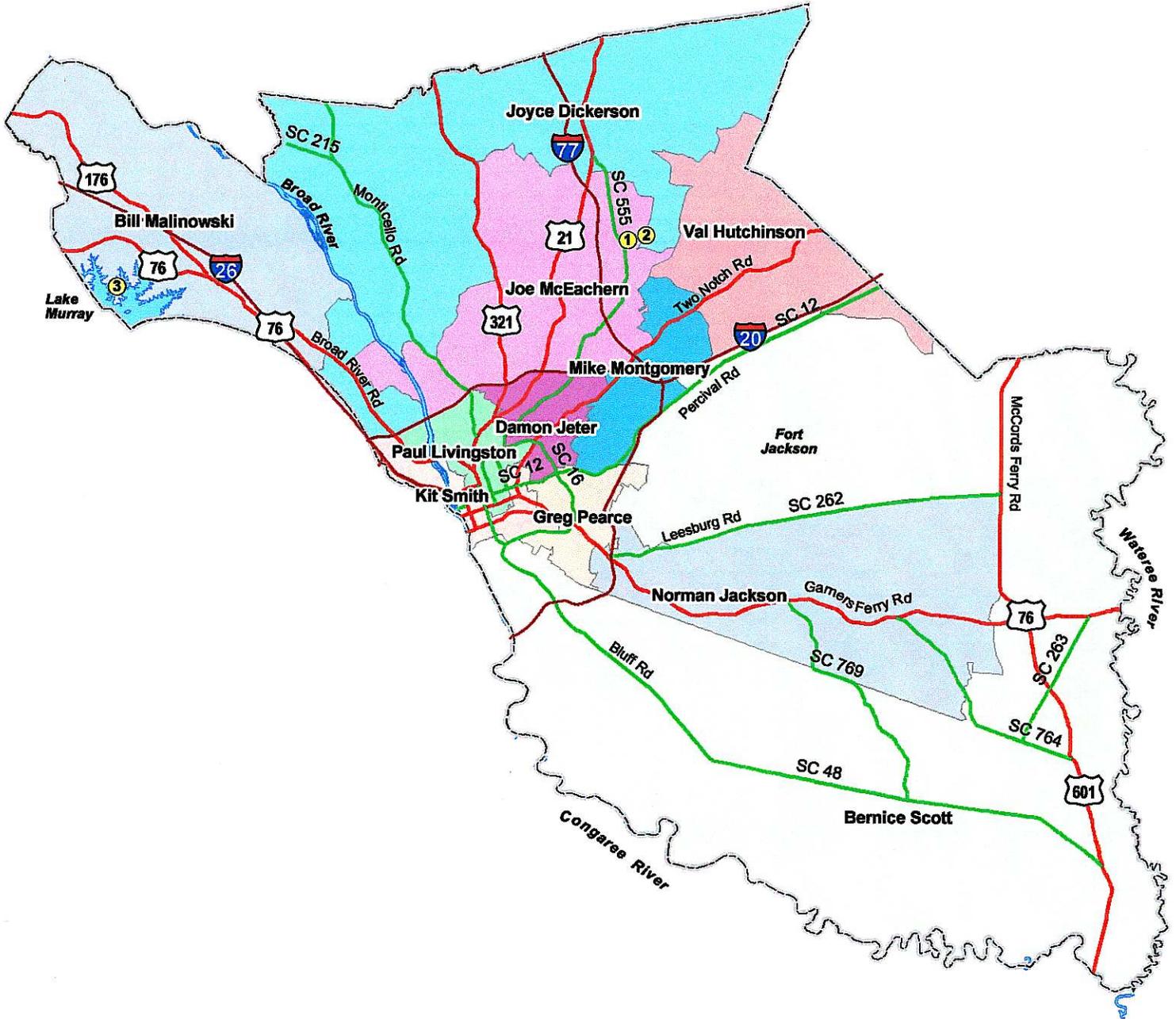


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



MARCH 25, 2008

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING MARCH 25th, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-03 MA	Summit Contractors, Inc	17400-05-30	Clemson Rd & Longreen Pkwy	McEachern
2. 08-04 MA	David Armstrong Jr.	20200-01-02	600 Longtwn Rd	Dickerson
3. 08-05 MA	Baylen Moor	01409-03-05,06,07 & 01413-01-06	Brody Rd	Malinowski



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, March 25, 2008
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF: Joseph Kocy, AICP Planning Director
Anna Almeida, AICP Development Services Manager
Amelia R. Linder, Esq. Department Attorney

I. CALL TO ORDER Joe McEachern
Chair of Richland County Council

II. ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

CASE # 08 - 03 MA	Charlie Waite	Deferred 2/26
APPLICANT	Summit Contractors, Inc.	1st Reading
REQUESTED AMENDMENT	HI to RM-HD (28.11 acres)	Approved
PURPOSE	Multi-Family Apartments	8-0
TAX MAP SHEET NUMBER (S)	17400-05-30	
LOCATION	Clemson Rd. & Longreen Pkwy.	Page 3

