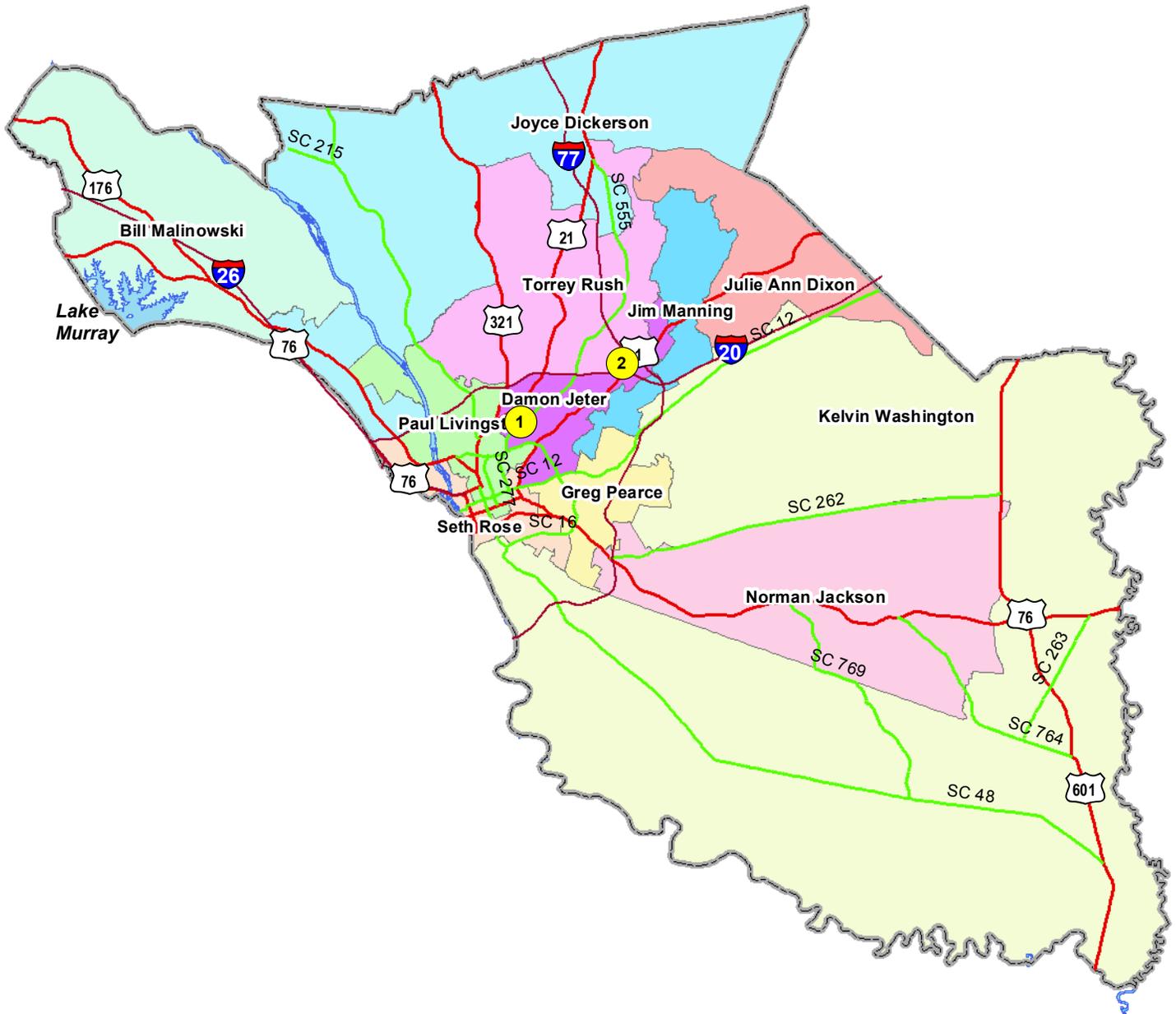


**RICHLAND COUNTY
PLANNING COMMISSION**



**JULY 6, 2015
1:00 p.m.**

RICHLAND COUNTY PLANNING COMMISSION JULY 6, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-32 MA	Jake Conyers	11612-05-13	5433 Farrow Road	Jeter
2. 15-33 MA	Homebody, LLC	17012-01-04	1652 Horseshoe Drive	Rush

RICHLAND COUNTY PLANNING COMMISSION

Monday, July 6, 2015

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Tracy Hegler, AICP.....Planning Director
Geonard Price.....Deputy Planning Director/Zoning Administrator
Amelia R. Linder, Esq..... Attorney
Holland Jay Leger, AICP..... Planning Services Manager

I. PUBLIC MEETING CALL TO ORDER Patrick Palmer, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT Patrick Palmer, Chairman

III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL

June 2015 Minutes

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 15-32 MA
Jake Conyers
RS-HD to NC (.70 acres)
5433 Farrow Rd.
TMS# 11612-05-13
Page 1

2. Case # 15-33 MA
Homebody, LLC
OI to RM-HD (.70 acres)
1652 Horseshoe Dr.
TMS# 17012-01-04
Page 13

IV. OTHER BUSINESS [ACTION]

1. RC, NC, GC, LI DEFINITIONS AND MATRIX

V. PRESENTATION

1. RC TRANSPORTATION PENNY PRESENTATION

VI. DIRECTOR'S REPORT OF ACTION

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

VII. ADJOURNMENT

NOTES:

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ZONING PUBLIC HEARING

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 next 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. The County Council Zoning Public Hearing is usually scheduled for the 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.

