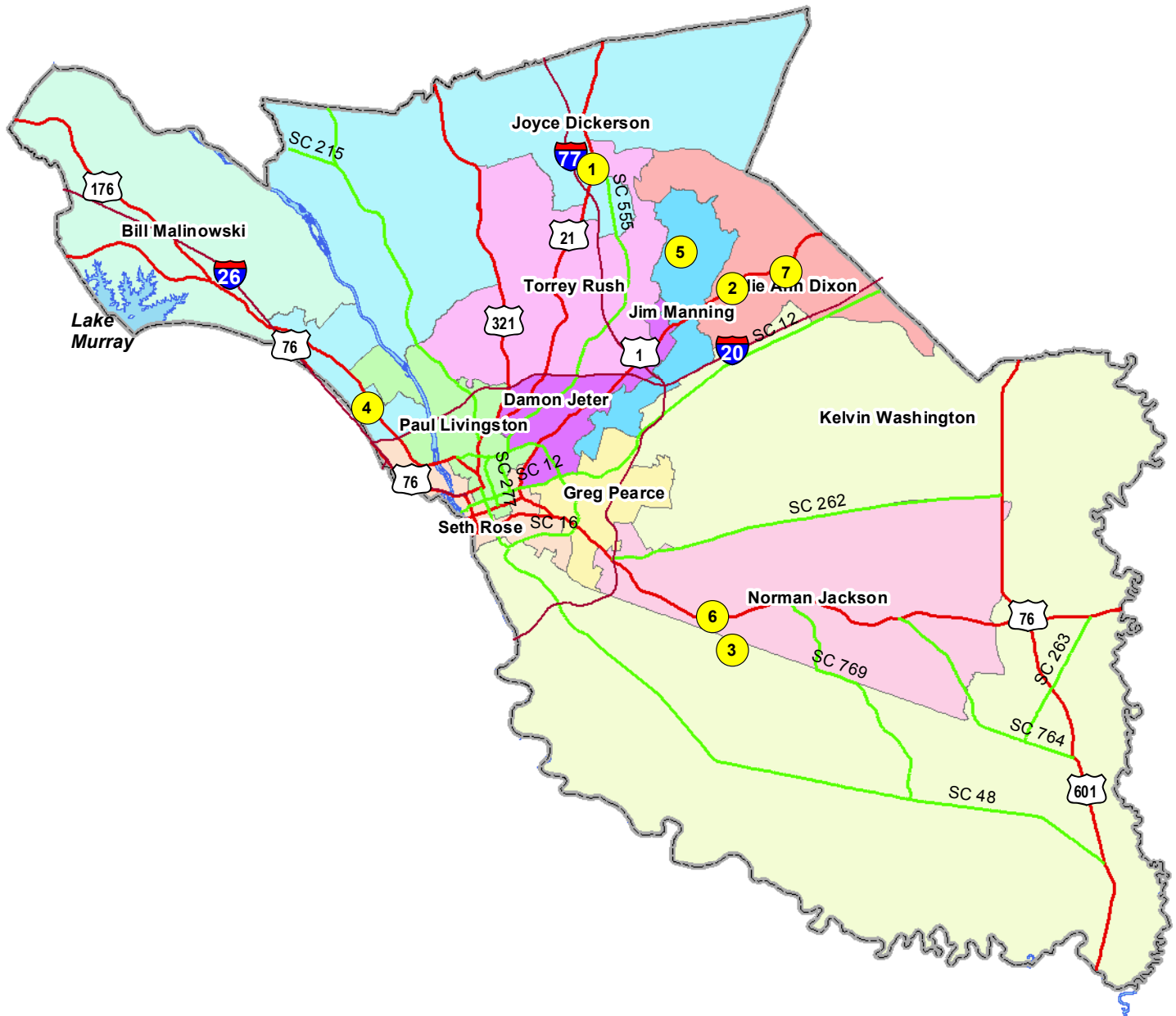


**RICHLAND COUNTY
PLANNING COMMISSION**



OCTOBER 6, 2014

RICHLAND COUNTY PLANNING COMMISSION OCTOBER 6, 2014



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-25 MA	John May	15000-02-08	10461 Wilson Blvd.	Dickerson
2. 14-26 MA	Eddie Roberts	22909-01-01	10203 Two Notch Rd.	Dixon
3. 14-27 MA	Daryl Barnes	21710-01-01	5430 Lower Richland Blvd.	Washington
4. 14-28 MA	Thomas Crowther	06110-04-05	3533 Broad River Rd.	Dickerson
5. 14-29 MA	Thomas Crowther	20200-03-45	Clemson Rd. & Hard Scrabble Rd.	Manning
6. 14-30 MA	Ray O'Neal	21800-05-06	8505 Gamers Ferry Rd.	Jackson
7. 14-31 MA	Bill Dixon	25800-03-04	Greenhill Parkway	Dixon

RICHLAND COUNTY PLANNING COMMISSION

Monday, October 6, 2014

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

September 2014 Minutes

ADOPTION OF THE AGENDA

ROAD NAMES [ACTION]

MAP AMENDMENTS [ACTION]

1. Case # 14-25 MA
John May
RU to RC (.22 acres)
10461 Wilson Blvd.
TMS# 15000-02-08
Page 1

2. Case # 14-26 MA
Eddie Roberts
M-1 to GC (.36 acres)
10203 Two Notch Rd.
TMS# 22909-01-01
Page 11

3. Case # 14-27MA
Daryl Barnes
RS-LD to NC (.57 acres)
5430 Lower Richland Blvd.
TMS# 21710-01-01
Page 19

4. Case # 14-28 MA
Thomas Crowther
RM-HD/GC to GC (11.90 acres)
3533 Broad River Rd.
TMS# 06110-04-05
Page 29

5. Case # 14-29 MA
Thomas Crowther
RU to GC (15.43 acres)
Clemson Rd.
TMS# 20200-03-45
Page 41
6. Case # 14-30 MA
Ray O'Neal
RU to GC (.66 acres)
8505 Garners Ferry Rd.
TMS# 21800-05-06
Page 53
7. Case # 14-31 MA
Bill Dixon
PDD to PDD (65.94 acres)
Greenhill Parkway & Two Notch Rd.
TMS# 25800-03-04
Page 65

OTHER BUSINESS

COMPREHENSIVE PLAN UPDATE [ACTION]

1. UPDATE
2. DISCUSSION ON THE PROPOSED LAND USE MAP

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: October 6, 2014
RC PROJECT: 14-25 MA
APPLICANT: John May

LOCATION: 10461 Wilson Boulevard

TAX MAP NUMBER: R15000-02-08
ACREAGE: .22
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: September 15, 2014

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 parcel south of the site was rezoned from RU to Rural Commercial (RC) District under ordinance number 047-13HR (case number 13-25MA). The General Commercial District (GC) parcel further south of the subject parcel, annexed into the Town of Blythewood, was approved under Ordinance No. 023-05HR (case number 05-47MA). The General Commercial District (GC) parcel northeast of the subject parcel at the north side of the intersection of Farrow Road and Wilson Boulevard, annexed into the Town of Blythewood, was approved under Ordinance No. 029-05HR (case number 05-42MA). The General Commercial District (GC) parcel east of the subject parcel with frontage along Farrow Road, annexed into the Town of Blythewood, was approved under Ordinance No. 004-06HR (case number 05-086MA).

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 (Town of Blythewood)
<u>South:</u>	RC	Convenience Store with pumps/minor auto repair
<u>East:</u>	RU	Residences (Town of Blythewood)
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Wilson Boulevard, contains a vacant non-commercial structure, has little to no slope and little vegetation. There are no sidewalks or streetlights along this section of Wilson Boulevard.

The immediate area is primarily characterized by residential uses with commercial and non-conforming uses scattered nearby. The parcels north, west, and east are zoned RU District. The RC parcel south of the site was rezoned from RU to RC District under ordinance number 047-13HR (case number 13-25MA). The adjacent RC parcel contains a convenience store with gas pumps, a residence and a minor automobile repair shop. Further out from the subject parcel is a mix of commercial and industrial zoning districts. Staff recommended **disapproval** of the previous request (case number 13-25MA) because of the distance from a traffic junction and other commercial uses.

Public Services

The subject parcels are within the boundaries of School District Two. Westwood High School is 1.2 miles south west of the subject parcel on Turkey Farm Road. Water and sewer would be provided by the City of Columbia. There are no fire hydrants located along this section of Wilson Boulevard. The Blythewood fire station (station number 26) is located on Main Street in Blythewood, approximately 2.2 miles north of the subject parcel.

Plans & Policies

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

Suburban Area

Objective: "Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas."

