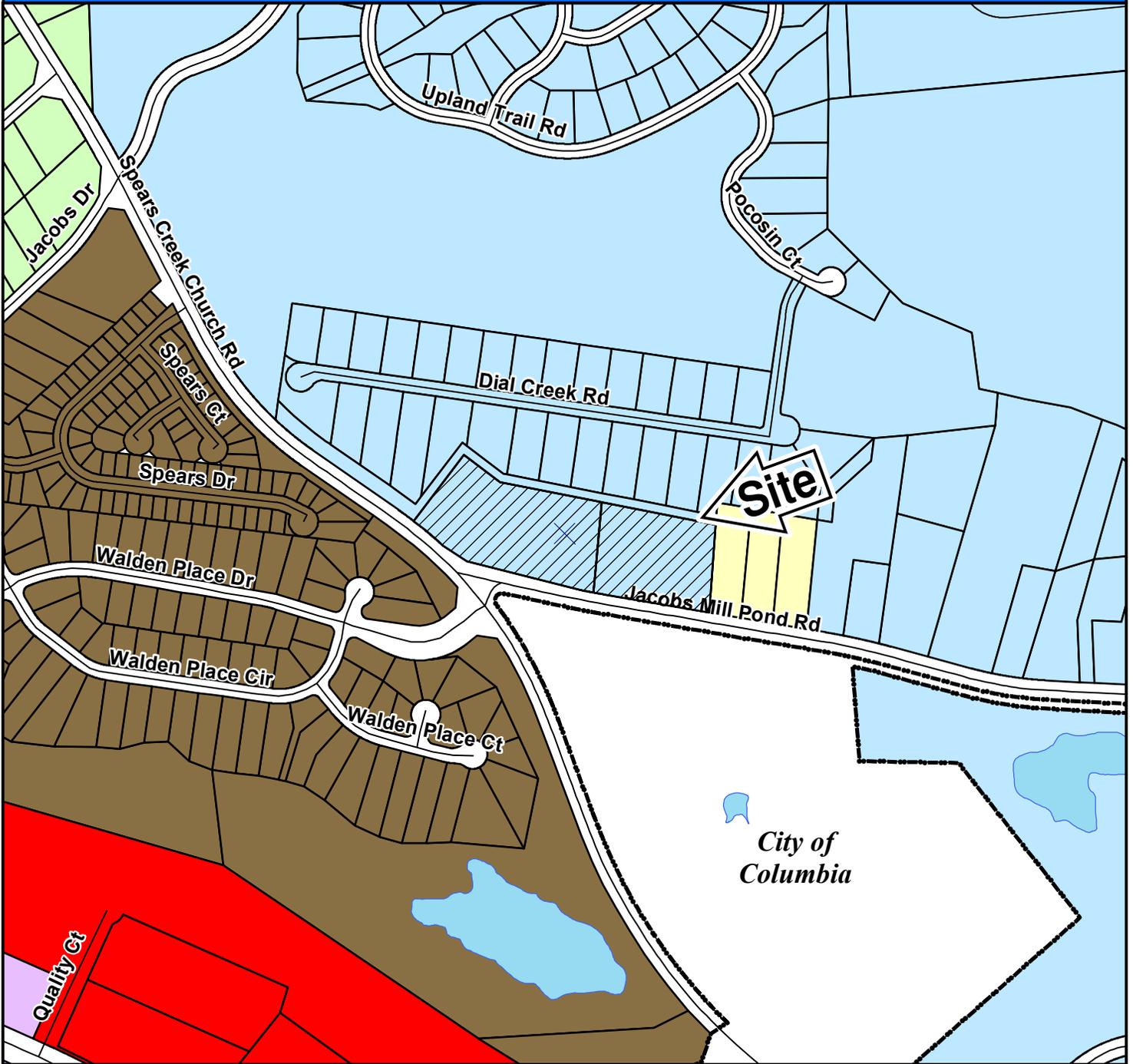
Proposed PDD Conditions

- a) Planned development regulations should adhere to landscaping, parking and pedestrian regulations respectfully, Sections 26-173, 26-176, and 26-179.
- b) Proposed changes to the approved Master Plan are deemed major changes and shall be subject to the requirements of Section 26-59 (j) of the Richland County Land Development Code.
- c) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.
- d) All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.
- e) The OI Religious zoning designation shall permit places of worship and their associated uses only.

