

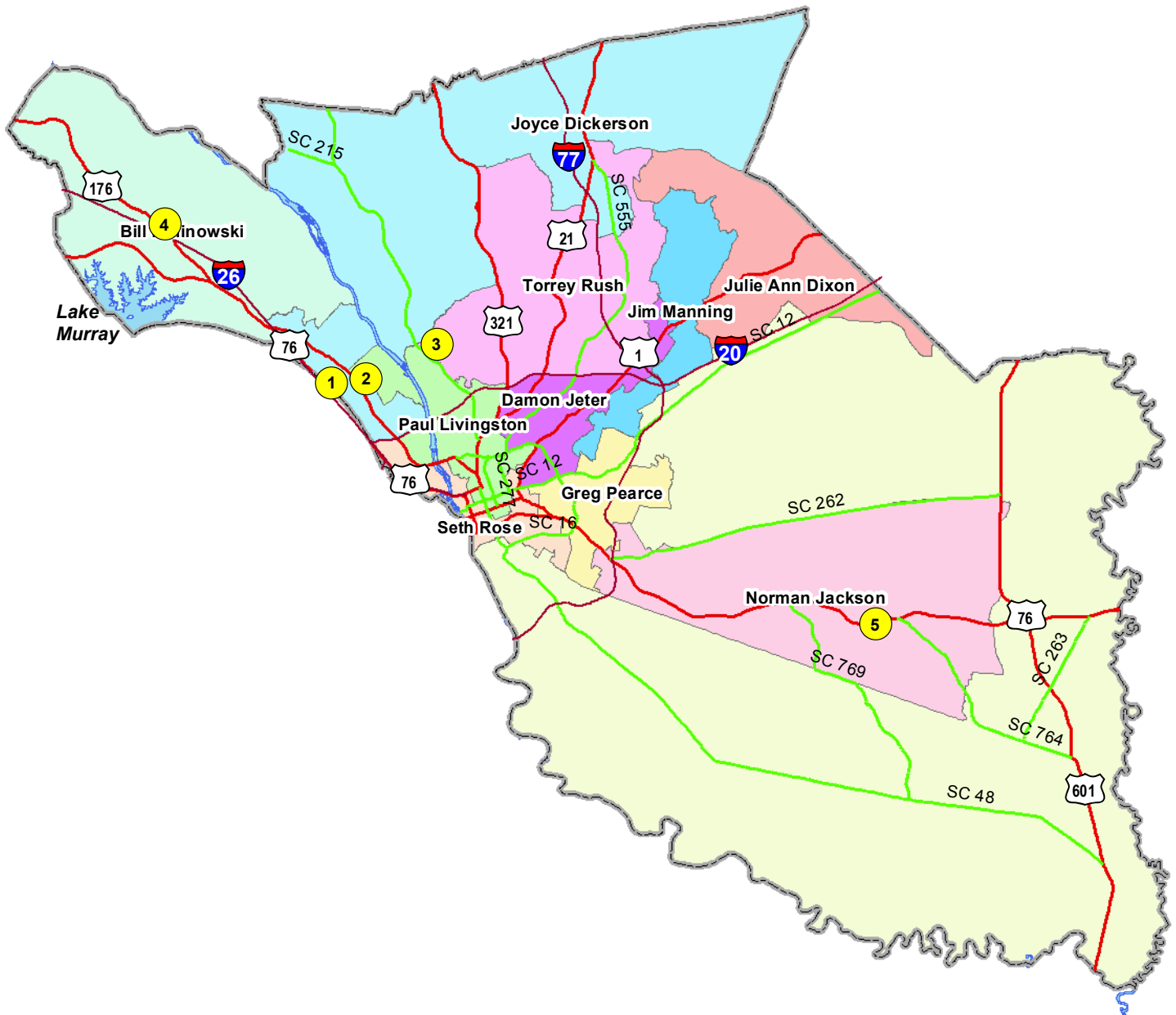
RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



April 26, 2016

7:00 pm

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING APRIL 26, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-07 MA	Michael Leon Greene	04913-02-02	525 Piney Woods Rd.	Dickerson
2. 16-09 MA	Joe Tran	06200-01-28	4815 Broad River Rd.	Dickerson
3. 16-10 MA	Rodney Pendleton	07714-04-01	227 Larger St.	Rush
4. 16-11 MA	Angel Lara	02600-04-20	11214 Broad River Rd.	Malinowski
5. 16-12 MA	Charlotte Huggins	30600-02-08 & 16	10512 Garners Ferry Rd.	Jackson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, April 26, 2016
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