Compliance: The site is located near an existing commercial uses however the parcel is not located at a traffic junction.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 137) located north of the subject parcel on Wilson Boulevard identifies 9,500 Average Daily Trips (ADT's). Wilson Boulevard is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Wilson Boulevard is currently operating at Level of Service (LOS) "D".

A 3.7 mile section of Wilson Boulevard from the I-77 interchange to Blythewood Road has been identified for widening from two lanes to five lanes. The project is 37th on the Columbia Area Long Range Transportation Plan (COATS) 2035 Prioritized Project List and funding has not been identified at this time.

Conclusion

The proposed RC District meets part of the recommended intent of the Comprehensive Plan for commercial as outlined in the Suburban Land Use designation. This district is 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.

While the proposed rezoning would not fully be consistent with the intentions of the Comprehensive Plan, approval of the previous rezoning request caused a shift in the zoning and characteristics of the immediate area and has set the precedence for future commercial rezoning request further out from the interchange of I-77.

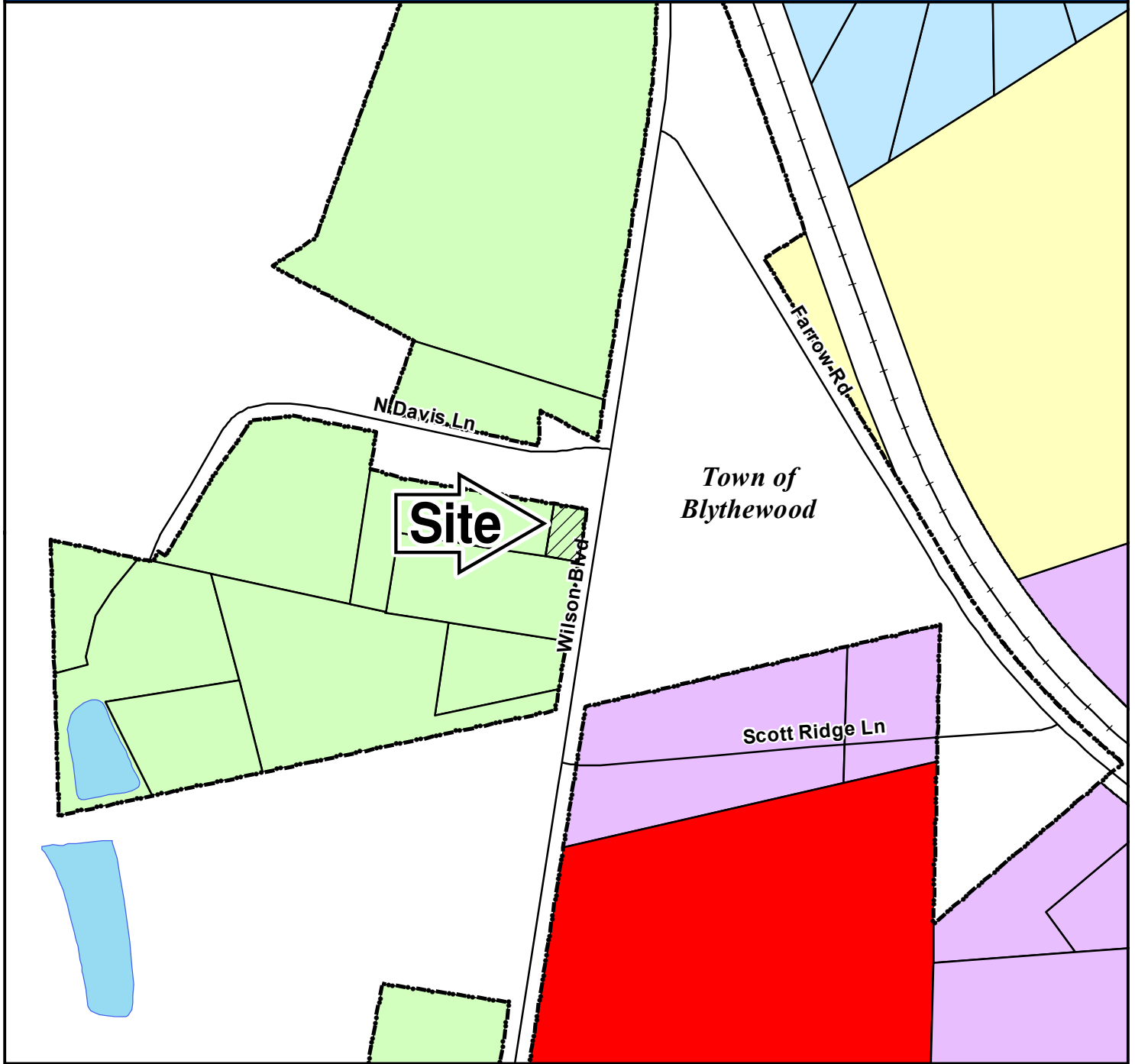
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date



























October 28, 2014,

Case 14-25 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 14-25 MA
RU to RC
TMS 15000-02-08**



CASE 14-25 MA

From RU to RC

TMS# R15000-02-08

Wilson Blvd



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: October 6, 2014
RC PROJECT: 14-26 MA
APPLICANT: Eddie Roberts

LOCATION: 10203 Two Notch Rd

TAX MAP NUMBER: R22909-01-01
ACREAGE: .36
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: September 15, 2014

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial District (M-1).

Zoning History for the General Area

The parcel north of the site on the northern side of the Rail Road was rezoned from Heavy Industrial (HI) District to General Commercial (GC) District under ordinance number 009-07HR (case number 06-69MA).

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: 5 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Railroad Right-of Way/Sandhills vacant commercial
<u>South:</u>	M-1/GC	Vet Office/Office
<u>East:</u>	M-1/M-1	Big Box Retail/Strip Retail Development
<u>West:</u>	M-1	Insurance Agent Office

Discussion

Parcel/Area Characteristics

The parcel has frontage along Two Notch Road, contains a strip commercial structure, with little vegetation. There are no sidewalks and few streetlights along this section of Two Notch Road. The immediate and surrounding areas are primarily characterized by commercial and office uses. The surrounding parcels are zoned M-1 District and GC District. Northwest along the rear of the property is a railroad track with associated right of way.

Public Services

The subject parcel is within the boundaries of School District Two. Spring Valley High School is .5 miles south west of the subject parcel on Sparkleberry Lane. Water would be provided by the City of Columbia and sewer would be provided by East Richland County Public Service District. There is a fire hydrant south east of the parcel on Two Notch Road. The Sandhill fire station (station number 21) is located on Sparkleberry Lane, approximately .68 miles south of the subject parcel.

Plans & Policies

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

Priority Investment Area

Objective: “Commercial/Office activities should be located along arterial roads, traffic junctions, or areas where existing commercial and office uses are located.”

Compliance: The site is located near existing commercial and office uses. Additionally the site is located along an arterial road.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 117) located southwest of the subject parcel on Two Notch Road identifies 30,800 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) “C”.

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

Conclusion

The proposed GC District meets the recommended intent of the Comprehensive Plan for commercial as outlined in the Suburban Priority Investment Area Land Use designation. The surrounding area contains commercial and office uses.

Approval of the rezoning request would be consistent with the character of the existing, surrounding, commercial development pattern and zoning districts for the area. Staff believes that the proposed rezoning would be consistent with the intentions of the Comprehensive Plan.