Planning Commission Action

At their meeting of **May 5, 2014** the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 14-09 MA**.

Case 14-09 MA PDD to PDD

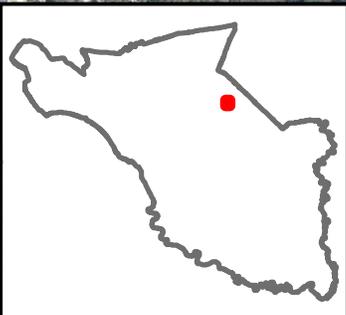
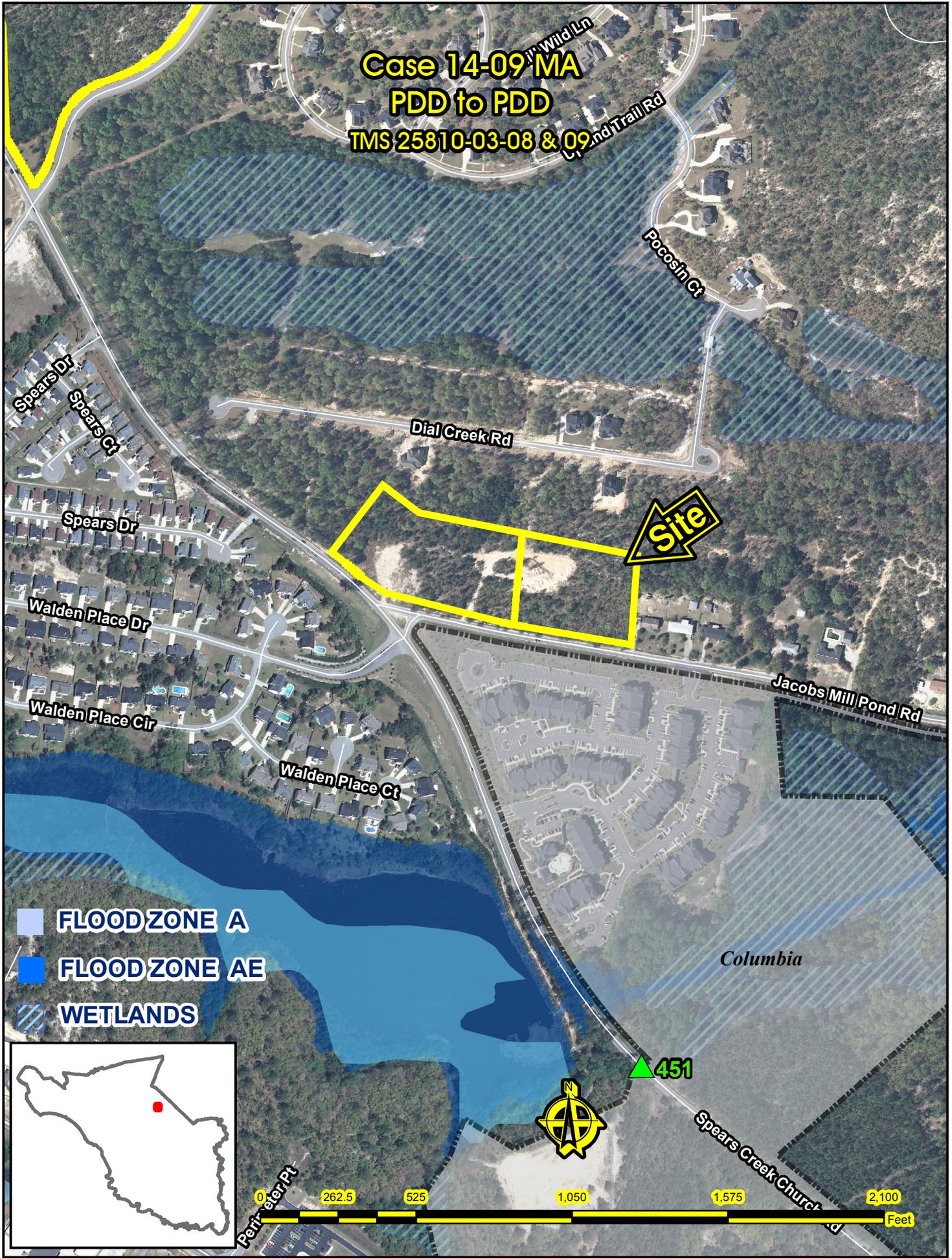