Tracy Hegler, AICP.....Planning Director
Geonard Price.....Deputy Planning Director/Zoning Administrator

CALL TO ORDER.....Honorable Torrey Rush
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 16-07 MA
Michael Leon Greene
525 Piney Woods Rd.
RU to GC (1.86 acres)
TMS# 04913-02-02 [**FIRST READING**]
Page 1
PDSD Recommendation - Denial
Planning Commission Recommendation – Denial 6-3

2. Case # 16-09 MA
Joe Tran
4815 Broad River Rd.
GC to LI (2 acres)
TMS# 06200-01-28 [**FIRST READING**]
Page 15
PDSD Recommendation - Denial
Planning Commission Recommendation – Denial 8-1

3. Case # 16-10 MA
Rodney Pendleton
227 Larger St.
RS-LD to RU (7.38 acres)
TMS# 07714-04-01 [**FIRST READING**]
Page 25
PDSD Recommendation - Denial
Planning Commission Recommendation – Denial 8-1

4. Case # 16-11MA
Angel Lara
11214 Broad River Rd.
RU to GC (.51 acres)
TMS# 02600-04-20 [**FIRST READING**]
Page 33
PDSD Recommendation - Denial
Planning Commission Recommendation – Approval 8-1

5. Case # 16-12 MA
Charlotte Huggins
10512 Garners Ferry Rd.
RU to RC (4.12 acres & 1.86 acres)
TMS# 30600-02-08 & 16 [**FIRST READING**]
Page 47
PDSD Recommendation - Denial
Planning Commission Recommendation – Denial 5-3

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 4, 2016
RC PROJECT: 16-07 MA
APPLICANT: Michael Leon Green

LOCATION: 525 Piney Woods Road

TAX MAP NUMBER: R04913-02-02
ACREAGE: 1.86 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: March 18, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcels, west of the subject parcel, were rezoned from M-1 under case number 05-121MA.

The Office and Institutional District (OI) parcel southeast of the subject parcel were rezoned from RU under case number 08-025MA.

The Rural District (RU) parcel, adjacent east of the subject parcel requested a map amendment from RU to Office and Institutional District (OI) under case number 15-41MA. The proposed map amendment was denied by County Council.

The Rural District (RU) parcel, located further east of the subject parcel requested a map amendment from RU to Neighborhood Commercial District (NC) under case number 15-40MA. The proposed map amendment was denied by County Council.

The General Commercial District (GC) parcels southwest of the subject parcel were rezoned from RU under case number 15-042MA.

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.

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.

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: 29 dwelling units.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Undeveloped
<u>West:</u>	GC	Warehouse Club/Superstore (Costco)

Discussion

Parcel/Area Characteristics

The parcel has frontage along Piney Woods Road. There are no sidewalks or streetlights along this section of Piney Woods Road. The site contains a single-family residence.

The immediate area is characterized by an institutional use to the south with residential uses north and east of the subject parcel. West and southwest of the parcel are multiple GC parcels. West of the site is a Warehouse Club/Superstore currently under construction. The parcel is east of the Interstate 26 interchange.

Public Services

The subject parcel is within the boundaries of School District One. The Piney Grove Elementary School is located 1.3 miles southeast of the subject parcel on Huffstetler Drive. The Harbison fire station (number 16) is located 1.2 miles northwest of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located west of the site on Piney Woods Road. Water and sewer service is provided by the City of Columbia.

Plans & Policies

The Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential***. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uemr)**.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential 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. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. 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. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

[Urban Edge] Mixed Residential (uemr)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the city or in the outer ring of neighborhoods. This development type primarily represents existing post-1940's subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 465) located east to the subject parcel on Piney Grove Road identifies 4,700 Average Daily Trips (ADT's). This segment of Piney Grove Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Piney Grove Road is currently operating at Level of Service (LOS) "A".

The 2014 SCDOT traffic count (Station # 643) located south of the subject parcel on Piney Woods Road identifies 1,650 Average Daily Trips (ADT's). This segment of Piney Woods Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Piney Woods Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The surrounding properties along Piney Woods Road are mostly zoned Rural, with a mix of residential uses and an institutional use. The proposed amendment does not meet the intent of the zoning district as it would be located adjacent to residential uses and zoning districts where large commercial uses are inappropriate.