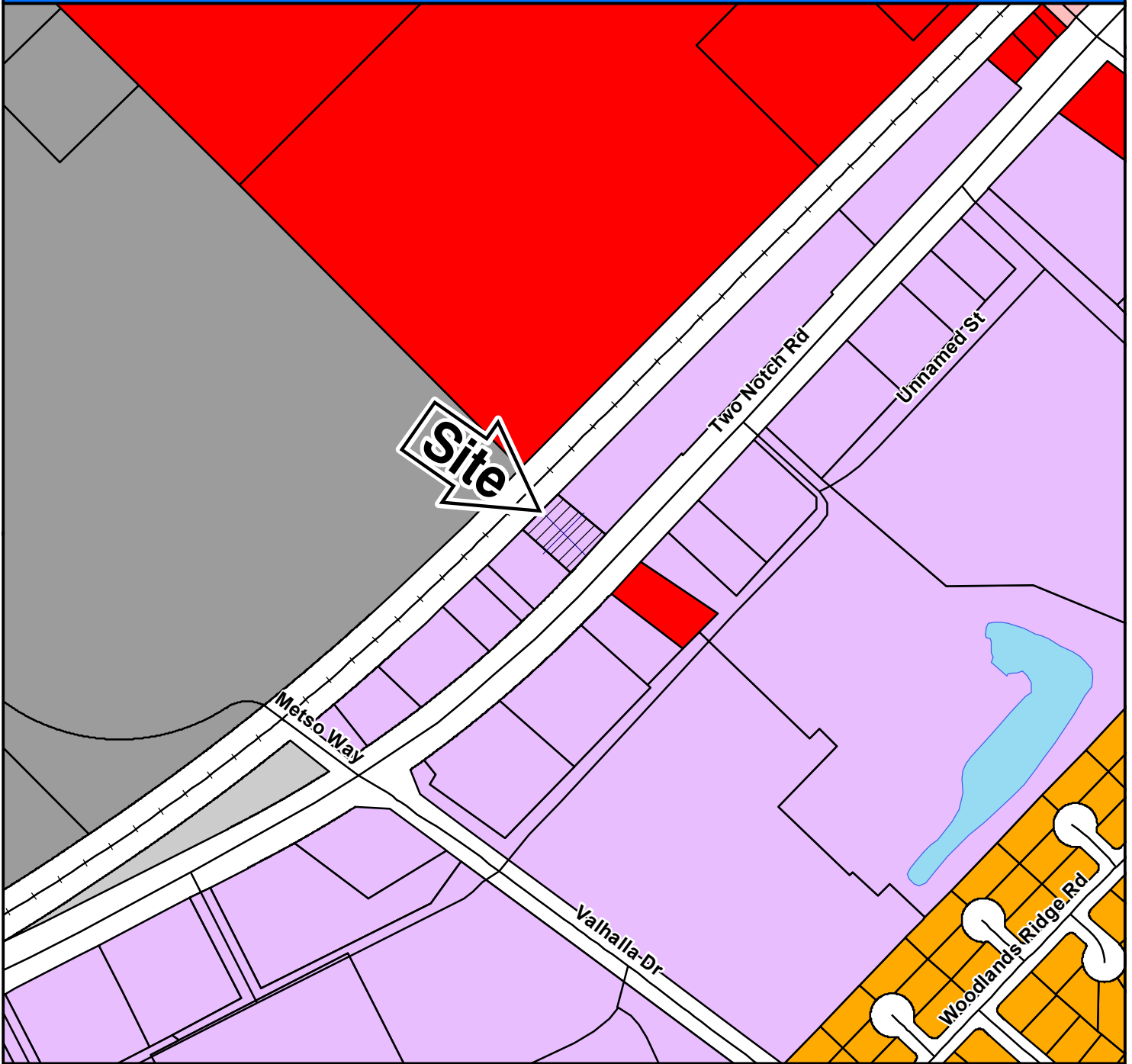
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

October 28, 2014,

Case 14-26 MA

M-1 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		






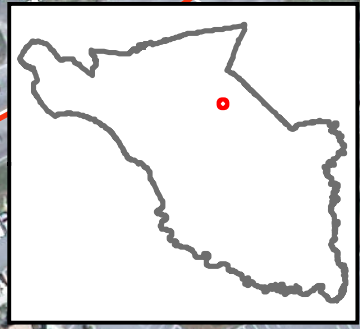
Case 14-26 MA
M-1 to GC
TMS 22909-01-01

Site

Two Notch Rd

Unnamed St

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



CASE 14-26 MA

From M-1 to GC

TMS# R22909-01-01

10203 Two Notch Rd



The zoning change from M-1 (Light Industrial) to GC (General Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	GC			
Common Area Recreation and Service Facilities	P	Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P	Paints and Varnishes
Continued Care Retirement Communities	SR	Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR	Plumbing & Heating Equipment and Supplies
Dormitories	SE	Body Piercing Facilities	SR	Sporting Firearms and Ammunition
Multi-Family, Not Otherwise Listed	P	Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P	Tobacco and Tobacco Products
Single-Family, Zero Lot Line, Common	SR	Theaters, Motion Picture, Drive-Ins	SE	Radio, Television, and Other Similar Transmitting Towers
Fraternity and Sorority Houses	P	Beer/Wine/Distilled Alcoholic Beverages	SR	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)
Group Homes (10 or More)	SE	Drugs and Druggists' Sundries	SR	Sexually Oriented Businesses
Rooming and Boarding Houses	P	Durable Goods, Not Otherwise Listed	SR	Buildings, High Rise, 4 or 5 Stories
Special Congregate Facilities	SE	Electrical Goods	SR	Buildings, High Rise, 6 or More Stories
Home Occupations	SR	Furniture and Home Furnishings	SR	
Swimming Pools	SR	Lumber and Other Construction Materials	SR	
Yard Sales	SR	Machinery, Equipment and Supplies	SR	
Swimming Pools	SR	Market Showrooms (Furniture, Apparel, Etc.)	SR	
Colleges and Universities	P	Motor Vehicles, New Parts and Supplies	SR	
Courts	P	Motor Vehicles, Tires and Tubes	SR	
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR	Non-durable Goods, Not Otherwise Listed	SR	
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR			
Hospitals	P			
Nursing and Convalescent Homes	P			



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 6, 2014
RC PROJECT: 14-27 MA
APPLICANT: Daryl Barnes

LOCATION: 5430 Lower Richland Blvd

TAX MAP NUMBER: R21710-01-01
ACREAGE: .57
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

PC SIGN POSTING: September 15, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-1 District which became the Residential Single-Family Low Density (RS-LD) District with the Land Development Code change in 2005.

Zoning District Summary

The NC District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

There is no minimum lot area except as determined by DHEC. The maximum density standard: no more than eight dwelling units per acre.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RS-LD	Residence
<u>East:</u>	RU	Agricultural
<u>West:</u>	RU	Agricultural

Discussion

Parcel/Area Characteristics

The parcel has one hundred and fifteen (115) feet of frontage along Lower Richland Boulevard. The site contains a commercial structure and accessory structure, little slope, no sidewalks or streetlights along Lower Richland Boulevard. The immediate area is primarily characterized by residential and agricultural uses. South/southwest of the subject parcel is a residential subdivision Allbene Park. The parcels within Allbene Park are zoned RS-LD District. North of the subject parcel is an agriculturally used parcel and a smaller undeveloped RU parcel.

Public Services

The subject parcel is within the boundaries of School District One. Hopkins Elementary School is located 1.1 miles south of the subject parcel. Lower Richland High School is located 1.2 miles north of the subject parcel. There are no fire hydrants along this section of Lower Richland Boulevard. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 1.6 miles north of the subject parcel. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by well and sewer would be provided by septic.

Plans & Policies

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

Rural Area

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

Non-Compliance: The subject parcel is not located at a major traffic junction or where existing commercial and office uses are located. Rezoning the site would encroach upon the well-established, adjacent residential neighborhood.

Lower Richland Neighborhood Master Plan

Rural Residential Area

Lower Richland offers an alternative to the urban and suburban areas of Columbia and Richland County. Balancing the desire to protect this way of life with development pressures is one of the objectives of this plan. Existing constraints (i.e., limited water and sewer service, environmental constraints) will limit the amount of development that will occur in this area over the next twenty years. However, any new development that does occur should be compatible to existing residential and respectful of existing agricultural operations and historic properties.

Current rural zoning allows for one residential unit per 33,000 square feet in the Rural Residential Area of Lower Richland. Future growth should respect this standard. In addition, where appropriate, developers should preserve critical natural or historic resources through context sensitive development methods such as conservation subdivisions. In addition, in order to preserve the rural feel of the area, significant hardwood trees, naturally vegetated areas, and wetlands, particularly Carolina Bays, should be preserved.

Traffic Characteristics

The 2013 SCDOT traffic count (Station #405) located south of the subject parcel on Lower Richland Boulevard, identifies 1950 Average Daily Trips (ADT's). This segment of Lower Richland Boulevard is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Lower Richland Boulevard is currently operating at Level of Service (LOS) "A".

There are no planned improvements for this section of Lower Richland Boulevard, either through SCDOT or the County Penny Tax program.

Conclusion

The Rural future land use designation recommends commercial at major traffic junctions. Staff is of the opinion that approval of the proposed district could contribute to the random and scattered, sprawling, un-concentrated effects of commercial uses in the rural area. In addition approval of the rezoning request would not be in character with the existing, surrounding, agricultural and residential development pattern and zoning districts for the area.