TO: Planning Commission Members; Interested Parties

FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist

DATE: June 18, 2015

SUBJECT: July 2015- Street Name(s) Approval Request

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 Emergency Road Naming Requirements.

Action Requested: The Planning Commission Board approval.

PROPOSED STREET NAME(S)	APPLICANT/CONTACT	DEVELOPEMENT NAME	PROPERTY TMS#	COUNCIL DISTRICT (HONORABLE)
1. Campbell Ridge Road 2. Esso Lane	Robert Darnell, Sr WCC Engineering, LLC		R29000-02-45	Julie Ann Dixon (9)
3. Sunsation Drive 4. Dolly Horn Lane 5. Saucer Way 6. Anise Lane	J. Scott Morrison, PE Great Southern Homes	Hidden Oaks Subdivision	R00400-01-03	Bill Malinowski (1)
7. Fatsia 8. Lacecap 9. Milkweed	William Cooper, WCC Engineering, LLC	Woodcreek A-5, phase 1A	R28912-02-01;03-01	Julie Ann Dixon (9)
10. Xander	Jeremy Lechner, Civil Engineering of Cola	The Mungo Homes	N/A	
11. Rufus Ridge Lane 12. Freeman Farm Lane	Arthur Dixon	Heir Property Subdivision	R14700-04-09	Torrey Rush (7)





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: July 6, 2015
RC PROJECT: 15-32 MA
APPLICANT: Jake Conyers

LOCATION: 5433 Farrow Road

TAX MAP NUMBER: R11612-05-13
ACREAGE: .7
EXISTING ZONING: RS-HD
PROPOSED ZONING: NC

PC SIGN POSTING: June 15, 2015

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 7.

A zoning change where property is contiguous to a compatible zoning district lying within another county or jurisdiction

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family High Density District (RS-3). With the adoption of the 2005 Land Development Code the RS-3 District was designated Residential Single-Family High Density District (RS-HD).

The subject parcel was part of a previous zoning request (case number 14-14MA). The applicant proposed a change from RS-HD to the Neighborhood Commercial (NC) District. The applicant withdrew the request before going to County Council.

Zoning District Summary

The Neighborhood Commercial District (NC) 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.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	RS-HD	Undeveloped
<u>South:</u>	C-3	Restaurant (City of Columbia)
<u>East:</u>	RS-HD	Undeveloped
<u>West:</u>	RS-3	Residence (City of Columbia)

Discussion

Parcel/Area Characteristics

The parcel contains frontage along Farrow Road and is surrounded by property that has yet to be annexed into the City. The subject property has a moderate slope away from Farrow Road, contains two single family residential structures and has sidewalks along the road frontage. The surrounding parcels are zoned RS-HD, Residential Single-family – High Density, Commercial District (C-3) and Residential Single-family District (RS-3). There are several undeveloped parcels located north and east of the site. South of the site is a restaurant located in the City of Columbia. Otherwise, Farrow Road in this section is sparsely developed, with scattered residential, office, commercial and service related uses.

Public Services

The subject parcel is within the boundaries of School District 1. Arden Elementary School is located .4 miles northwest of the subject parcel on Holmes Avenue.

The Belvedere fire station (number 11) is located .9 miles southeast of the subject parcel on Blume Street. There is a fire hydrant located northeast of the site along Farrow Road. The City of Columbia is the water and sewer service provider for the area.

Plans & Policies

Comprehensive Plan

The 2014 Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential*** on the Future Land Use Map. The Mixed Residential Future Land Use category includes areas within Richland County’s jurisdiction near the edges of municipalities and in the unincorporated “holes” within the cities. The subject property is adjacent to the City of Columbia. Mixed Residential areas are densely developed urban and suburban areas, or opportunities for dense suburban development. These areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors.

The intent of the Mixed Use Residential Future Land Use category is to coordinate the land use planning of Richland County and its municipalities in areas of common interest on the edges of jurisdictional boundaries. Employment areas, commercial corridors, and in some cases even neighborhoods may be located within more than one planning jurisdiction. The purpose of coordinating land use planning in multi-jurisdictional areas is to ensure that the goals for future land uses, development patterns, development densities, and designs are consistent, regardless of jurisdiction.