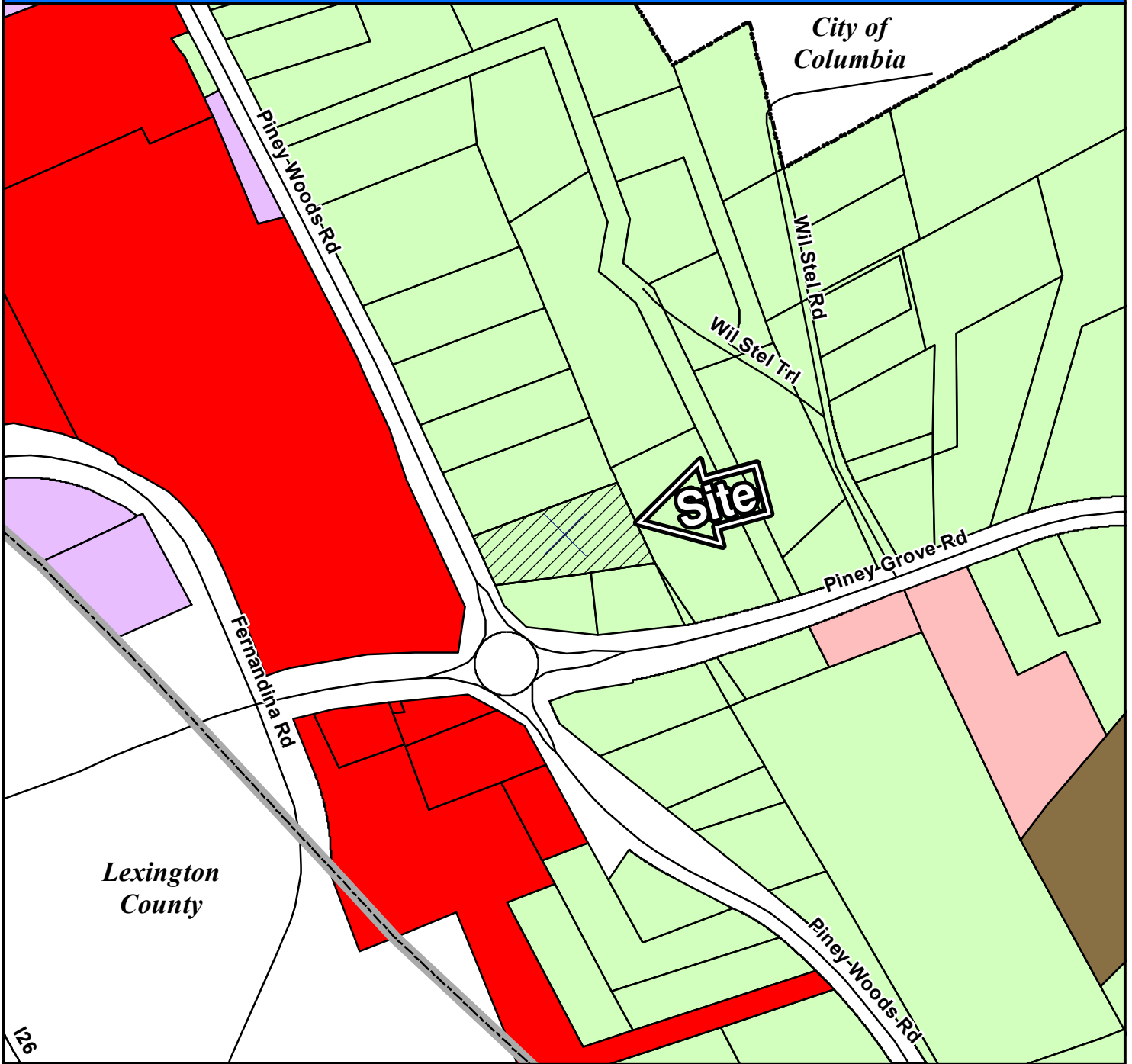
Further, staff is of the opinion that the request is not in compliance with the desired development pattern described in the Comprehensive Plan, as the site is not located within an activity center or in a mixed use corridor, but rather where residential uses are encouraged. While the Mixed Residential future land use and design promotes general commercial uses, the subject site is incompatible with the more important desired development pattern.