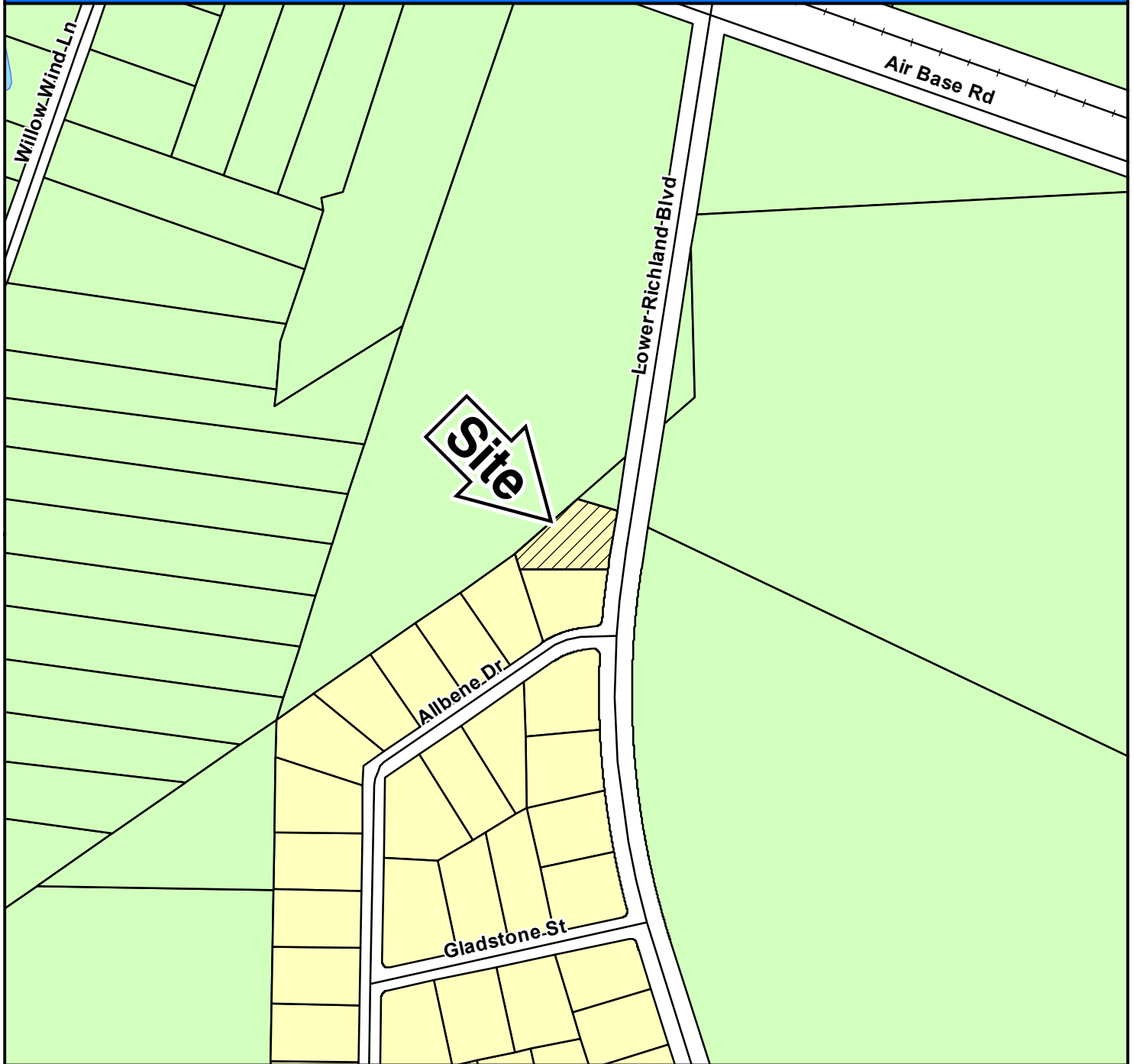
Staff also believes that the proposed rezoning would not be consistent with the intentions of the Comprehensive Plan or the Lower Richland Neighborhood Master Plan.

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



























Zoning Public Hearing Date

October 28, 2014,

Case 14-27 MA RS-LD to NC



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	



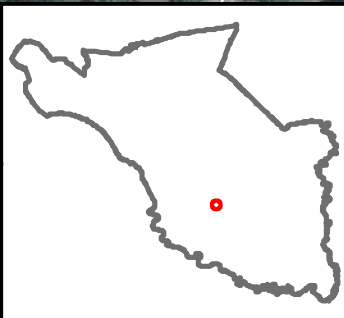
**Case 14-27 MA
RS-LD to NC
TMS 21710-01-01**

Lower Richland Blvd



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

Albene Dr



CASE 14-27 MA

From RS-LD to NC

TMS# R21710-01-01

5430 Lower Richland Blvd



The zoning change from RS-LD (Residential –Low Density) to NC (Neighborhood Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Athletic Fields	SR
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	P

Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	P
Schools, Technical and Trade (Except Truck Driving)	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P

Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
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
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SE
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
Arts and Crafts Supply Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	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, without Drive- Thru	P
Fabric and Piece Goods 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
Garden Centers, Farm Supplies, or Retail Nurseries	P

Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
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
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, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 6, 2014
RC PROJECT: 14-28 MA
APPLICANT: Thomas Crowther

LOCATION: 3533 Broad River Rd

TAX MAP NUMBER: R06110-04-05
ACREAGE: 11.9
EXISTING ZONING: RM-HD/GC
PROPOSED ZONING: GC

PC SIGN POSTING: September 15, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RG-2 District which became the Residential Multi-Family High Density (RM-HD) District with the Land Development Code change in 2005. The original zoning as adopted September 7, 1977 for the portion of the parcel with frontage along Broad River Road was C-3 District which became the General Commercial (GC) District in 2005.

Zoning History for the General Area

The parcel south of the site was rezoned from RG-2 to General Commercial (GC) District under ordinance number 021-00HR (case number 00-018MA) and was annexed into the City of Columbia.

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: 190 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	NC/GC	Residence
<u>South:</u>	RM-HD/C-3	Residence/Carwash(City of Columbia)
<u>East:</u>	RM-HD/ RM-HD	Saint Andrews Park/Residence
<u>West:</u>	GC/M-1	Vacant Commercial Structure/Retail store

Discussion

Parcel/Area Characteristics

The parcel has frontage along Broad River Road and Beatty Road, contains numerous residential structures, has little to no slope and considerable wooded vegetation. There are sidewalks and some streetlights along this section of Broad River Road. The subject parcel contains single family residences as well as multiple manufactured homes. The immediate area is primarily characterized by a mix of commercial, residential and recreation land uses. The surrounding parcels are zoned RM-HD District, General Commercial (GC) District, Neighborhood Commercial (NC) District and Light Industrial (M-1) District. South of the subject parcel is a multifamily development, Trenton Court Apartments. North of the subject parcel are residences on NC District zoned parcels and two undeveloped GC District parcels. The parcels east of the subject parcel contain a vacant commercial structure, a general merchandise store and some undeveloped M-1 District parcels.

Public Services

The subject parcel is within the boundaries of School District One. Pine Grove Elementary School is eight hundred (800) feet northwest of the subject parcel on Huffstetler Road. Water and sewer would be provided by the City of Columbia. There is a fire hydrant located along Broad River Road. The Saint Andrews fire station (station number 6) is located on Briargate Circle, approximately 1.1 miles south of the subject parcel.

Plans & Policies

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

Suburban Area

Objective: “Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.”

Non-Compliance: Although the site is located near existing commercial development and zoning districts, as well as located at a traffic junction, the size and scale of the proposed rezoning would encroach upon the established residential and recreational uses in the immediate area, particularly along Beatty Road.

Broad River Corridor Neighborhood Master Plan

Transition Mixed Use district

This district is envisioned to be redeveloped with mid-rise buildings between 2-4 stories in height; with an emphasis on creating a diverse stock of housing units such as town homes, garden apartments, and duplexes fitting with the appropriate architectural character, scale and density of the surrounding neighborhoods. This district is not intended for detached single-family residential development in the future. Neighborhood commercial uses may include coffee shops, bakeries, grocery stores, convenience stores, small urgent care or medical clinics, day-care centers, and pocket parks.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 179) located north of the subject parcel on Broad River Road identifies 21,300 Average Daily Trips (ADT's). This segment of Broad River Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

The GC portion of the parcel along Broad River Road is in accordance with the recommended intent of the Comprehensive Plan for commercial. Properties along Beatty Road are primarily residential in nature.