CASE # 08 - 04 MA		Deferred 2/26
APPLICANT	David Armstrong Jr.	1st Reading
REQUESTED AMENDMENT	RU to GC (1.15 acres)	Denied
PURPOSE	Wash Shed	6-2
TAX MAP SHEET NUMBER (S)	20200-01-02	
LOCATION	600 Longtown Rd.	Page 13

CASE # 08-05 MA		
APPLICANT	Baylen Moor	1st Reading
REQUESTED AMENDMENT	RU to RS-LD (1.39 acres)	APPROVED
PURPOSE	Residential Low Density	8-0
TAX MAP SHEET NUMBER (S)	01409-03-05,06,07 & 01413-01-06	
LOCATION	Brody Rd.	Page 23

III. ADJOURNMENT



**Richland County Planning & Development
Services Department
Map Amendment Staff Report**

PC MEETING DATE: February 4, 2008
RC PROJECT: 08-03 MA
APPLICANT: Summit Contractors, Inc/ Charlie Waite
PROPERTY OWNER: Goebel Partners
LOCATION: Northwest corner of Longreen Parkway and Clemson Road

TAX MAP NUMBER: 17400-05-30
ACREAGE: 28.11
EXISTING ZONING: HI
PROPOSED ZONING: RM-HD

PC SIGN POSTING: January, 2008

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Heavy Industrial District (HI) and is located at the northwest corner of Longreen Parkway and Clemson Road with approximately 436 linear feet along Clemson Road and bound on the west side by the existing railroad line.

On September 12, 2007 a plat was approved which consolidated three (3) parcels into this one parcel of 28.11 acres.

According to County records the current zoning of Heavy Industrial District (HI) reflects the original zoning as adopted September 7, 1977.

Summary

The RM-HD District is intended to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of

residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

No minimum lot area, except as determined by DHEC. Maximum density for residential uses is no more than sixteen (16) dwelling units per acre.

Gross Dwelling Units: 449

Net Dwelling Units: 312

Roads

The site is located on Clemson Road classified as a two lane collector road currently maintained by SCDOT.

Existing Zoning		
North:	PDD	Longtown Planned Development/Mixed Use
South:	HI	Commercial
East:	LI/HI/PDD	Commercial/Single Family
West:	HI	Railroad Line/ Manufacturing

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Area Proposed Land Use Map” designates this area as Industrial Area in the Developing Urban Area.

Objective: “Accommodate in certain planned higher density residential areas, a full range of housing opportunities, to meet the various needs of area residents”.

Compliance: The general vicinity has commercial, multi-family, single family residential and manufacturing within a five mile radius.

Principal: “Mixed residential densities are appropriate within the Developing Urban Area; high-density is identified as 9 dwellings per acre”.

Compliance: The comprehensive plan identifies high density as nine (9) dwelling units per acre; however the land redevelopment regulations define high density as sixteen units per acre which is almost fifty percent more.

Principal: “Where single-family development occurs adjacent to higher intensity uses, multi-family development, at a compatible density, may be used as a buffer”.

Compliance: The existing single family residential will have the high density residential as the adjacent land use, as opposed to the intense manufacturing and industrial uses in a Heavy Industrial District (HI) permitted uses.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 285 located on Farrow Road. The current traffic volume is 6,200 ADT which is currently at a level-of-service “B”.

Conclusion

The subject property is located off of a two lane state road which has a guard rail along the frontage, of the only frontage road. The current zoning of Heavy Industrial District (HI) has as the permitted uses manufacturing and industrial. The Residential Multi-Family – High Density District (RM-HD) also has as permitted and special requirement uses civic, recreation, and personal services.

The neighboring lands within a five mile radius include a middle school, two multifamily developments, single family developments, commercial, manufacturing. In the immediate area, this would be the initial multi-family development as the single family dwelling developments exist. The requested zone district represents the highest density permitted in Richland County and could yield the site a maximum of 449 dwelling units.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

March 25, 2008

Planning Commission Action

At their meeting of **February 4, 2008** the Richland County Planning Commission **agreed** with the PDSR recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process for **RC Project # 08-03 MA** at the next available opportunity.