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

Zoning Public Hearing Date

April 26, 2016

Case 16-07 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		



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**Case 16-07 MA
RU to GC
TMS 04513-02-02**

Columbia

Piney Woods Rd

Wil Stel Rd

Wil Stel Trl

Piney Grove Rd

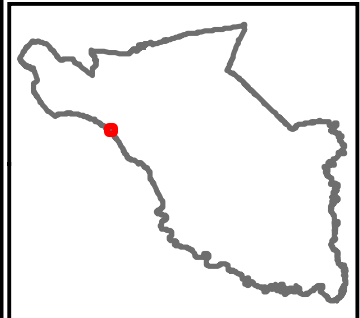
Fernando Rd



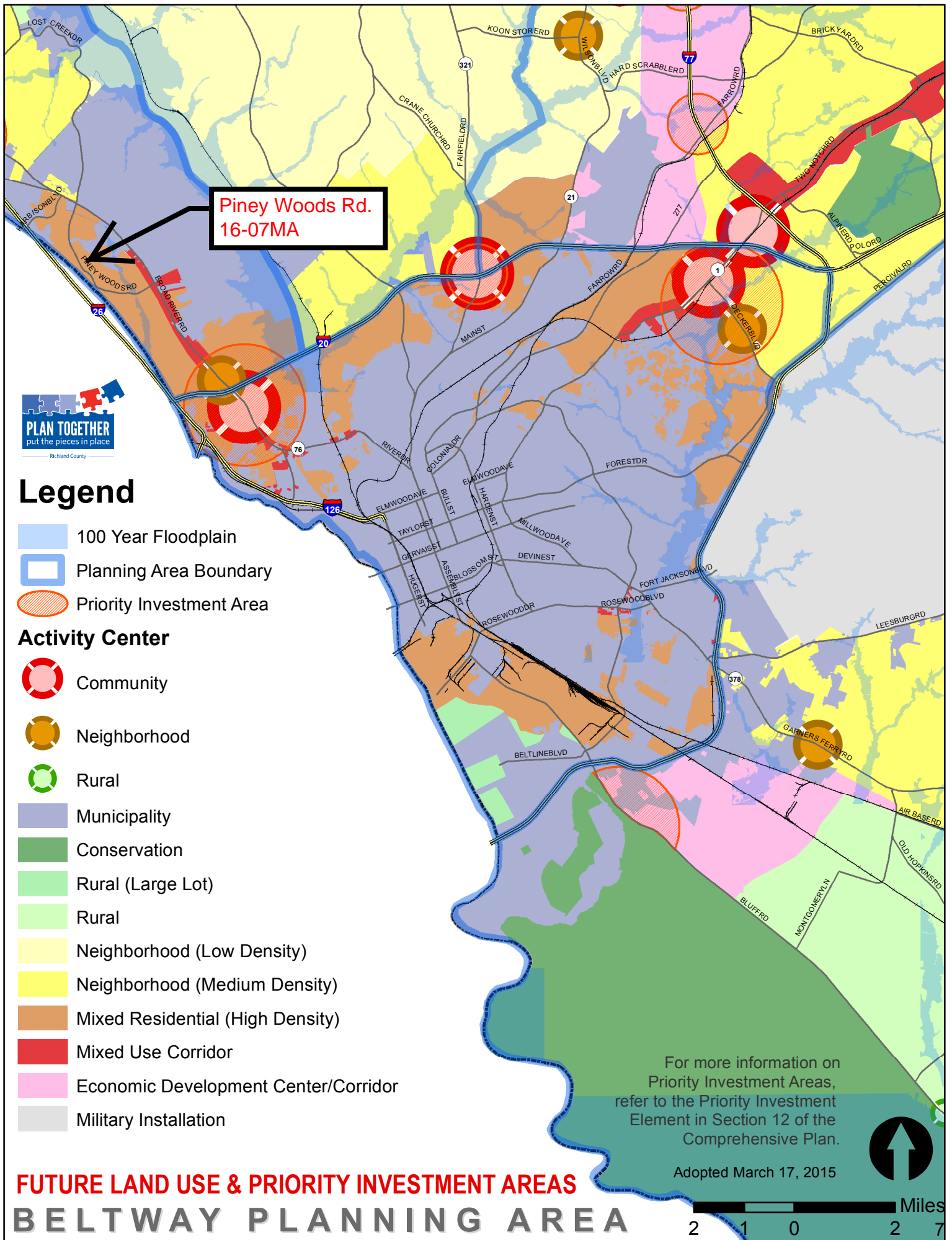
▲ 643

Lexington County

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Google



**Piney Woods Rd.
16-07MA**



Legend

- 100 Year Floodplain
- Planning Area Boundary
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS
BELTWAY PLANNING AREA