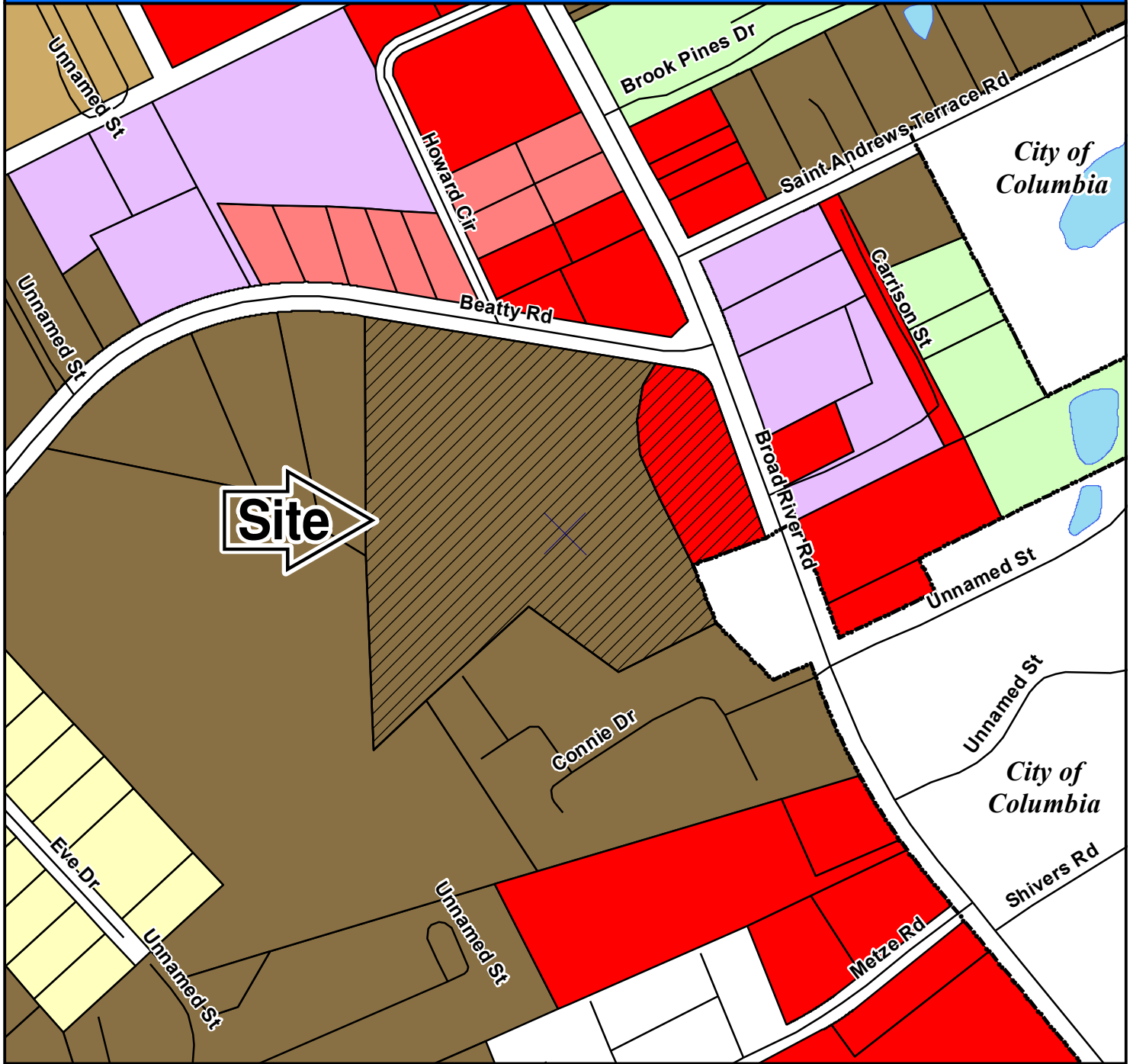
Approval of the rezoning request would be out of character with the existing residential development pattern along Beatty Road. The size and depth of the subject parcel would encroach into the established residential area. Furthermore, Council recently approved the Broad River Road Corridor Neighborhood Master Plan, which emphasizes residential uses primarily, along with some neighborhood scale commercial uses. As such, staff believes that the proposed rezoning would not be consistent with the intentions of the Comprehensive Plan or Neighborhood Master Plan.

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



























Zoning Public Hearing Date

October 28, 2014,

Case 14-28 MA RM-HD to GC



ZONING CLASSIFICATIONS

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



**Case 14-28 MA
RM-HD to GC
TMS 06110-04-05**



CASE 14-28 MA

From RM-HD to GC

TMS# R06110-04-05

3533 Broad River Rd



The zoning change from RM-HD (Residential Multi-Family High Density to General Commercial (GC) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	GC
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P

Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
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

Banks, Finance, and Insurance Offices	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P

Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside	P

Storage	
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home	P
and Garden Equipment	
Repair and Maintenance Services, Personal and Household Goods	P
Research and Development Services	P
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with eiterinary Services)	P
Watch and Jewelry Repair Shops	P

Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P

Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P

Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P

Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P

Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 6, 2014
RC PROJECT: 14-29 MA
APPLICANT: Thomas Crowther

LOCATION: Clemson Rd

TAX MAP NUMBER: R20200-03-45
ACREAGE: 15.43
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 15, 2014

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcels west of the subject site were approved under Ordinance No. 073-07HR (case number 07-31MA).

The Neighborhood Commercial District (NC) parcel further west of the subject site was approved under Ordinance No. 008-12HR (case number 12-03MA).

The Planned Development District (PDD) parcel further northwest of the subject site was approved under Ordinance No. 112-95HR (case number 95-026MA).

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: 246 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	PDD/RS-MD	Commercial Development/Undeveloped
<u>South:</u>	RM-HD	Residential Subdivision (Brookfield)
<u>East:</u>	RS-LD	Residential Subdivision (Copperfield)
<u>West:</u>	RM-HD	Residential Subdivision (Brookfield)

Discussion

Parcel/Area Characteristics

The parcel contains frontage along Clemson Road, is heavily wooded with a gentle slope and is currently undeveloped. Clemson Road is a five lane undivided Minor Arterial with sidewalks. A portion of the parcel along the eastern edge contains some National Wetlands Inventory (NWI) wetlands and is located in an identified floodplain (“A” zone designation). The immediate area west is primarily characterized by retail commercial uses near the intersection of Hardscrabble Road. The section of Clemson Road east of the Hardscrabble Road and Clemson Road intersection moving east up to North Springs Road remains mostly residential in nature. South and adjacent west of the subject parcel is a fully-developed, single family residential subdivision, Brookfield. East of the subject parcel is fully-developed, single family residential subdivision, Copperfield. North of the subject parcel is an undeveloped Residential Single-Family Medium Density (RS-MD) District parcel and northwest is a commercial PDD.

A portion along the eastern section of the subject parcel will be utilized for a South Carolina Department of Transportation (SCDOT) project to provide primary access to the Brookfield Subdivision due to the widening project for Hardscrabble Road. The road will be constructed to SCDOT standards and will be deeded to the county for maintenance.

Public Services

The subject parcels are within the boundaries of School District Two. Killian Elementary School is 1.2 miles east of the subject parcel on Clemson Road. North Springs Elementary School is 1.1 miles east of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia. There is one fire hydrant located west of the property on Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .5 miles north of the subject parcel.

Plans & Policies

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

Suburban Area

Objective: “Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.”

Non-Compliance: The proposed zoning is not located at a traffic junction.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 440) located adjacent to the subject parcel on Clemson Road identifies 26,500 Average Daily Trips (ADT's). Clemson Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Clemson Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for this section of Clemson Road, either through SCDOT or the County Penny Sales Tax program. Hard Scrabble Road, which intersects Clemson Road near this location, is scheduled to be widened from Farrow Road to Lake Carolina Boulevard through the County Penny Sales Tax program.

Conclusion

The proposed zoning is not in compliance with the recommended objective for suburban commercial/office activities in the Comprehensive Plan. Although the site is located east of an intersection the commercial districts are established at the intersection of Hardscrabble Road and Clemson Road.

Staff believes approving commercial zoning outside of traffic junctions where a clear terminus has been established for where commercial zoning and uses end (at Hardscrabble Road and Clemson Road) would not maximize the existing commercial zoning in the immediate area and would further spread commercial zoning into areas where more transitional zoning may be more appropriate.