The Mixed Residential Future Land Use category has been coordinated with the plans for the cities of Arcadia Lakes, Cayce, Columbia, Forest Acres, and Irmo to delineate more detailed guidance for County land use patterns around the edges and within the unincorporated holes of these cities. To better define the intent for specific areas within the Mixed Residential Future Land Use category, the City of Columbia and Richland County coordinated on the development of a set of Development Types that provide additional planning guidance for areas of common interest.

Coordination with The Columbia Plan 2018 Comprehensive Plan

The Columbia Plan 2018 Comprehensive Plan Land Use Classification designates this property **UCAC-2 (Urban Core Community Activity Center)**. Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. They are destination locations that serve a 3-5 mile radius and include several dozen businesses and multi-family or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Building Types/Land Uses

Primary Types

- Small and medium format business/employment
- Multi-family small and medium mixed use

Secondary Types

- Multi-family small or medium

Tertiary Types

- Civic/institutional
- Single family attached
- Large Format business/employment
- Cemeteries & mausoleums
- Parking structure and lots

Villages of North Columbia Neighborhood Master Plan

The City of Columbia's *Master Plan for the Villages of North Columbia* neighborhood plan designates this property as Mixed Use (Retail/Office Ground Floor, Residential/Office Upper Floors).

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 277) located southwest of the site on Farrow Road identifies 13,700 Average Daily Trips (ADT's). Farrow Road is classified as a five lane

undivided Minor Arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Farrow Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Farrow Road, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

The surrounding parcels are zoned RS-HD, C-3 and RS-3. Except for the restaurant located across Farrow Road, nearby properties on the north side of Farrow Road have remained residential in nature. The site is not located at an intersection, although it is located along an arterial and in the vicinity of other limited commercial uses. The site does meet many of the Comprehensive Plan's defined objectives for this area.

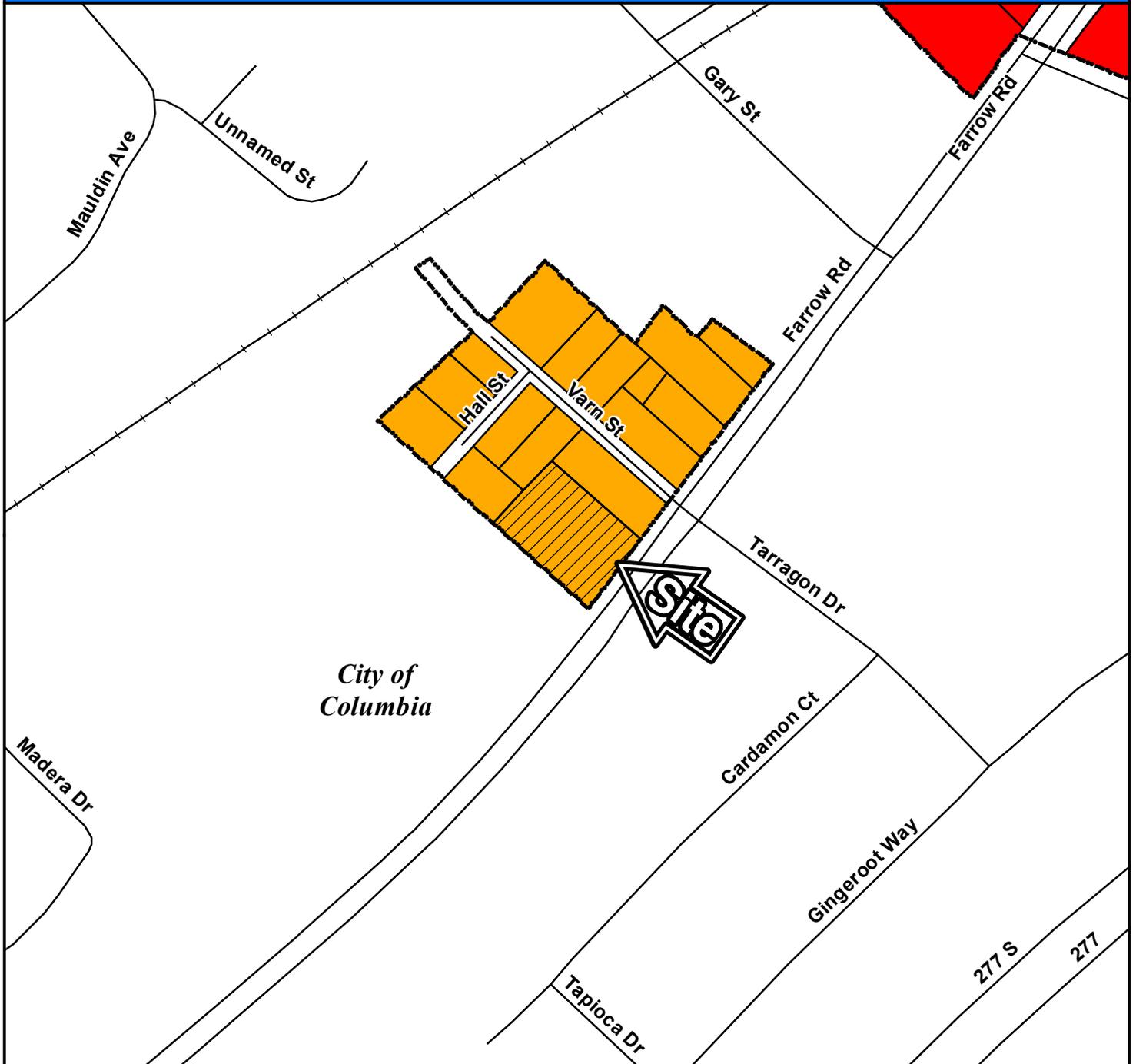
Staff believes that approval of a neighborhood commercial zoning district would be consistent with the objectives of the County and City's Comprehensive Plans. Further, staff is of the opinion that the proposed request is compatible with the surrounding zoning, uses and development pattern of the adjacent parcels along the north side of Farrow Road.