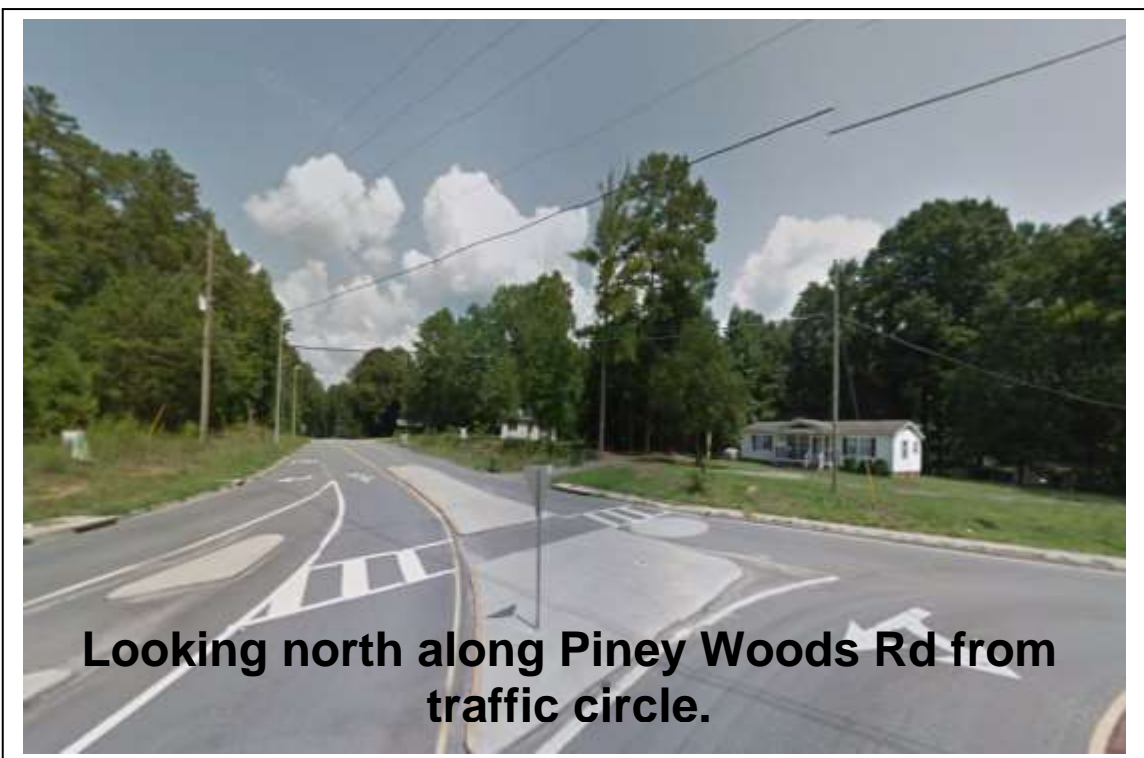


CASE 16-07 MA

From RU to GC

TMS# R04913-02-02

525 Piney Woods Rd



USE TYPES	GC
<u>Residential Uses</u>	
Continued Care Retirement Communities	SR
Dormitories	SE
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
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	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
Swim and Tennis Clubs	P
<u>Institutional, Educational and Civic Uses</u>	
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, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
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
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
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, Appliance and Electronics	SR
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
Vending Machine Operators	
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
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used	P

Merchandise Shops and Pawn Shops)	
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	P

Otherwise Listed	
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
<u>Wholesale Trade</u>	
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
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
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
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
<u>Manufacturing, Mining, and Industrial Uses</u>	
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
<u>Other Uses</u>	
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: April 4, 2016
RC PROJECT: 16-09 MA
APPLICANT: Joe Tran

LOCATION: Broad River Road

TAX MAP NUMBER: R06200-01-28
ACREAGE: 2 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: March 18, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial (C-3) District which became the General Commercial (GC) District with the Land Development Code change in 2005.

Zoning History for the General Area

The Planned Unit Development (PUD-C) parcel west of the subject parcel was approved under case number 90-003MA.

The Office and Institutional (OI) District parcel west of the subject parcel along Piney Grove Road was approved under case number 90-042MA.

The Office and Institutional (OI) District parcel adjacent west of the subject parcel was approved under case number 94-013MA.

The Office and Institutional (OI) District parcel adjacent south of the subject parcel with frontage along Piney Grove Road was approved under case number 94-055MA.

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	C-1	Department of Juvenile Justice (City of Columbia)
<u>South:</u>	GC/C-3	Undeveloped/Undeveloped (City of Columbia)
<u>East:</u>	GC	Undeveloped
<u>West:</u>	GC	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Broad River Road. The subject property is undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Broad River Road. The surrounding area is characterized by institutional, commercial, and residential uses along with undeveloped parcels. The parcels south and east of the subject properties are undeveloped.

Public Services

The subject parcel is within the boundaries of School District One. Pine Grove Elementary School is located 2.2 miles south of the subject parcel on Huffstetler Drive. The Harbison fire station (number 16) is located 1.8 miles northwest of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located west of the site on Piney Woods Road. Water and sewer service is provided by the City of Columbia.