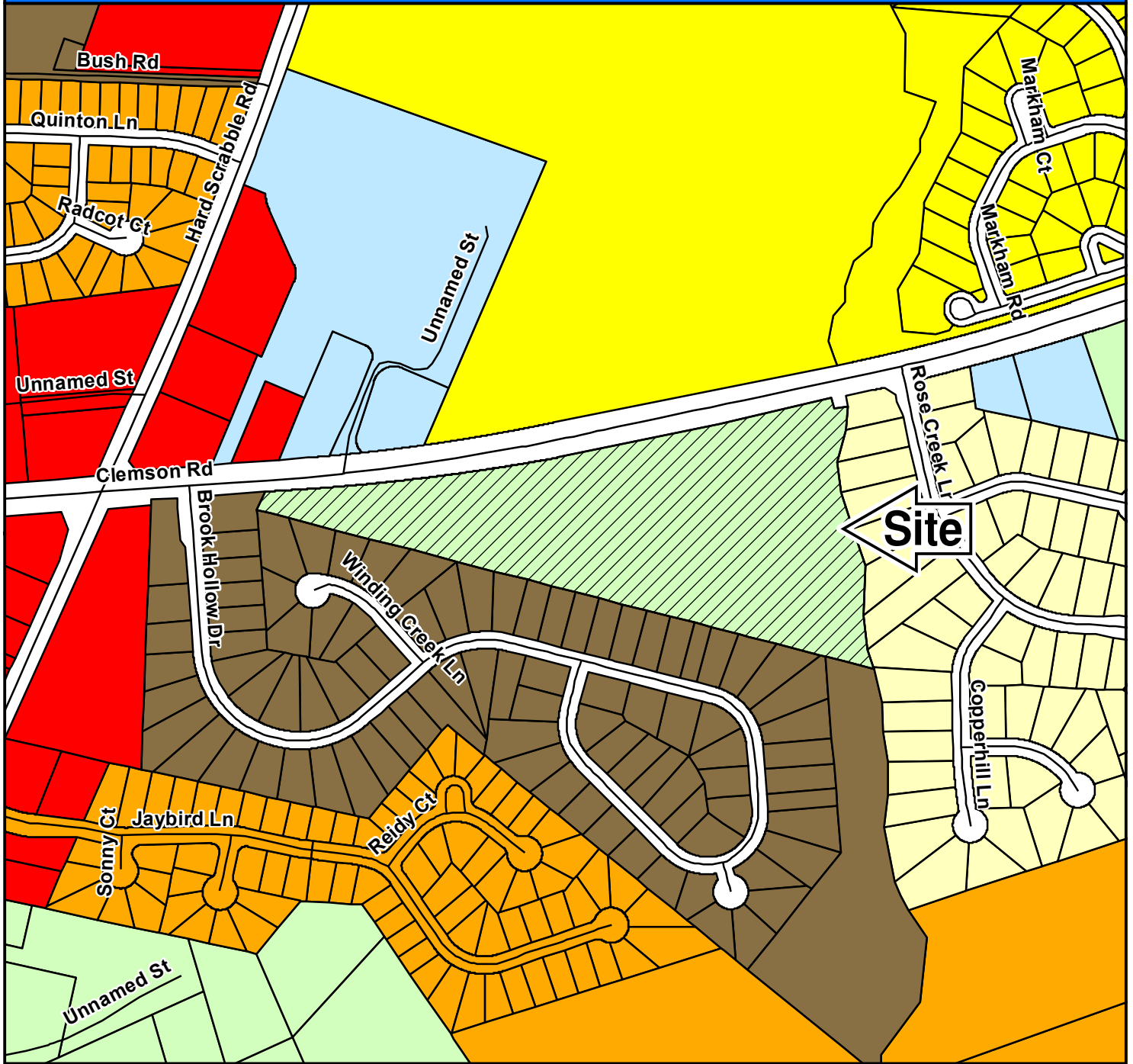
Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. Staff believes that the proposed rezoning would not be consistent with the intentions of the Comprehensive Plan.

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

Zoning Public Hearing Date

October 28, 2014,

Case 14-29 MA RU to GC

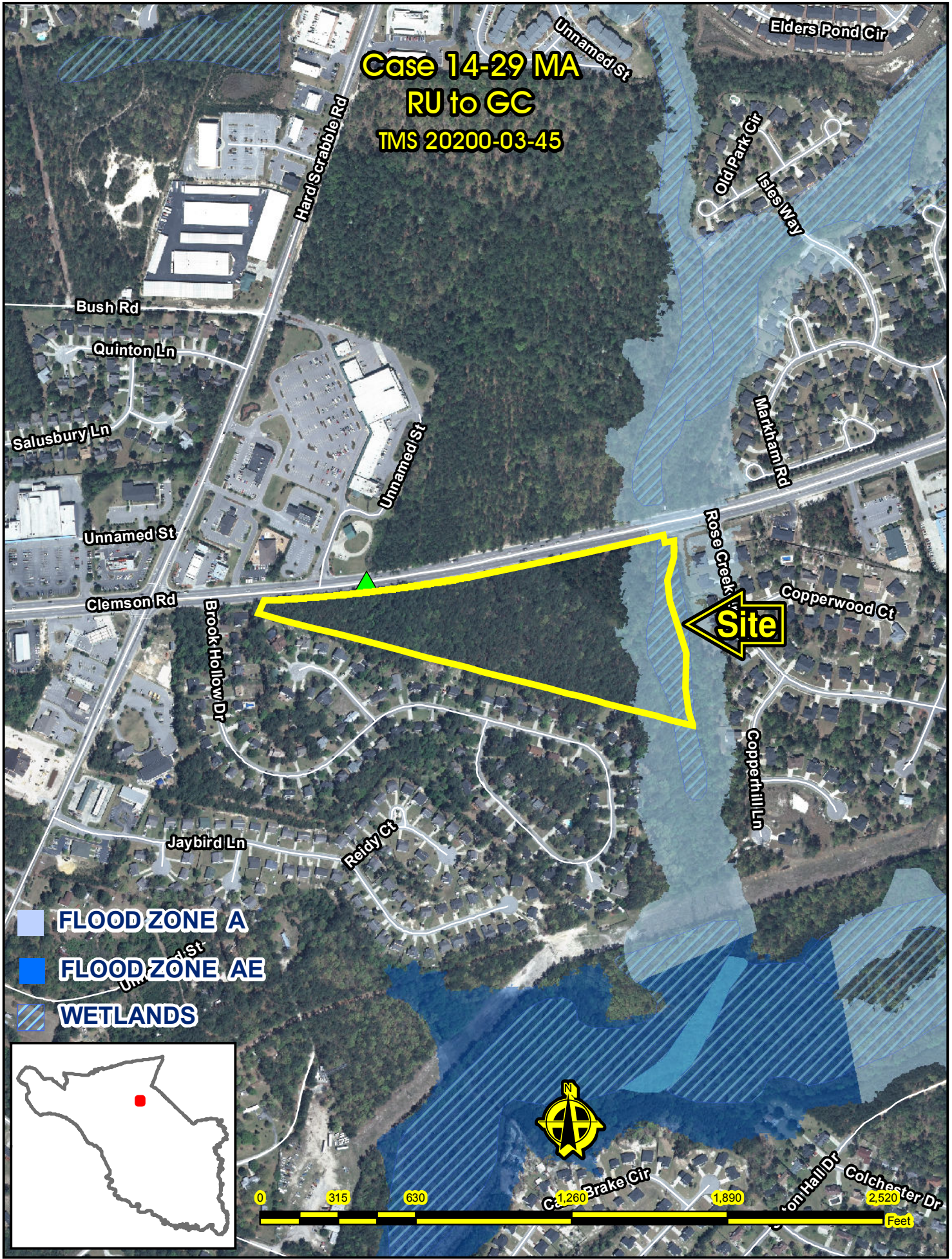


ZONING CLASSIFICATIONS

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 14-29 MA
RU to GC
TMS 20200-03-45**



CASE 14-29 MA

From RU to GC

TMS# R20200-03-45

Clemson Rd & Hardscrabble Rd



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

USE TYPES	GC
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
Ambulance Services, Transport	P

Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Places of Worship	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P

Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P

Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services,	SR

Appliance and Electronics	
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P

Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P

Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P

Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Motor Vehicles, Used Parts and Supplies	
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Petroleum and Petroleum Products	
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P

Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Truck Transportation Facilities	
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 6, 2014
RC PROJECT: 14-30 MA
APPLICANT: Ray O'Neal

LOCATION: 8505 Garners Ferry Rd.

TAX MAP NUMBER: R21800-05-06
ACREAGE: .66
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 15, 2014

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

The parcel north 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 northeast 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: 10 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Office
<u>South:</u>	RU	Undeveloped
<u>East:</u>	GC	Commercial structure/Insurance office
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property contains an accessory structure/storage building. The site has little slope and is partially wooded to the rear. There are no sidewalks or streetlights along this section of Garners Ferry Road. The parcel adjacent east of the site was rezoned from RU to General Commercial (GC) District under ordinance number 058-12HR (case number 12-27MA). The adjacent parcel east contains two existing commercial structures. The larger was formally occupied by a bait and tackle shop (Tack and Tackle). The smaller commercial structure is occupied by an insurance company (People's Choice Insurance). The surrounding area is characterized by commercial buildings/offices and agricultural uses. North of the site is a GC zoned parcel with an existing commercial building (Doctors office). Further northwest along Garners Ferry Road is a GC zoned parcel with an existing commercial structure (Tax preparation). Schneider Electric, zoned Light Industrial District (M-1), is located one further east.

Public Services

Water would be provided by the City of Columbia. There is a fire hydrant located north west of the subject parcel along Garners Ferry Road. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 1 mile northeast of the subject parcel.