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

Zoning Public Hearing Date

July 28, 2015.

Case 15-32 MA RS-HD to NC

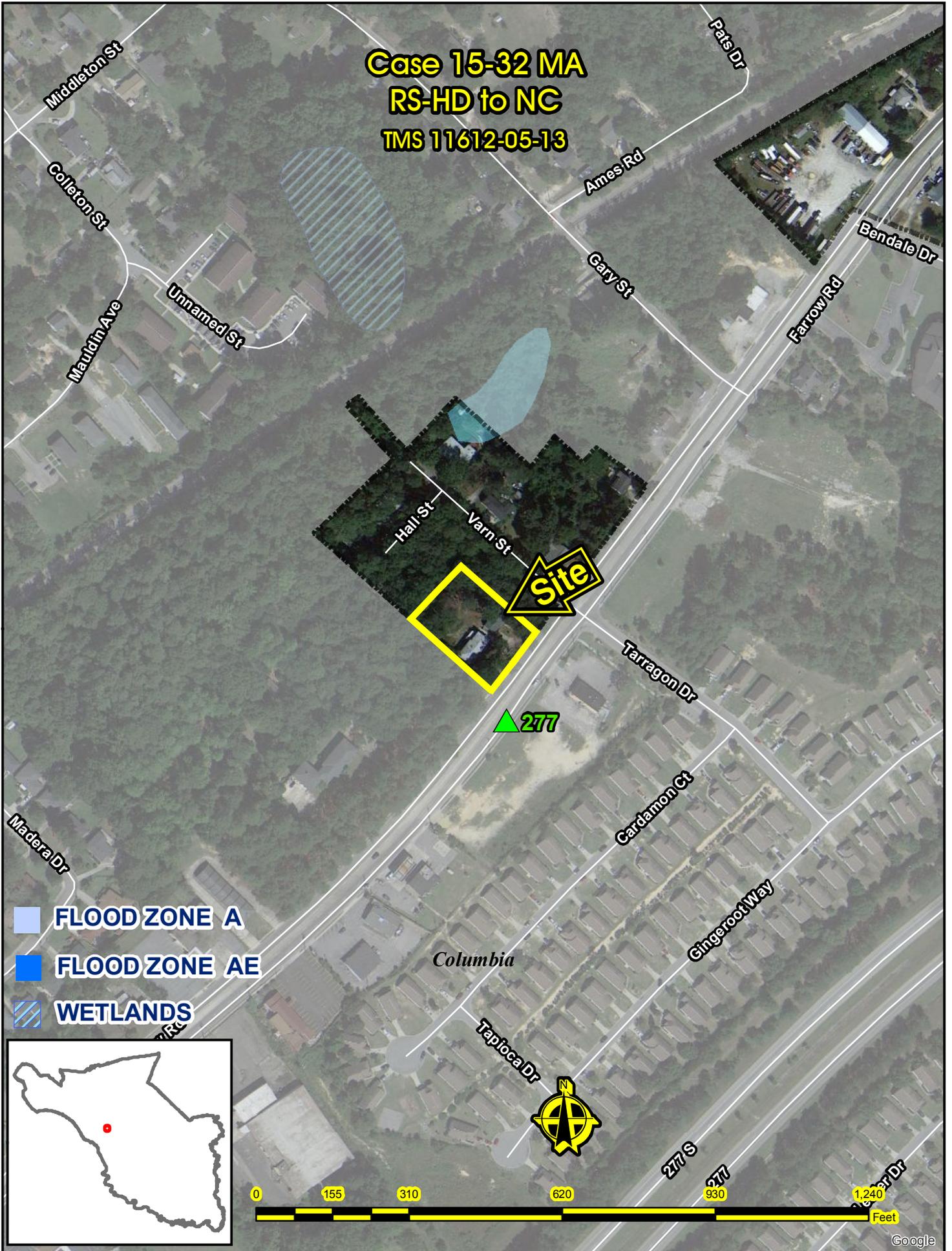


ZONING CLASSIFICATIONS

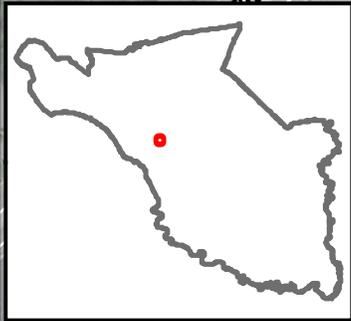
 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	