Plans & Policies

The 2014 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Mixed Use Corridor**. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uemr)**.

Comprehensive Plan

Land Use and Character

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

[Urban Edge] Mixed Residential (uemr)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the city or in the outer ring of neighborhoods. This development type primarily represents existing post-1940’s subdivisions and the auto-oriented corridors associated with them. The pattern is also

suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Broad River Corridor & Community Master Plan

Transition Mixed Use district

The Transition Mixed-Use District is characterized by medium-density, neighborhood-scaled mix of uses located in 2 to 3 story buildings. The district generally encompasses areas within a 1/2-mile walking radius of the “redevelopment nodes”. The properties in this district are located predominantly in the vicinity of the minor arterials providing the primary access to the district. Densities less than the Corridor Mixed-Use District but more than the predominantly residential districts described below are supported in this district. Development in this district should ensure adequate transition to the low-density existing residential area. This is accomplished primarily through placement of densities and intensities along the edges that require buildings to transition in height down to the surrounding residential areas. The Corridor Mixed Use Redevelopment District coincides with the Urban Zone (C4) identified in the Institute of Transportation Engineer’s Recommended Practice, *Designing Walkable Urban Thoroughfares: A Context Sensitive Approach (ITE Practice)*.

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.

A key component required for successful redevelopment of a transit-oriented corridor is to attract the amount of residents within the core area by providing the base market for future transit stations; therefore, activities that support significant development intensities within a quarter-mile walking-radius are encouraged throughout this district. It is also important that there be diversity in the residential along the corridor such that it includes both market rate and affordable housing.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 179) located east of the subject parcel on Broad River Road identifies 20,300 Average Daily Trips (ADT’s). Broad River Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. This section of Broad River Road is currently operating at Level of Service (LOS) “B”.

The 2014 SCDOT traffic count (Station # 194) located west of the subject parcel on Broad River Road identifies 14,800 Average Daily Trips (ADT’s). Broad River Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. This section of Broad River Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for this section of Broad River Road through SCDOT. However, the County Penny Sales Tax program has identified this area for a Broad River Road Sidewalk from Lake Murray Boulevard to Western Lane to be completed as part of the US 176 widening project.

Conclusion

Staff is of the opinion that the request is not in compliance with the intentions of the Comprehensive Plan.

The Richland County Comprehensive Plan recommends supporting residential, commercial and institutional districts. The plan does not recommend industrial development along the mixed use corridor.