CASE 08-03 MA HI to RM-HD

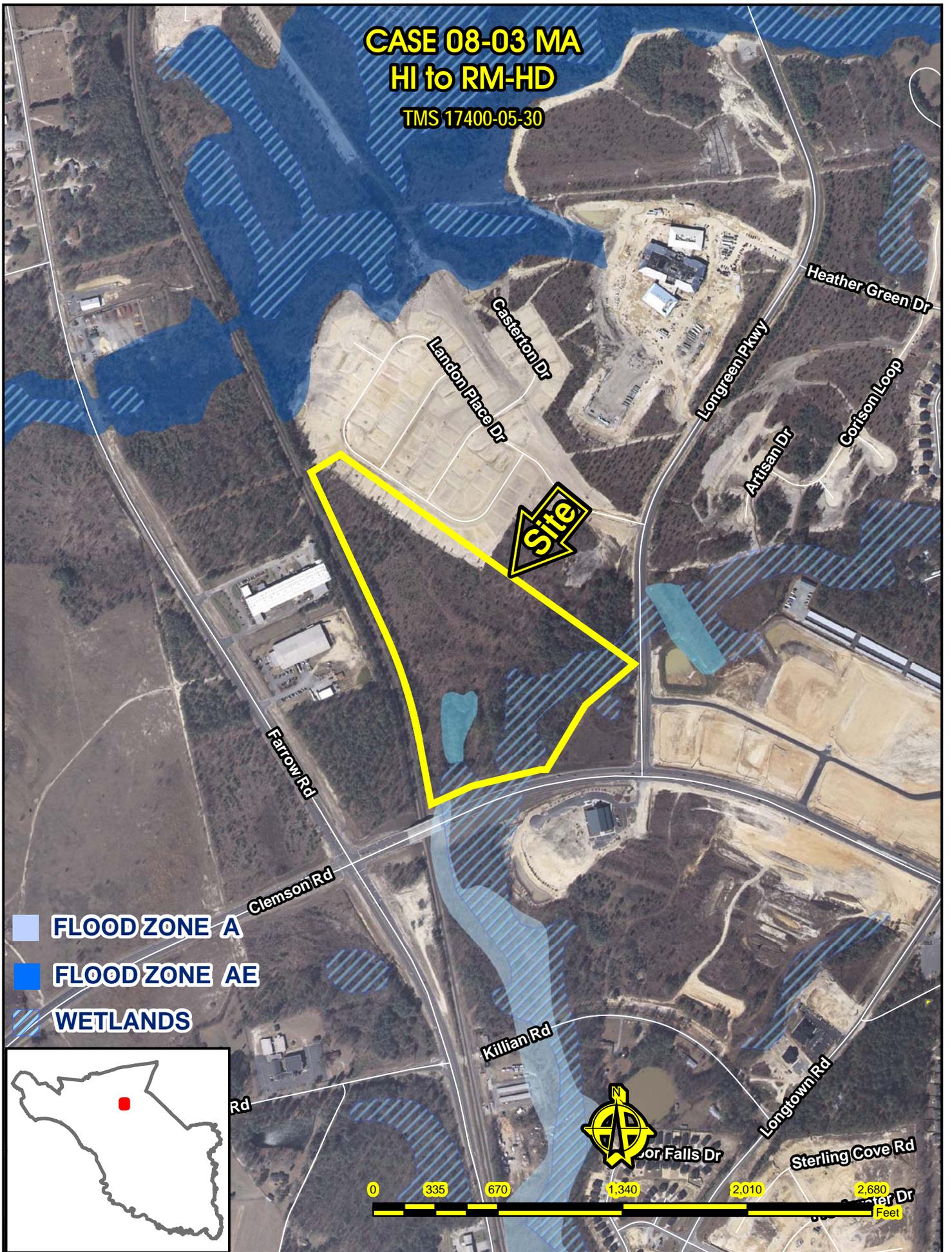


ZONING CLASSIFICATIONS



 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

CASE 08-03 MA
HI to RM-HD
TMS 17400-05-30







Looking east down Clemson Rd.



Looking west down Clemson Rd.



**Intersection of Clemson Rd. and Longgreen Parkway –
across from site**



**Intersection of Clemson Rd. and Longgreen Parkway –
looking towards Mungo’s PUD**

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED HEREIN (TMS # 17400-05-30) FROM HI (HEAVY INDUSTRIAL DISTRICT) TO RM-HD (RESIDENTIAL, MULTI-FAMILY, HIGH DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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 I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 17400-05-30 from HI (Heavy Industrial District) zoning to RM-HD (Residential, Multi-Family, High Density District) zoning.

Section II. 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 III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: March 25, 2008 (tentative)
First Reading: March 25, 2008 (tentative)
Second Reading:
Third Reading:



**Richland County Planning & Development
Services Department
Map Amendment Staff Report**

PC MEETING DATE: February 4, 2008
RC PROJECT: 08-04 MA
APPLICANT: David Armstrong Jr./ Trip Construction Co., Inc.
PROPERTY OWNER: Trip Construction Co.,
LOCATION: 600 Longtown Road

TAX MAP NUMBER: 20200-01-02
ACREAGE: 1.15
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: January, 2008

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Longtown Road north of Clemson Road with approximately 247 linear feet of frontage along Longtown Road.