**Case 15-32 MA
RS-HD to NC
TMS 11612-05-13**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

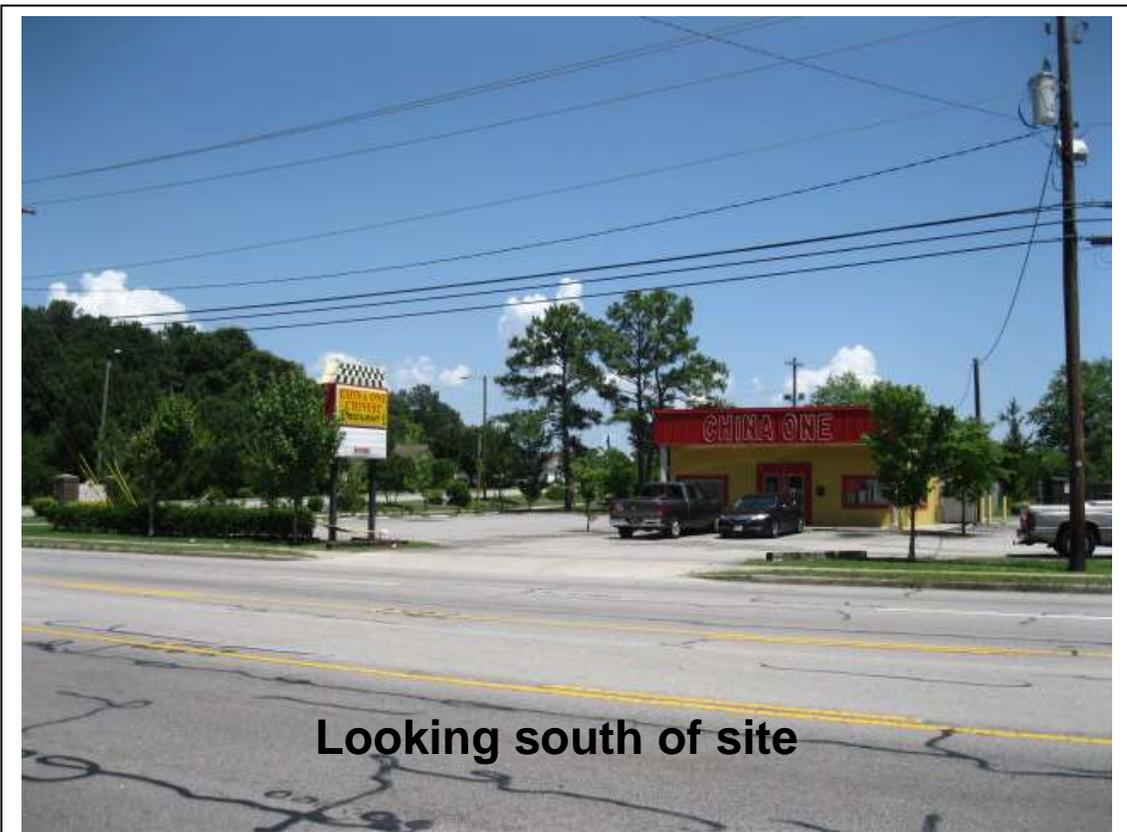


CASE 15-32 MA

From RS-HD to NC

TMS# R11612-05-13

5433 Farrow Road



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

USE TYPES	NC
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
Marital 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

Post Offices	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 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: July 6, 2015
RC PROJECT: 15-33 MA
APPLICANT: Chrissie Campitella

LOCATION: 1652 Horseshoe Drive

TAX MAP NUMBER: R17012-01-04
ACREAGE: .36 acres
EXISTING ZONING: OI
PROPOSED ZONING: RM-HD

PC SIGN POSTING: June 15, 2015

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 1.

An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Office and Institutional District (C-1). With the adoption of the 2005 Land Development Code the Office and Institutional District (C-1) was designated Office and Institutional District (OI).