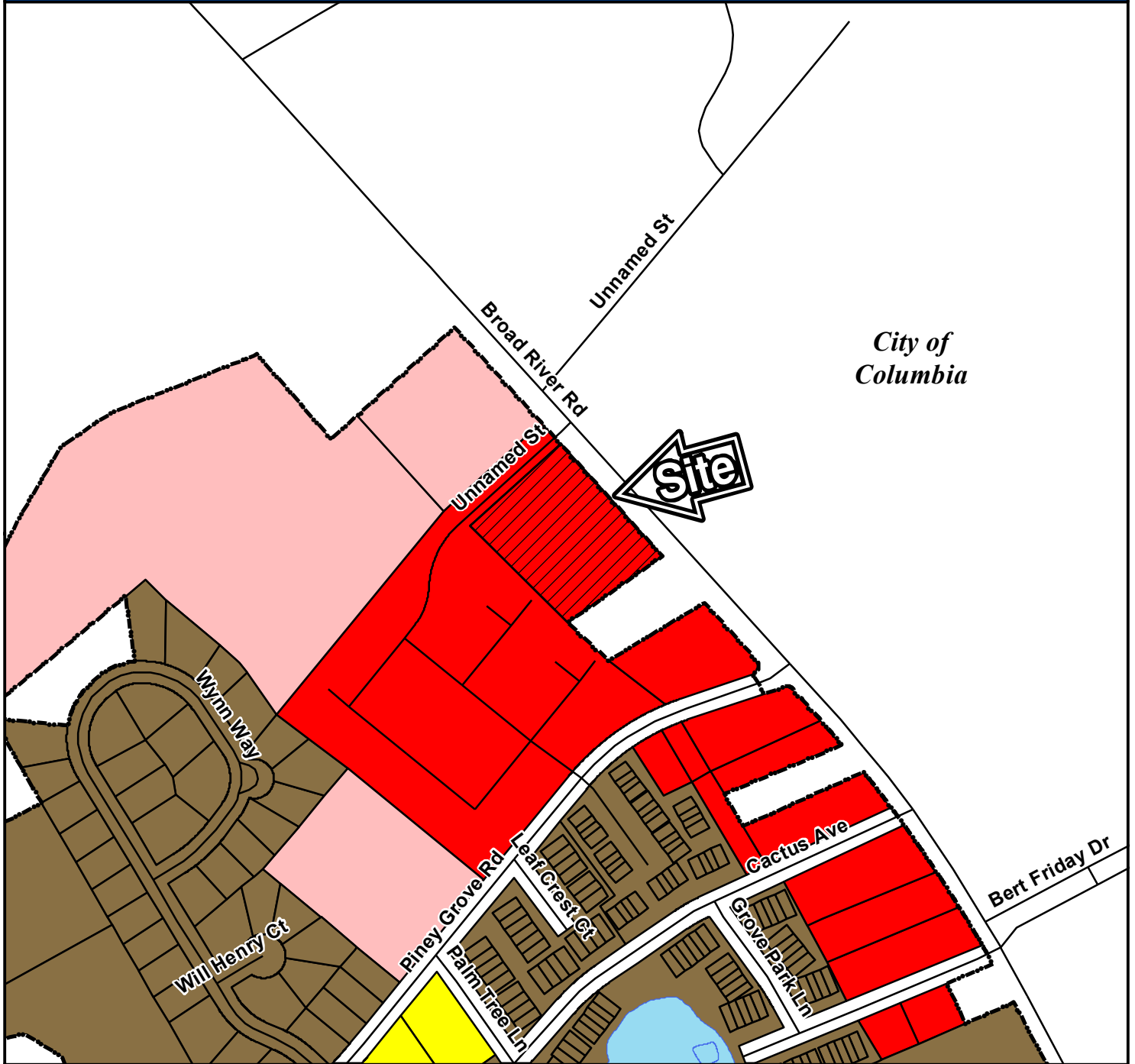
The request does not support the neighborhood scale development called for in the Broad River Road Corridor and Community Master Plan, as the LI district promotes wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. In addition, the request would introduce a zoning designation which is not compatible or consistent with the zoning along this section of Broad River Road or the surrounding area.

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

Zoning Public Hearing Date

April 26, 2016.

Case 16-09 MA GC to LI



City of
Columbia

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 16-09 MA
GC to LI
TMS 06200-01-28