On September 19, 2007 a 1.15 acre site was subdivide from the majority parcel of approximately forty-four (44) acres.

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

Roads

The site is located on Longtown Road which is a two lane undivided collector road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Vacant
<u>South:</u>	RU/GC	Vacant/ residence
<u>East:</u>	RS-MD	Whitehurst & Winslow Subdivision
<u>West:</u>	PDD	Longtown PDD/ Heather Green Subdivision

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Area Proposed Land Use Map” designates this area as General Commercial Area in the Developing Urban Area.

Objective: “Establish commercial pockets or clusters as needed to serve the area”.

Non-Compliance: The existing commercial parcels are not contiguous to the subject parcel and the adjacent lands are all residentially zoned.

Principal: “In general, commercial and office activities should be confined to or expanded at existing clusters, and/or locations as identified on the Proposed Land Use Map”.

Non-Compliance: The existing commercial activity is a legal non-conforming use and cannot be expanded or changed

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 711 located on Longtown Road. The current traffic volume is 7,100 ADT which is currently at a Level-of Service “C”.

Conclusion

The subject parcel has an existing commercial use of construction offices, which has been in existence prior to zoning being adopted for Richland County in 1977. Therefore, the use is legal non-conforming and encompasses approximately forty-four acres, and by statute may not be expanded or altered to increase the non-conformity.

The parcel is surrounded by residential lands with varying densities of 1.32 dwellings per acre, 3.63 dwellings per acre and the maximum of 16 dwellings per acre in the Planned Development of Longtown. The General Commercial District (GC) has the maximum allowed residential density of sixteen (16) units per acre in addition to a wide range of retail, commercial and wholesale land uses.

The General Commercial District (GC) is concentrated to the south of the parcel. One of the parcels currently zoned GC is approximately 39 acres and remains undeveloped.

Planning staff recommends denial of this map amendment.