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 5 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RM-MD	Residence
<u>South:</u>	OI	Undeveloped
<u>East:</u>	OI	Undeveloped
<u>West:</u>	RM-MD/RM-HD	Multi-family dwelling /Multi-family dwelling

Discussion

Parcel/Area Characteristics

The parcel has access to Horseshoe Drive. There are no sidewalks or streetlamps along this section of Horseshoe Drive. The subject parcel contains a single-family residence. There are no sidewalks or streetlights along this section of Horseshoe Drive. The immediate area is characterized by a mix of multi-family dwellings and single-family residences. West of the subject parcel is a Multi-family dwelling. North of the site is a single-family residence. South and east of the subject parcel are undeveloped and wooded parcels.

Public Services

The subject parcel is within the boundaries of School District Two. The Joseph Keels Elementary School is located .39 miles west of the subject parcel on Parklane Road. The Dentsville fire station (number 14) is located .44 miles south of the subject parcel on Firelane Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

Plans & Policies

2014 Comprehensive Plan

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as being within a ***Community Activity Center***, surrounded by ***Neighborhood (Medium-Density)*** on the future land use map. Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged.

Specific recommended land uses for Community Activity Centers include large and small format retail centers and shops, grocery stores, restaurants, bars, personal services, multi-family

housing located above non-residential uses on ground floor, stand-alone multi-family housing, professional offices, and other commercial uses.

The Neighborhood (Medium-Density) land use areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas.

Traffic Characteristics

No traffic count stations are located on Horseshoe Drive. Horseshoe Drive is a two lane road maintained by SCDOT. The 2013 SCDOT traffic count (Station # 113) located northeast of the subject parcel on Two Notch Road identifies 28,500 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 or programmed improvements for this section of Two Notch Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff believes that the proposed rezoning is consistent with the objective for the Neighborhood (Medium-Density) zoning district and the Community Activity Center future land use designation outlined in the 2014 Comprehensive Plan, as multi-family housing is a recommended use.

Staff is of the opinion that approval of the proposed district would be in character with the surrounding zoning districts and uses.

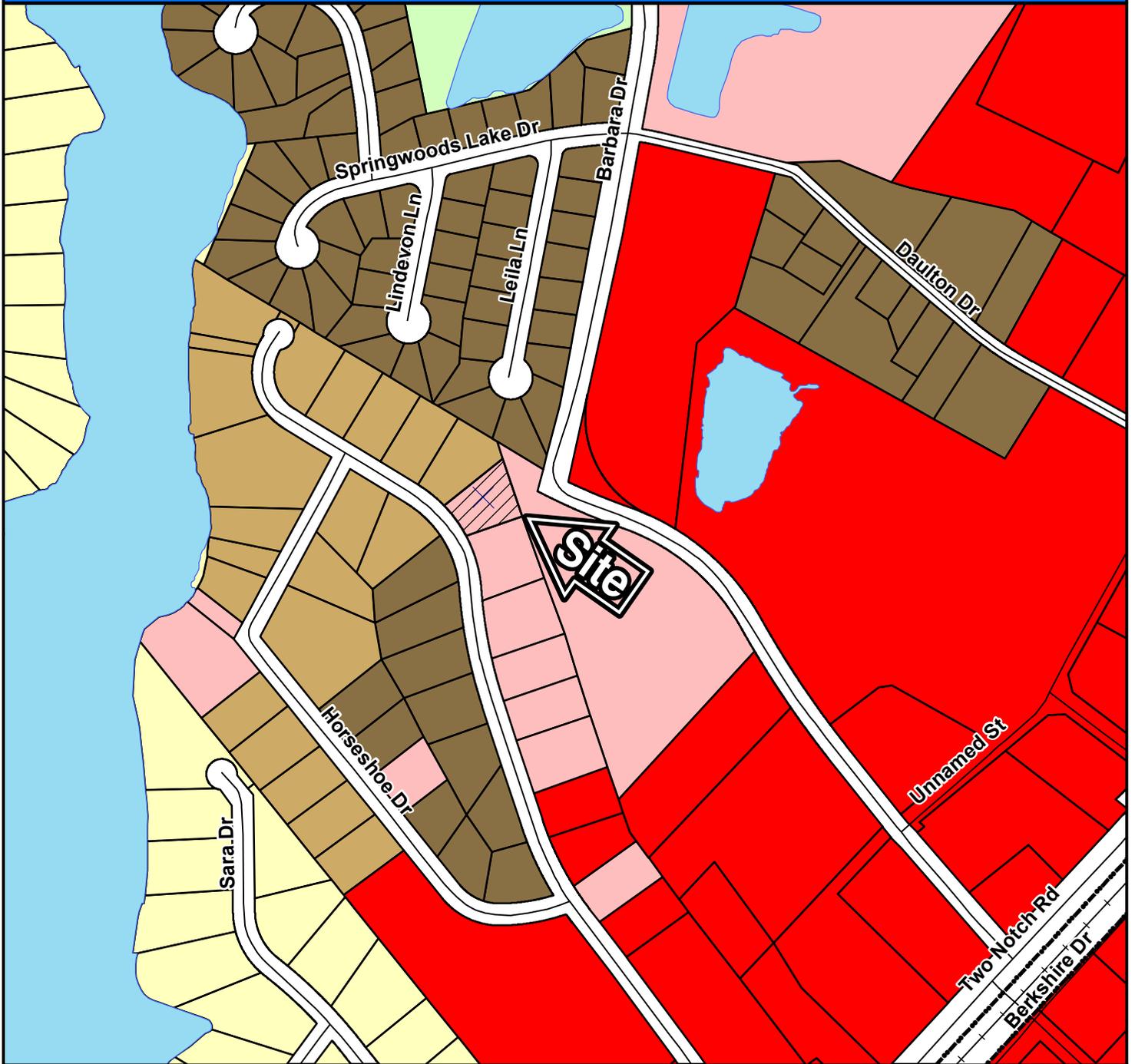
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