Plans & Policies

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

Suburban Area

Objective: "Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas."

Compliance: Although the site is not located at a traffic junction, the site is located in an area where existing commercial and office uses are located. The property would not encroach upon a residential area. As a result, staff is of the opinion that the proposed change in zoning is in keeping with the recommendations of the Comprehensive Plan in regards to commercial development.

Southeast Richland Neighborhood Master Plan (SERN)

The subject parcel is located just west of the SERN boundary and outside of the area designated for the Plan. The recommendations and guidelines outlined in the SERN would not be applicable to the subject parcel at this time.

Lower Richland Master Plan (LRMP)

The subject parcel would be part of the LRMP area. This Plan identifies the area of the subject property as "Suburban Transition Area," basically an area in transition, driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices. The Plan suggests promotion of a variety of housing types including townhomes and apartments. In addition, the Plan suggests promoting development that is respectful of existing neighborhoods, as well as natural, agricultural and historic resources. The LRMP does support the recommendations of the SERN. However, again, this site is not located within those boundaries.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 170) located adjacent to 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

Although the request is not located at a traffic junction, the site is adjacent to existing commercial uses and is located in an area where other commercial uses have been established. As the intent of the GC District is to orient primarily to major traffic arteries or areas of commercial usage staff is of the opinion that the request is in keeping with the developing commercial nature of this area.

Approval of the rezoning request would not be out of character with the existing, surrounding, development pattern and zoning districts for the area. Although the staff believes that the rezoning would be in conflict with the recommendations of the LRMP, staff believes that the proposed rezoning would be consistent with the intentions of the Comprehensive Plan.

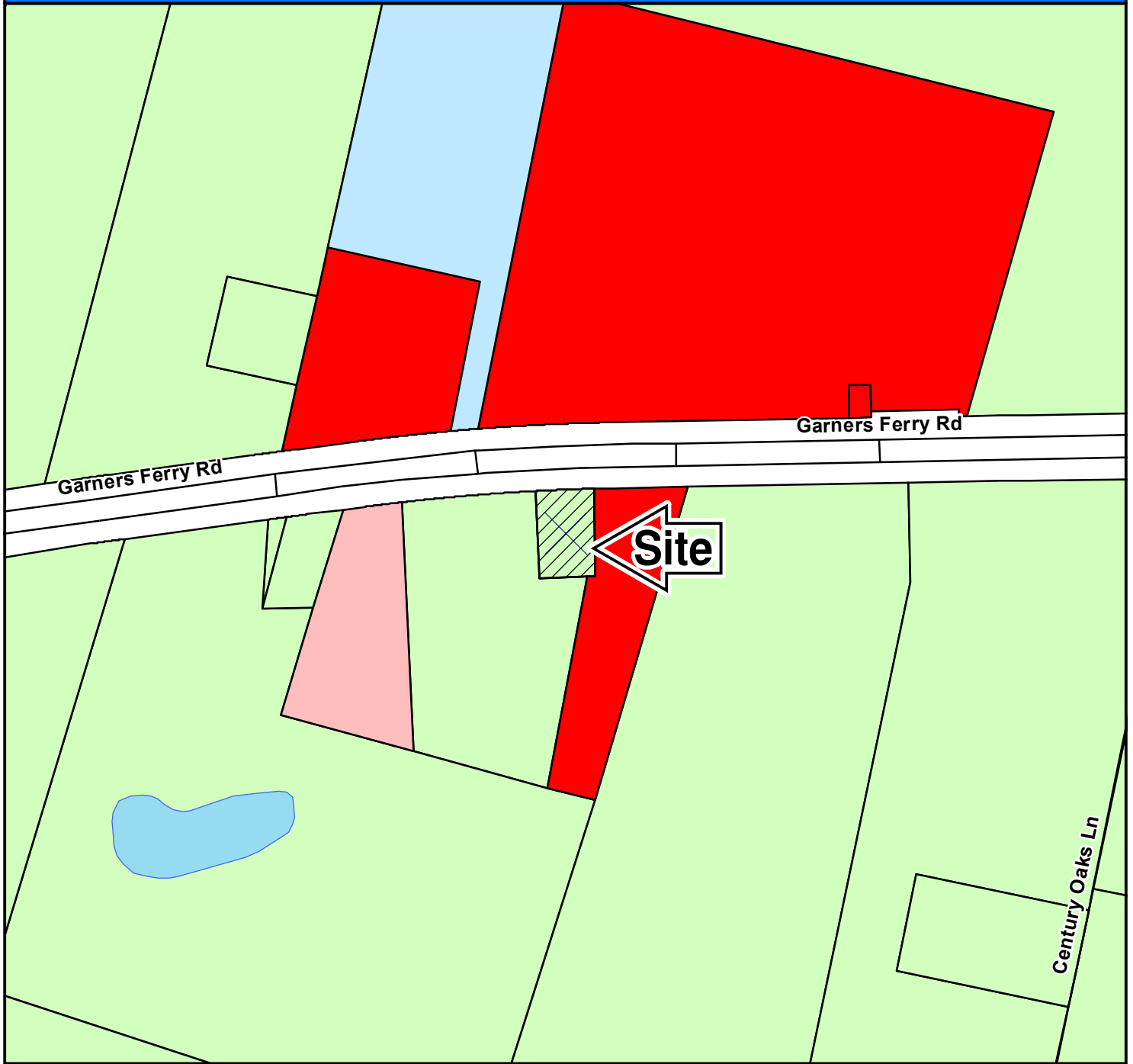
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date



























October 28, 2014,

Case 14-30 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	

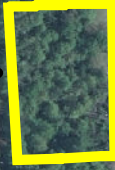


Case 14-30 MA
RU to GC
TMS 21800-05-06

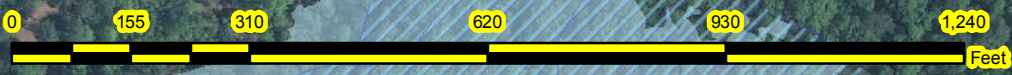
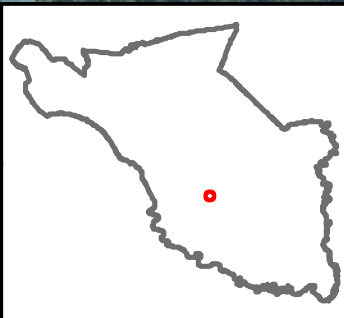
Garners Ferry Rd

Garners Ferry Rd

Site →



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 14-30 MA

From RU to GC

TMS# R21800-05-06

8505 Garners Ferry Rd



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

USE TYPES	GC
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
Ambulance Services, Transport	P

Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Places of Worship	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P

Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P

Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services,	SR

Appliance and Electronics	
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P

Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P

Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P

Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Motor Vehicles, Used Parts and Supplies	
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Petroleum and Petroleum Products	
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P

Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Truck Transportation Facilities	
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 6, 2014
RC PROJECT: 14-31 MA
APPLICANT: Bill Dixon

LOCATION: Greenhill Parish Parkway & Two Notch Road

TAX MAP NUMBER: R25800-03-40
ACREAGE: 65.94 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: September 15, 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

There was a previously approved map amendment (case number 14-09MA) that was approved under Ordinance Number 033-14HR. This amendment affected approximately 6.81 acres of the PDD development. The proposed changes decreased the RS-1 acreage from 112.16 acres to 105.35 acres and created 6.81 acres of OI Religious land uses. The approved map amendment is not part of this proposed PDD amendment but is a part of the PDD as a whole.

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>	RU/GC	Undeveloped/Residence/Conservation Easement/Railroad Right-of-Way
<u>South:</u>	PDD	Single-Family Residences (Greenhill Parish Subdivision)
<u>East:</u>	PDD	Apartments (Legacy Sandhill Apartments)/Undeveloped
<u>West:</u>	RU/RU/GC	Residences/Undeveloped

Discussion

Parcel/Area Characteristics

The PDD parcel has frontage along Greenhill Parish Parkway, Two Notch Road and Spears Creek Church Road. The site appears to have once contained "The Golf Center;" however all that remains of the facility is the sign. Otherwise, the site is undeveloped, with moderate slopes, no sidewalks or streetlights along Two Notch Road or Spears Creek Church Road and scattered, low-level vegetation. There are some sidewalks and streetlights within the Greenhill Parish Subdivision south of the subject site.

The overall Greenhill Parish PDD identifies 330 total acres with 241.75 acres of residential and 1,098 total allowable dwelling units. The proposed PDD will affect approximately 65.94 acres of the existing PDD development. The current residential yield is identified as 1026 units at 5.22 dwelling units per acre (du/ac). The proposed changes would increase the residential yield from 1046 units to 1,098 units. However, the proposed amendment will decrease the allowable dwelling units per acre from 5.22 du/ac to 4.54 du/ac.