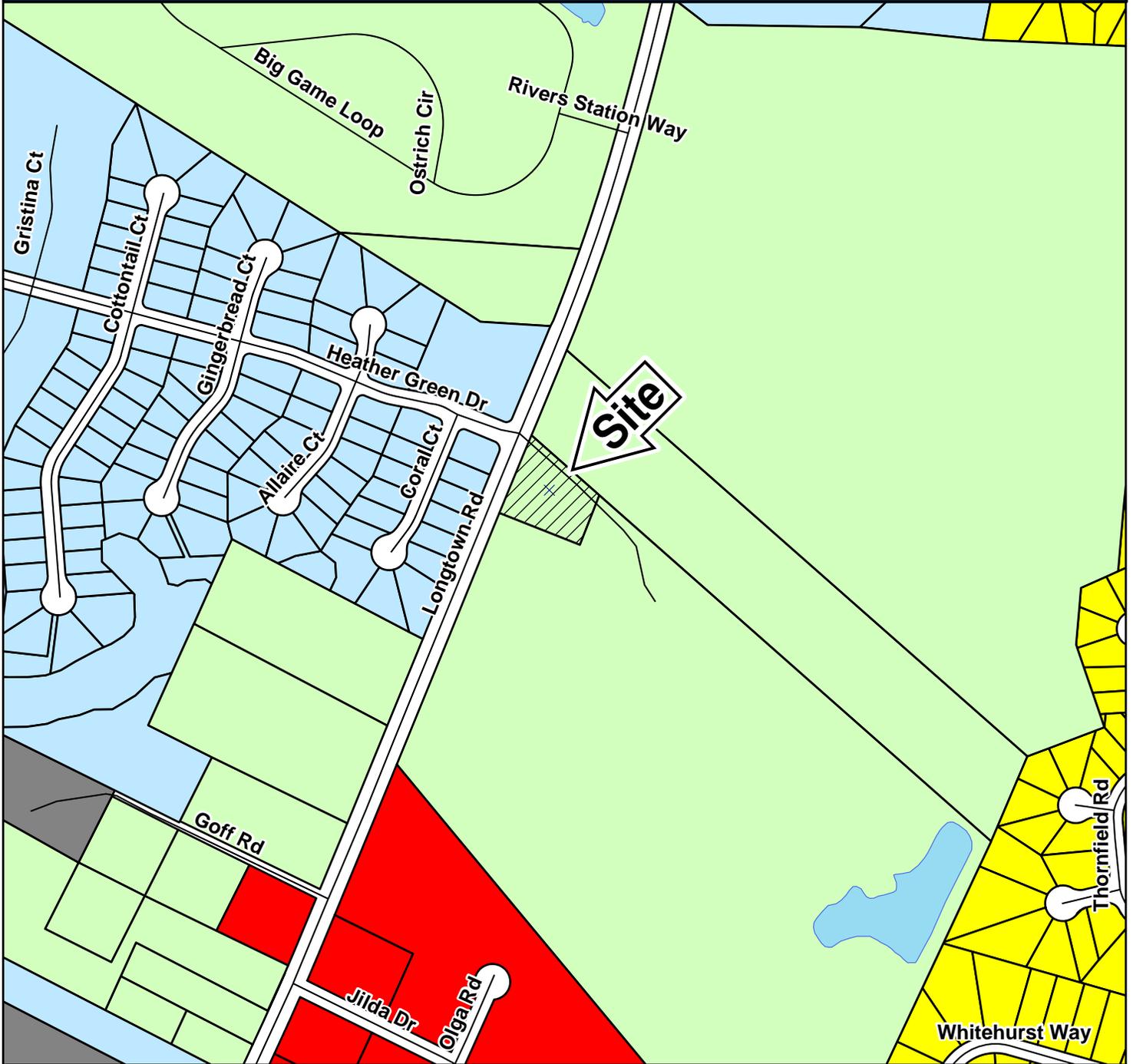
Zoning Public Hearing Date

March 25, 2008

Planning Commission Action

At their meeting of **February 4, 2008**, the Richland County Planning Commission **agreed** with the PDSO recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process to **deny the proposed Amendment for RC Project # 08-04 MA** at the next available opportunity

CASE 08-04 MA RU to GC



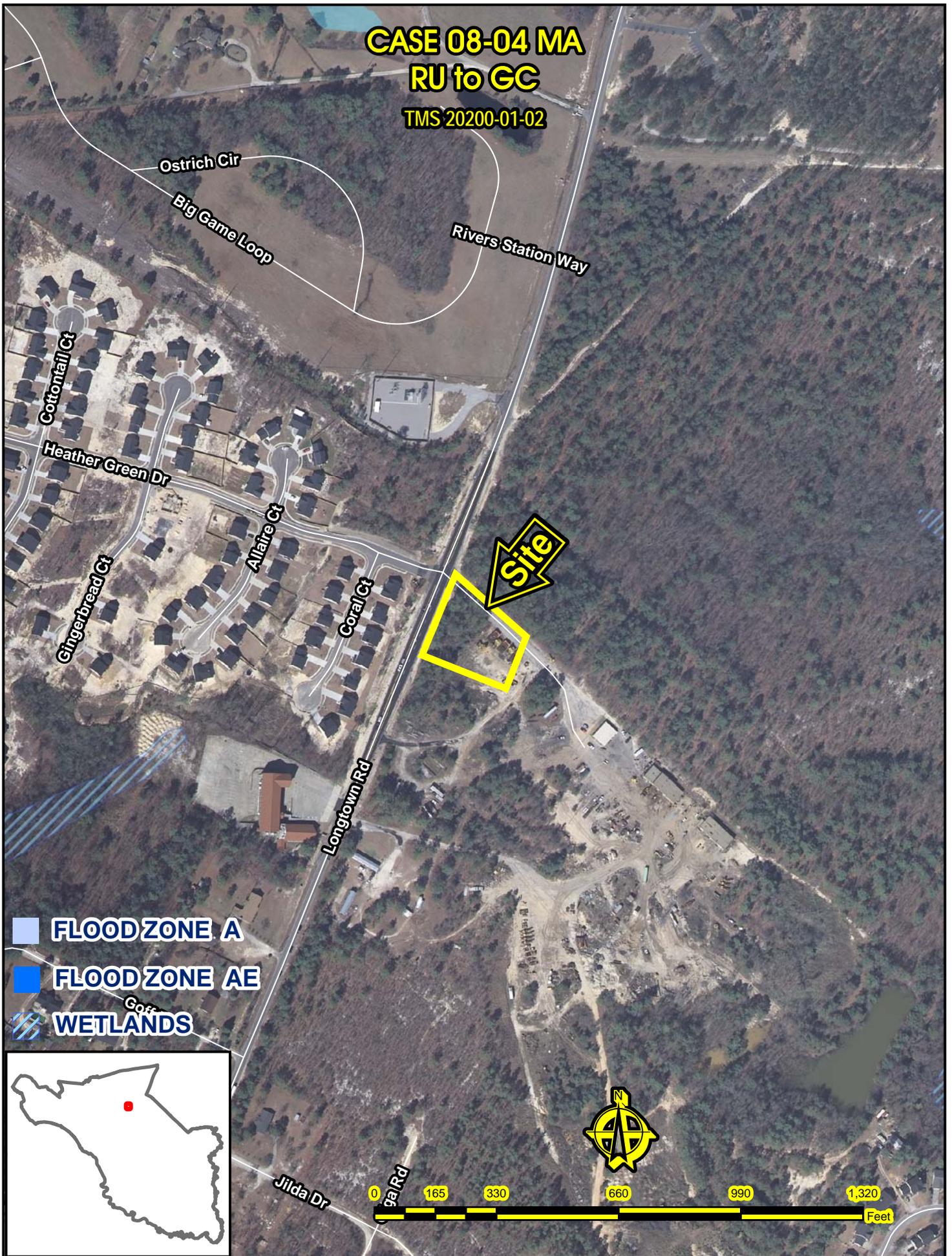
ZONING CLASSIFICATIONS



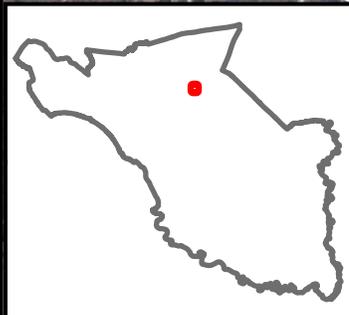
 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