July 28, 2015.

Case 15-33 MA

OI to RM-HD



ZONING CLASSIFICATIONS

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



**Case 15-33 MA
OI to RM-HD
TMS 17012-01-04**

Springwoods Lake Dr

Lindevon Ln

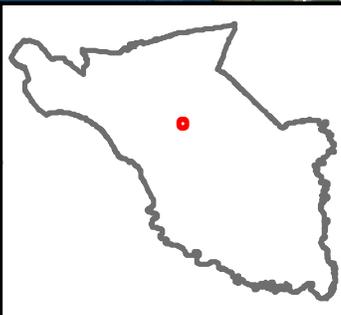
Leila Ln

Barbara Dr

Daulton Dr

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 15-33 MA

From OI to RM-HD

TMS# R17012-01-04

1652 Horseshoe Drive



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

USE TYPES	RM-MD
<u>Residential Uses</u>	
Accessory Dwellings	P
Multi-Family, Not Otherwise Listed	P
Single-Family, Detached	P
Two-Family	P
Group Homes (9 or Less)	SR
<u>Recreational Uses</u>	
Athletic Fields	SE
Country Clubs with Golf Courses	SE
Orphanages	SE
Places of Worship	SR
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	SR

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

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

May 26, 2015

7:00 PM

Call to Order: Honorable Torrey Rush, Chair

Additions/Deletions to the Agenda: Ms. Amelia Linder stated that the applicant for Case # 15-18 MA had withdrawn his rezoning request and that this case needed to be removed from the agenda.

Adoption of the Agenda: The amended agenda was approved unanimously.

Map Amendments:

Case # 15-18 MA, Elton Johnson, GC to RU (.97 acres), TMS # 09401-06-07, 6423 Monticello Road: Removed from the agenda. [ACTION: PLANNING](#)

Case # 15-19 MA, James Woodhill, RU to RC (5 acres), TMS # 39400-02-42, 16001 Garners Ferry Road: Council unanimously accepted the applicant's request for withdrawal. [ACTION: PLANNING](#)

Case # 15-20 MA, Ashley Chason, RU to OI (3.7 acres), TMS # 02411-04-03, 1551 Dutch Fork Road: The public hearing was opened. The applicant spoke in favor of the rezoning request and no one spoke against the rezoning request. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 15-21 MA, DeAna M. Shealy, RU to RS-LD (2.22 acres), TMS # 01300-01-01/02 and 14000-01-02/03/04, Island Trail: 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 # 15-22 MA, Craig Waites, RU to GC (15 acres), TMS # 21800-05-18, Garners Ferry Road: Council unanimously accepted the applicant's request for withdrawal. [ACTION: PLANNING](#)

Case # 15-23 MA, JR LEX 2, LLC, RU to RC (2.61 acres), TMS # 32403-03-05 & 06(p), 7746 Bluff Road: The public hearing was opened. Two people spoke in favor of the rezoning request and three people spoke against the rezoning request. The public hearing was

closed. Council approved the rezoning request and gave first reading to the ordinance.
ACTION: PLANNING, CLERK OF COUNCIL

Text Amendments:

An Ordinance Amending the Richland County Code Of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses with Special Requirements, and Special Exceptions; so as to permit additional uses in the LI Light Industrial Districts: The public hearing was opened and no one spoke. The public hearing was closed. Council unanimously approved the text amendment and gave first reading to the ordinance.

Adjournment: Council adjourned at 7:18 p.m.

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING
June 23, 2015
7:00 PM**

Call to Order: Honorable Torrey Rush, Chair

Additions/Deletions to the Agenda: Mr. Geonard Price stated that he had received a letter from the applicant regarding Case No. 15-09MA, and that the applicant wished to withdraw his rezoning request. Council unanimously voted to accept the withdrawal and removed Case No. 15-09MA from the agenda.

Adoption of the Agenda: Council unanimously approved the amended agenda (with Case No. 15-09MA removed).