The RS-HD District proposes the following lot requirements:

- Minimum Width- 60 feet*
- Minimum Area- 7,200 square feet*
- Minimum front setback- 20 feet*
- Minimum side setback- 5 feet*
- Minimum rear setback- 10 feet*
- Maximum Height- 45 feet*
- Corner Lots- 10 feet secondary setback*

Proposed PDD Amendments			
Land Use	Existing Acreage	Proposed Acreage	Acreage Change
Open Space	N/A	15.42	+15.42
RS-HD	NA	55.2	+ 55.2
RG-2	9.9	0	-9.9
C-3	53.53	0	- 53.53

Public Services

The Spears Creek fire station (number 4) is located 1.1 miles to the south on Spears Creek Church Road. There are fire hydrants located along Greenhill Parish Parkway. Catawba Trail Elementary School is .27 miles 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: “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Compliance: The proposed PDD would allow for 4.54 dwelling units per acre under the proposed RS-HD District. The PDD would add additional open space. As such, staff believes the change to the PDD is in compliance with the recommendations of the Comprehensive Plan.

Traffic Characteristics

Greenhill Parish Parkway is a county-maintained road that does not have available traffic counts. The 2013 SCDOT traffic count (Station # 120) located west of the subject parcels on Two Notch Road identifies 17,500 Average Daily Trips (ADT's). This segment of Two Notch Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Two Notch Road is currently operating at Level of Service (LOS) “B”.

Spears Creek Church Road, which intersects Two Notch Road near this location, 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 south and east of the site contain residential uses and are part of the Greenhill Parish PDD. The parcels located north and west of the site are zoned Rural (RU) and are mostly developed residentially. The proposed road widening project would help to mitigate future travel demands. The proposed request is in compliance with the Comprehensive Plan, as

it provides a mix of uses, additional open space and a density between the ranges of 4–8 units per acre.

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

Zoning Public Hearing Date

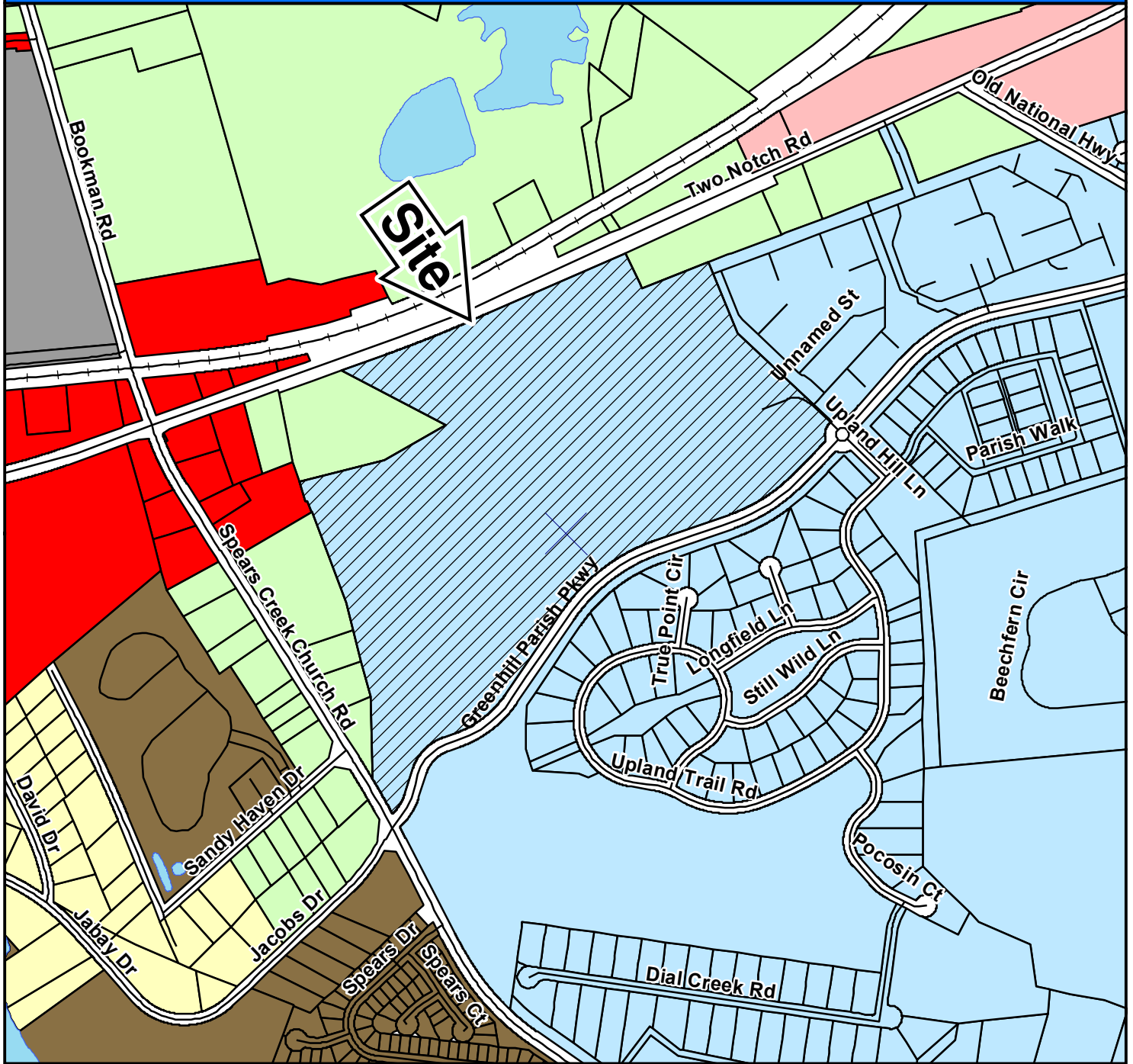
October 28, 2014

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) Stormwater detention/retention shall be sensitively incorporated into the Green/Open Space, utilizing vegetative buffers and other B.M.P.'s (Best Management Practices) to encourage filtration of surface water and improve water quality.
- f) In the amended RS-HD Land Use District as designated by the Amendment Dated 8/22/14 DAK-1 PUD, there shall be no more than twenty (20) total acres dedicated to religious uses with a maximum of three religious centers in the RS-HD designation. Religious centers shall include but not be limited to: religious education, childcare and associated uses.

Case 14-31 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	



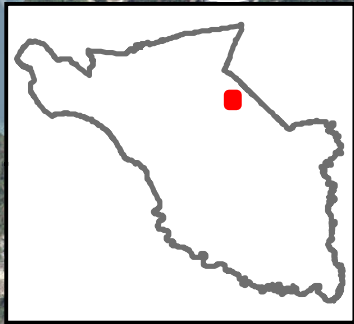
**Case 14-31 MA
PDD to PDD
TMS 25800-03-04**

▲ 449

▲ 120

Site

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



CASE 14-31 MA

From PDD to PDD

TMS# R25800-03-04 Greenhill Parish Parkway & Two Notch Rd



RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

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

September 23, 2014

7:00 PM

Call to Order: Honorable Norman Jackson, Chair

Additions/Deletions to the Agenda: None.

Adoption of the Agenda: Approved unanimously.

Map Amendments:

Case # 14-13 MA, Toby Ward, RS-LD to OI (2.9 acres), TMS # 07308-05-08, 1335 Elm-Abode Terrace: The public hearing was heard on July 22, 2014. At the request of the applicant, Council unanimously deferred action on this matter until the October Zoning Public Hearing date. **ACTION: PLANNING, CLERK OF COUNCIL**

Case # 14-16 MA, Hansel L. Carter, RU to GC (.46 acres), TMS # 30600-05-02 (p), 115 Congaree Run: The public hearing was heard on July 22, 2014. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Case # 14-20 MA, Craig & Martha Addy, RU to RS-MD (1.33 acres), TMS # TMS#02412-02-02(p) & 02509-04-02(p), Gate Rd. & Wise Rd.: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Case # 14-21 MA, Patrick Palmer, RU to RC (2.99 acres), TMS # 14600-03-55 & 02, Killian Rd. & Wilson Blvd.: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Case # 14-22 MA, Quadir Muwwakkie, RM-HD & RS-HD to GC (.31 acres), TMS # 09309-12-12 & 17, 510 Dartmouth Ave. & 515 Club Rd.: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Case # 14-23 MA, Joe Jackson, MH to OI (1.0 acres), TMS # 22015-03-65, 2803 Padgett Rd.: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 14-24 MA, Sherry Jaco, RM-HD to NC (.20 acres), TMS # 11203-06-04, 1170 Olympia Ave.: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Adjournment: Council adjourned at 7:06 p.m.



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
Fax (803) 576-2182