CASE 08-04 MA RU to GC

TMS 20200-01-02

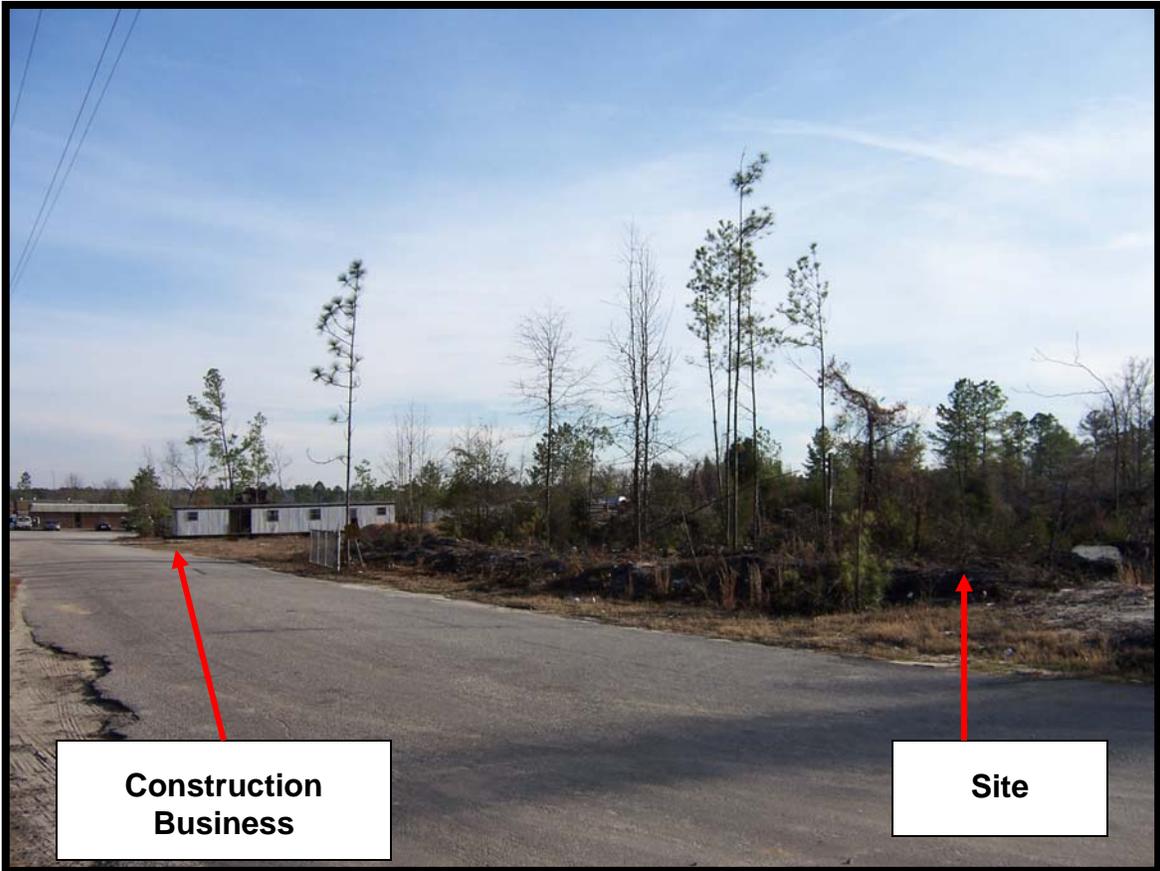


- FLOOD ZONE A
- FLOOD ZONE AE
- ▨ WETLANDS





Site

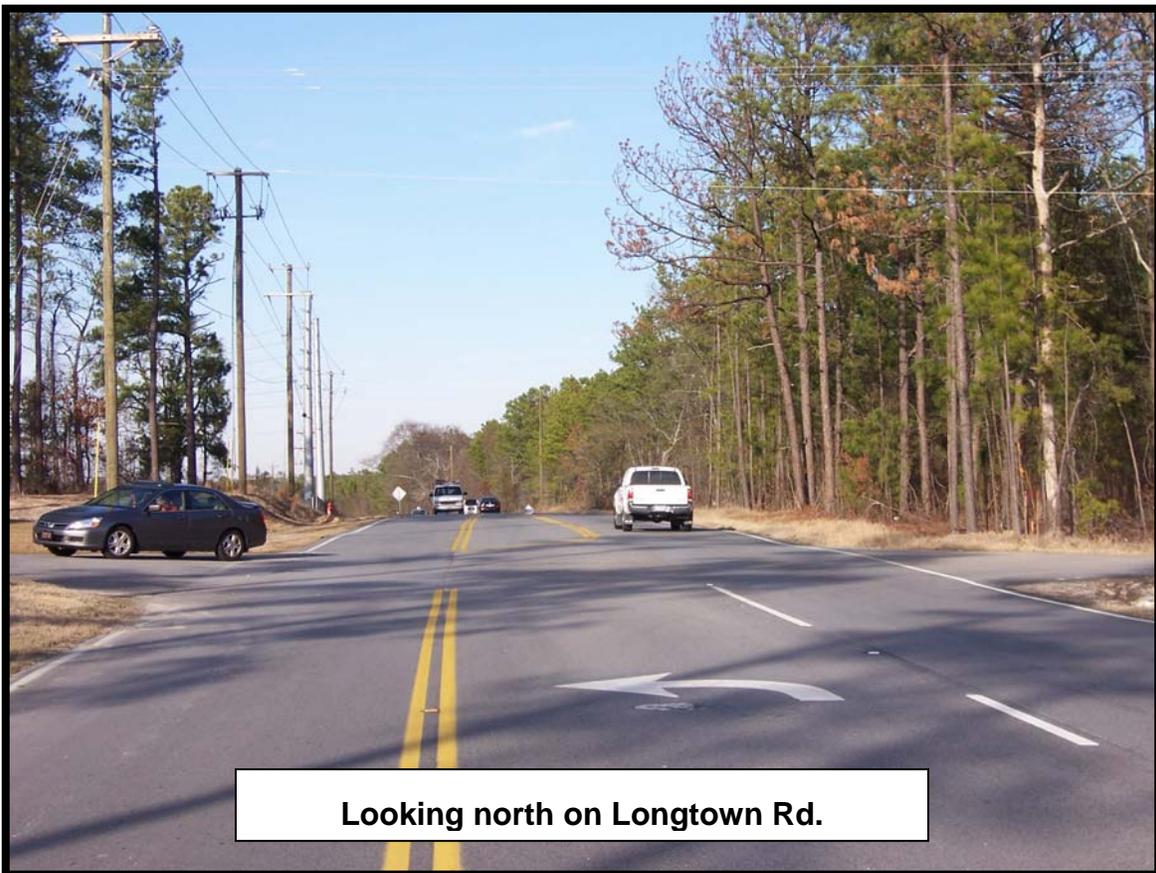


**Construction
Business**

Site



Across from site – Heather Green Subdivision



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 20200-01-02 FROM RU (RURAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); 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 real property described as TMS # 20200-01-02 from RU (Rural District) zoning to GC (General Commercial District) zoning.

Section II. 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 III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: February 26, 2008 (tentative)
First Reading: February 26, 2008 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: March 3, 2008
RC PROJECT: 08-05MA
APPLICANT: Baylen Moore
PROPERTY OWNER: Teresa Deberry, Riley Newman, Brian Cowsert, Baylen Moore
LOCATION: Brody Road

TAX MAP NUMBER: 01409-03-05, 06, 07 & 01413-01-06
ACREAGE: 1.39
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: February, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

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. The minimum lot area is 12,000 square feet; and no more than one (1) principal dwelling unit on a lot except for permitted accessory dwellings.

Roads

The site is located on Brody Road which intersects Johnson Marina Road. Johnson Marina Road is classified as a two lane undivided collector road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU/PDD	Single Family homes; Lighthouse Marina
<u>South:</u>	RS-LD	The Havens subdivision
<u>East:</u>	RU	Single Family homes
<u>West:</u>	RU	Single Family homes

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Area Proposed Land Use Map” designates this area as Low Density Residential in the Developing Urban Area.

Objective: “In areas with environmentally sensitive lands of limited infrastructure, low density development is encouraged”.

Compliance: The existing lots conform to the low density intent.

Principal: “Residential development should be limited to individual dwellings on individual lots”.

Compliance: The proposed dwelling will be limited to an individual lot of record and the existing homes currently meet this standard.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 559 located on Johnson Marina Road south of Lowman Home Road. The current traffic volume is 1,750 ADT which is currently at a level-of-service “A”.

Conclusion

The current parcels range in square feet from 11,993 to 18,857. Therefore, currently legal non-conforming for the Rural Distinct (RU) minimum lot size required for the existing zoning of 33,000 square feet. Section 26-251 of the Richland County Land Development Code governs non conformities.

Map Amendments have been granted on continuous and adjacent properties beginning in 1991. The last map amendment granted for Residential Single-Family Low Density (RS-LD) was 2006.