Map Amendments:

Case # 15-09 MA, Patrick Palmer, RS-MD to RC (5.23 acres), TMS # 20500-04-27(p), Rimer Pond Road and Longtown East: This case was removed from the agenda. **ACTION: PLANNING**

Case # 15-15 MA, CCW Bluff Rd, LLC, HI to LI (2.5 acres), TMS # 11209-03-05, 1400 Bluff Road: 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 # 15-24 MA, Murali Gangadaram, RS-LD to NC (.458 acres), TMS # 09308-06-33, 1726 Winyah Drive: The public hearing was opened and two people spoke against the rezoning. The public hearing was closed. Council unanimously denied the rezoning request. **ACTION: PLANNING**

Case # 15-25 MA, Derrick Harris, RU to GC (1.83 acres), TMS # 12000-02-22, 7708 Fairfield Road: The public hearing was opened. The applicant and one other person spoke in favor of the rezoning request and one person spoke against it. The public hearing was closed. Council unanimously denied the rezoning request. **ACTION: PLANNING**

Case # 15-26 MA, Jeff & Jodi Salter, RS-MD to OI (5 acres), TMS # 20200-01-11, 2304 Clemson Road: 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 # 15-27 MA, Robert Berger, RU to NC (3.53 acres), TMS # 20200-03-30, 4154 Hard Scrabble Road: The public hearing was opened. One person spoke in favor of the rezoning

request and no one spoke against it. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 15-28 MA, Kay Evans, RU to RS-MD (14 acres), TMS # 28900-01-27/28/31, Riding Grove Road: 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 # 15-29 MA, Curtis Cain, RU to RC (3.66 acres), TMS # 18800-02-29, 5480 Bluff Road: Council unanimously deferred this rezoning request to the July Zoning Public Hearing. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 15-30 MA, M. B. Arnold, RM-HD to GC (.64 acres), TMS # 17012-03-11/12, 1555 & 1557 Daulton Drive: The public hearing was opened. One person spoke in favor of the rezoning request and no one spoke against it. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 15-31 MA, Elton Johnson, GC to RS-MD (.97 acres), TMS # 09401-06-07, 6423 Monticello Road: 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](#)

Text Amendments:

An Ordinance Amending the Richland County Code Of Ordinances; Chapter 26, Land Development; Article II, Rules of Construction; Section 26-22, Definitions; so as to alter the definition of “Subdivision”. The public hearing was opened and no one spoke. The public hearing was closed. Council approved the text amendment and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

An Ordinance Amending the Richland County Code Of Ordinances; Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-54, Subdivision Review and Approval; Subsection (c), Processes; Paragraph (3), Major Subdivision Review; Subparagraph d, Bonded Subdivision Plat Review and Approval; Clause 6, Recordation; and Subparagraph e, Final Subdivision Plat Review and Approval; Clause 6, Recordation; so as to properly cross-reference two subsections. The public hearing was opened and no one spoke. The public hearing was closed. Council approved the text amendment and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

An Ordinance Amending the Richland County Code Of Ordinances; Chapter 26, Land Development; so as to add Townhouses as a Permitted Use with Special Requirements in the RM-MD and RM-HD Zoning Districts. The public hearing was opened and no one spoke. The public hearing was closed. Council approved the text amendment and gave first reading to the ordinance. Mr. Malinowski asked staff to provide him with a list of properties in his District that could be affected by this text amendment. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Adjournment: Council adjourned at 7:30 p.m.



Development Review Team Project for May 28, 2015 at 1:00 pm

Project #	Development	Location	Coun- cil Dis- trict	Lots/ Units/ Square Feet	Acres
SD15-022	Wise Road Subdivision TMS # R02416-01-01, 02509-04-03	1019 Wise Road & W/S A J Amick Road Disapproved	1	72	25.71
SD15-025	Woodcreek Farms Areas B2 & B3 TMS # R25800-03-40 Sketch Plan Approved	N/S of Deerpark Drive	9	35	39.3

Development Review Team Members

Tracy Hegler, Planning Director
 Geonard Price, Deputy Planning Director/Zoning Administrator
 William Simon, Engineer II—Development Division Manager
 Andrea Bolling, Floodplain Administrator
 Carroll Williamson, Land Development Administrator
 Miranda Spivey, Fire Marshal



Development Review Team Project for June 25, 2015 at 1:00 pm

Project #	Development	Location	Coun- cil Dis- trict	Lots/ Units/ Square Feet	Acres
SP15-068	Kroger Marketplace@ Killian's Crossing TMS # R17400-02-20	399 Killian Road	7	123,000	14.70

Disapproved

Development Review Team Members

Tracy Hegler, Planning Director
Geonard Price, Deputy Planning Director/Zoning Administrator
William Simon, Engineer II—Development Division Manager
Andrea Bolling, Floodplain Administrator
Carroll Williamson, Land Development Administrator
Tina Robinette, Fire Marshal



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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