ZONING CLASSIFICATIONS

	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 14-09 MA
PDD to PDD
TMS 25810-03-08 & 09



CASE 14-09 MA

From PDD to PDD

TMS# R25810-03-08, 09

Jacobs Mill Pond Road



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE LAND USES WITHIN THE PDD (PLANNED DEVELOPMENT DISTRICT) ZONING DISTRICT FOR THE REAL PROPERTIES DESCRIBED AS TMS # 25810-03-08 and 09; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the land uses within the PDD (Planned Development District) zoning district for TMS # 25810-03-08 and 09, as described herein.

Section II. PDD Site Development Requirements. The following site development requirements shall apply to the subject parcels:

- a) The applicant shall comply with the PUD-1R Descriptive Statement (dated November 4, 1999) (Ordinance No. 065-99HR) and the General Development plan as referenced in the PUD-1R General Development Plan (dated April 8, 2014), which are on file with the Planning and Development Services Department; and
- b) The applicant shall comply with the revised land uses as described in Exhibits A and B, which are attached hereto; and
- c) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- d) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest.

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 effective from and after _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

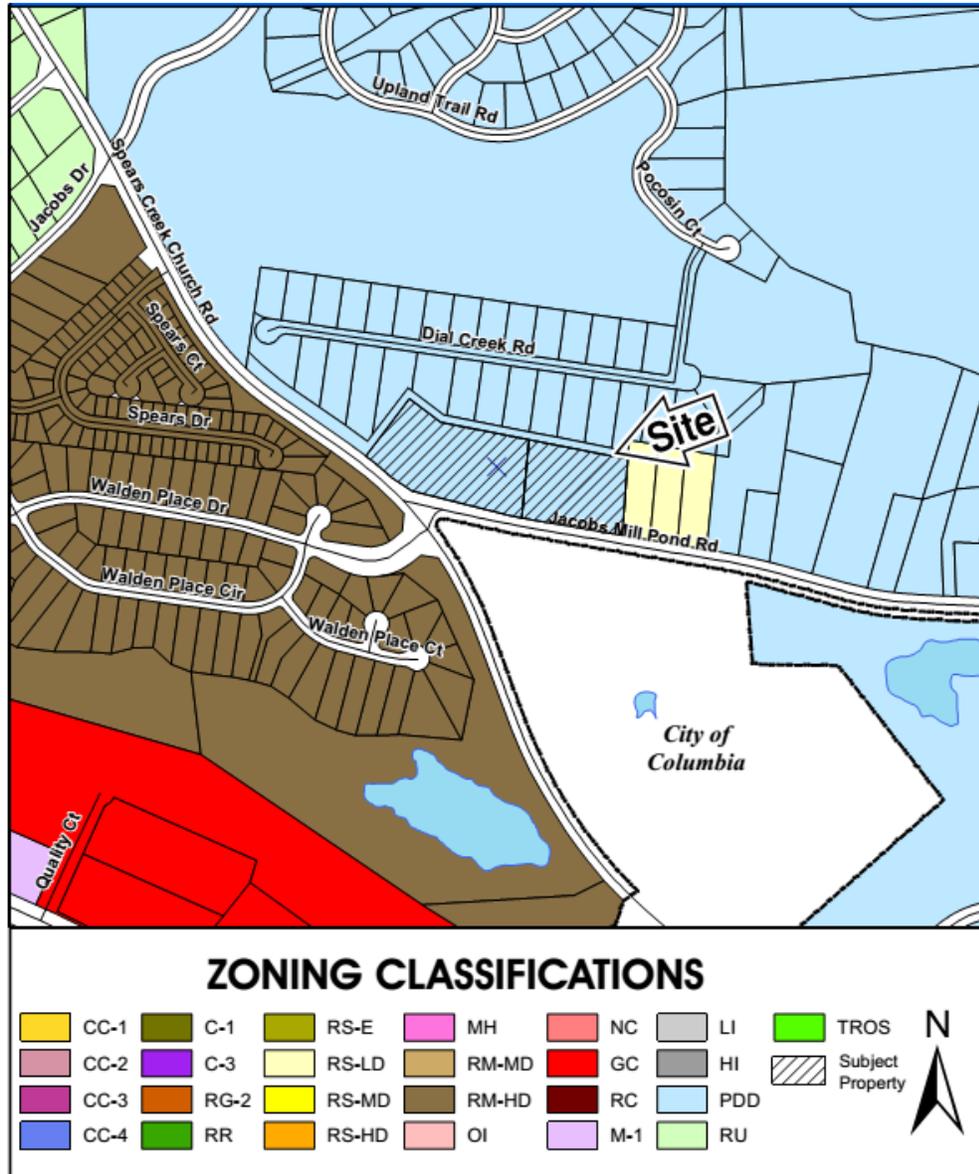
Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: May 27, 2013 (tentative)
First Reading: May 27, 2013 (tentative)
Second Reading:
Third Reading:

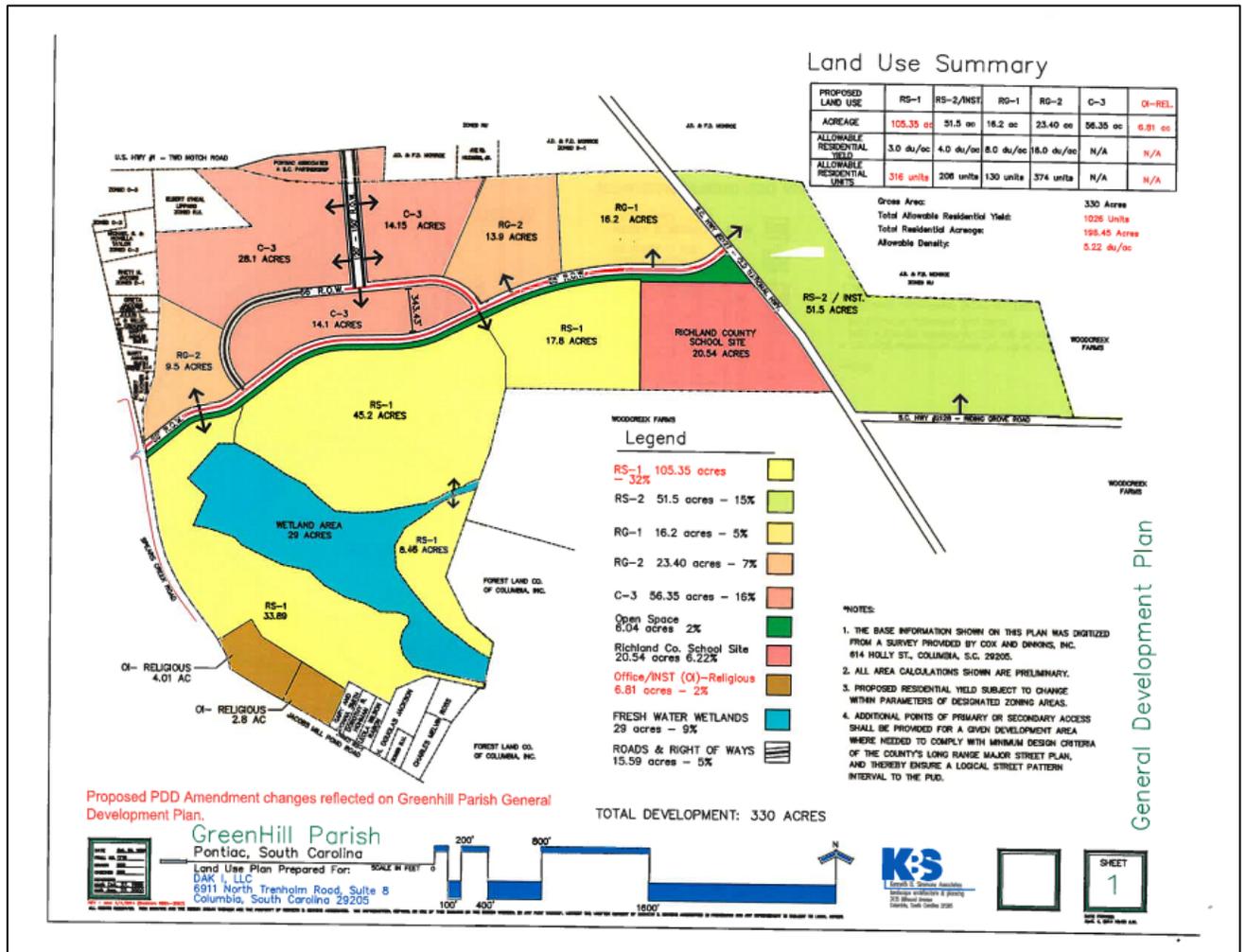
Exhibit A



The overall Greenhill Parish PDD identifies 330 total acres with 238.66 acres of residential and 1,159 total allowable dwelling units. The proposed PDD will affect approximately 6.81 acres of the existing PDD development. The proposed changes would decrease the residential acreage from 112.16 acres to 105.35 acres and create 6.81 acres of OI Religious. The current residential yield is identified as 336 units at 3 dwelling units per acre (du/ac). The proposed change would decrease the permitted dwelling units under the RS-1 District from 336 units to 316 units.

Specific PDD Amendments			
Land Use	Existing Acreage	Proposed Acreage	Acreage Change
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OI Religious	NA	6.81	+6.81

Exhibit B



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-176, LANDSCAPING STANDARDS; SUBSECTION (F), BUFFER TRANSITION YARDS; PARAGRAPH (1)(A); AND AMENDING SECTION 26-186, DEVELOPMENT WITH OPEN SPACE DESIGN STANDARDS; SUBSECTION (I), DEVELOPMENT REQUIREMENTS; PARAGRAPH (7); SO AS TO PROVIDE AN EXCEPTION TO THE BUFFER TRANSITION YARD REQUIREMENTS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-176, Landscaping Standards; Subsection (f), Buffer Transition Yards; Paragraph (1); Subparagraph a.; is hereby amended to read as follows:

- a. Identify the proposed new or expanding land use and each existing adjacent land use. Identify the land use impact of each of these identified uses as set forth in Table VII-6 below. A ~~proposed~~ land use is considered existing on an adjacent property when a building permit is issued plan has been approved by the Planning Department for the use. If adjacent property is vacant, and no ~~building permit has been issued plan has been approved by the Planning Department~~ for its use, its use shall be determined by assigning it the highest level of impact in its zoning classification.

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-186, Development with Open Space Design Standards; Subsection (i), Development Requirements; Paragraph (7); is hereby amended to read as follows:

- (7) Buffer Transition Yards: A twenty five foot (25') minimum, vegetated buffer transition yard is required along any lot line that abuts an existing residential use. Properties with a residential plan approved by the Planning Department are considered to have an existing residential use. Provided, however, this requirement does not apply when continuity exists by way of all of the following: the streets provide connectivity between developments, the developer is the same, and the parcels within the development are similar in lot size.

- a. *Location:* As set forth in Sections 26-176(f)(2)(a) and (b). Residential yards (front, side or rear) shall not apply towards buffer transition yards.
- b. *Buffer yard credits:* All existing healthy, mature trees retained in buffer areas, can be credited toward meeting the buffer yard requirements, upon determination that adequate screening is provided. This may require a field visit and determination by the Planning Department.
- c. *Buffer yard reductions:* Reductions of the minimum transition buffer yard widths are not permitted.
- d. *Buffer material specifications:* As set forth in Section 26-176(f)(7).

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 _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY
OF _____, 2014

Michelle Onley
Clerk of Council

Public Hearing: May 27, 2014 (tentative)
First Reading: May 27, 2014 (tentative)
Second Reading:
Third Reading:

PROCEDURES FOR SENDING REZONING MATTERS ‘BACK’ TO THE PLANNING COMMISSION

PLANNING COMMISSION	PLANNING COMMISSION RECOMMENDATION	COUNTY COUNCIL ACTION AT THE ZONING PUBLIC HEARING	Goes back to PC and is reviewed	Goes back to PC and starts over	Does not go back to PC
Zoning District X to Zoning District Y	APPROVE	APPROVE			X
Zoning District X to Zoning District Y	DENY	APPROVE			X
Zoning District X to Zoning District Y	APPROVE	DENY			X
Zoning District X to Zoning District Y	DENY	DENY			X
Zoning District X to Zoning District Y	APPROVE	Zoning District X to Zoning District Z		X	
Zoning District X to Zoning District Y	DENY	Zoning District X to Zoning District Z		X	
Zoning District X to PDD	APPROVE	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	APPROVE	Zoning District X to PDD with more restrictions			X
Zoning District X to PDD	DENY	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	DENY	Zoning District X to PDD with more restrictions			X



Richland County Government
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