Lot size which is not in conformance with the current regulations, may continue in perpetuity providing proposed uses meet all applicable dimensional requirements. Jurisdictions may not create non-conformities by action, however, State Law Chapter 6, 6-29-730 states that a jurisdiction may provide for the substitution of nonconformities. The interpretation, which has concluded to not “increase the non-conformity”.

In this case, the four parcels currently have a non-conformity in a range of 64 percent to 57 percent non-conformity. The newly created “non-conformity” would be reduced to one parcel and of less than 1 percent non-conformity.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

March 25, 2008

Planning Commission Action

At their meeting of **March 3, 2008** the Richland County Planning Commission **agreed** with the PDSO recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process for **RC Project # 08-05 MA** at the next available opportunity.

Case 08-05 MA RU to RS-LD



ZONING CLASSIFICATIONS



	RR		RS-MD		RM-MD		NC		LI		RU
	RS-E		RS-HD		RM-HD		GC		HI		TRO
	RS-LD		MH		OI		M-1		PDD		Subject Property

CASE 08-05 MA RU to RS-LD

TMS 01409-03-05, 06, 07 & 01413-01-06



CASE 08-05 MA

From RU to RS-LD

TMS# 01409-03-05, 06, 07 & 01413-01-06

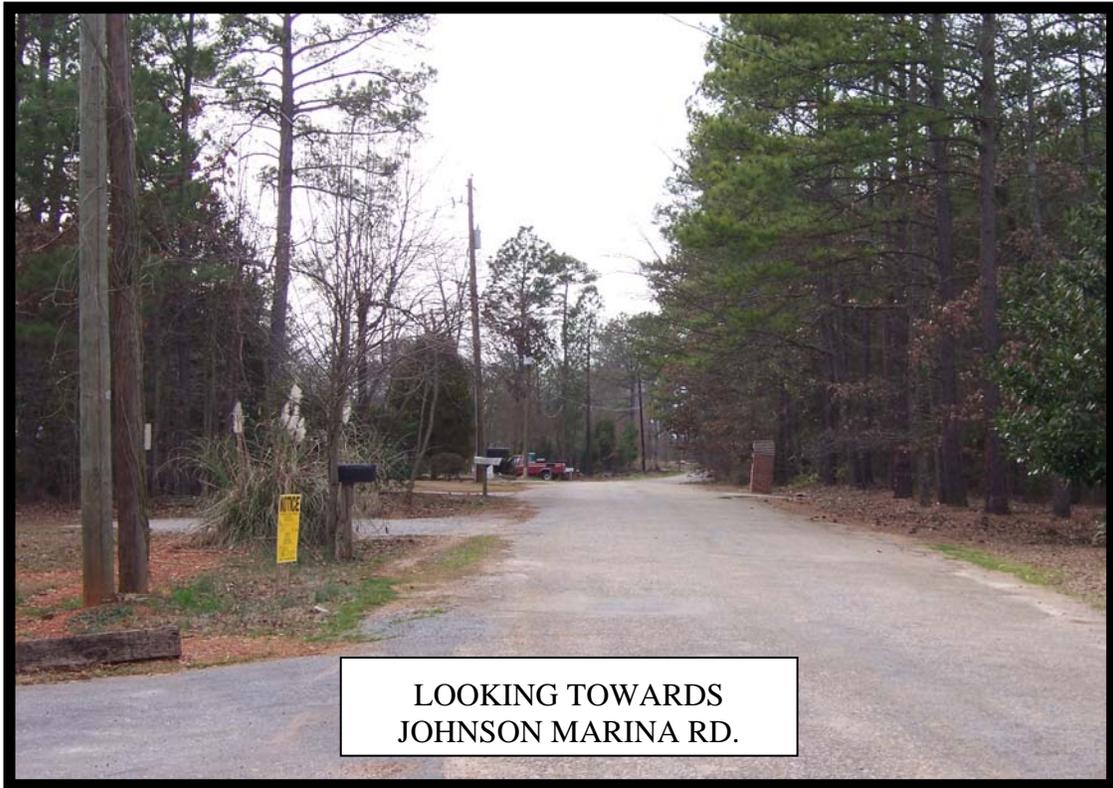
Brody Rd.







LOOKING TOWARDS
THE LAKE



LOOKING TOWARDS
JOHNSON MARINA RD.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 01409-03-05/06/07 AND TMS # 01413-01-06 FROM RU (RURAL DISTRICT) TO RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT); 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 real properties described as TMS # 01409-03-05/06/07 and TMS # 01413-01-06 from RU (Rural District) zoning to RS-LD (Residential, Single-Family – Low Density District) zoning.

Section II. 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 III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: March 25, 2008 (tentative)
First Reading: March 25, 2008 (tentative)
Second Reading:
Third Reading:



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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