Youth Services Rd
Unamed St

Columbia

Site

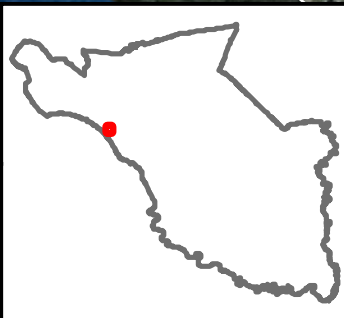
Broad River Rd

Unamed St

Cactus Ave

Bert Friday Dr

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

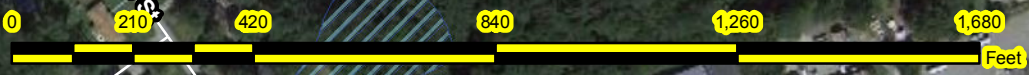


Piney Grove Rd

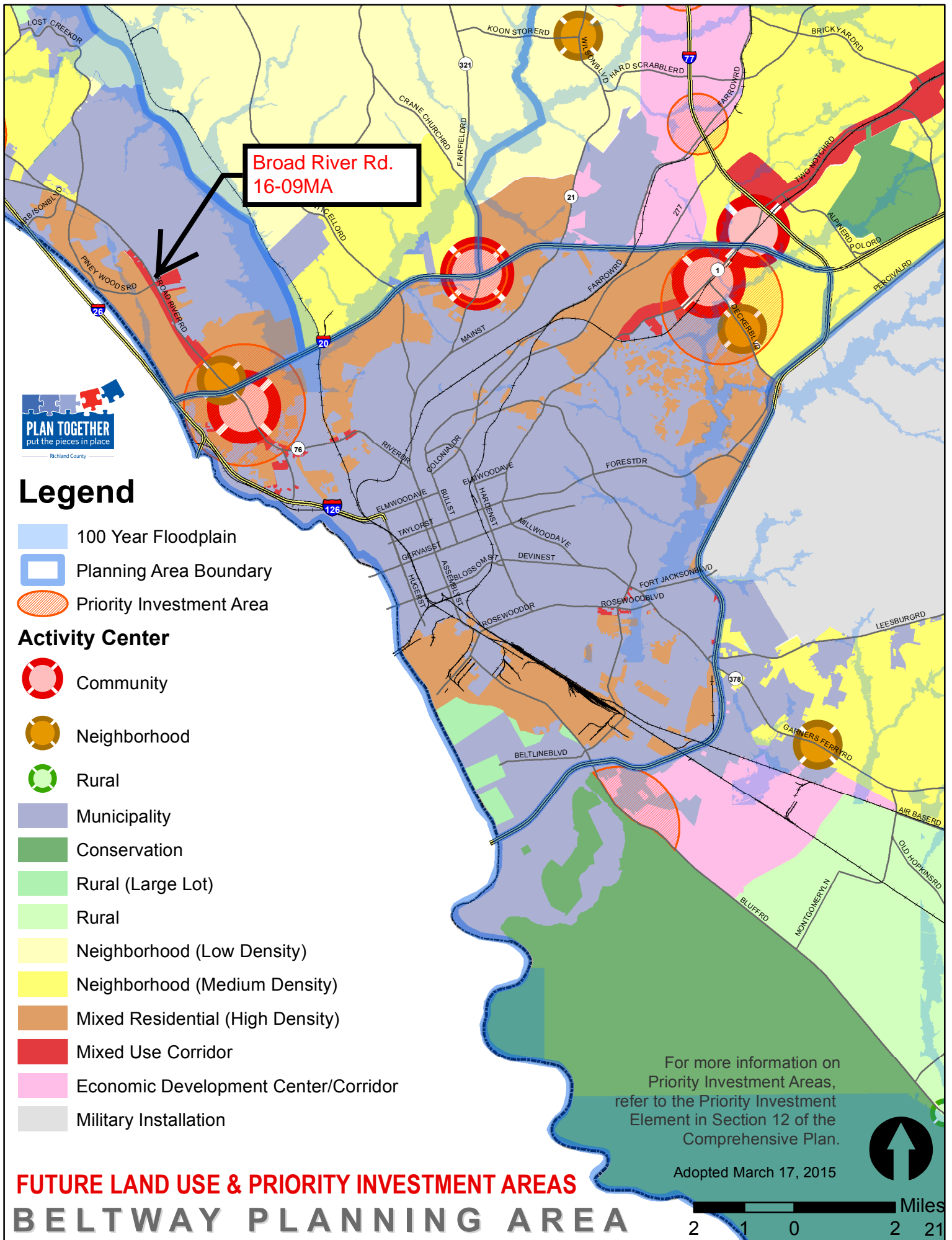
Leaf Crest Ct

Grove Park Ln

Wade St



Google



**Broad River Rd.
16-09MA**



Legend

- 100 Year Floodplain
- Planning Area Boundary
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA

Miles
2 1 0 2 21

CASE 16-09 MA

From GC to LI

TMS# R06200-01-28

Broad River Rd



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

USE TYPES	LI		SE
Crop Production Support Services	P		P
Forestry Support Services	P		P
Correctional Institutions	SE		P
Automobile Towing, Including Storage Services	P		P
Construction, Building, General Contracting, with Outside Storage	SR		P
Construction, Heavy, with Outside Storage	SR		P
Construction, Heavy, without Outside Storage	P		SE
Construction, Special Trades, with Outside Storage	SR		P
Repair and Maintenance Services, Automobile, Major	P		SE
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P		P
Repair and Maintenance Services, Commercial and Industrial Equipment	P		P
Vending Machine Operators	P		SE
Chemicals and Allied Products	P		P
Farm Products, Raw Materials	P		SE
Farm Supplies	P		P
Metal and Minerals	P		P
Motor Vehicles	P		P
Motor Vehicles, Used Parts and Supplies	P		P
		Scrap and Recyclable Materials	SE
		Timber and Timber Products	P
		Airports or Air Transportation Facilities and Support Facilities	P
		Courier Services, Central Facility	P
		Materials Recovery Facilities (Recycling)	P
		Water Treatment Plants, Non-Governmental, Public	P
		Apparel	P
		Beverage, Soft Drink and Water	P
		Borrow Pits	SE
		Dairy Products	P
		Dolls, Toys, and Games	P
		Fabricated Metal Products	SE
		Food Manufacturing, Not Otherwise Listed	P
		Furniture and Related Products	P
		Glass and Glass Products	SE
		Jewelry and Silverware	P
		Leather and Allied Products (No Tanning)	P
		Machinery	SE
		Manufacturing, Not Otherwise Listed	SE
		Office Supplies (Not Paper)	P
		Paper Products (No Coating and Laminating)	P
		Soap, Cleaning Compounds, and Toilet Preparations	P

Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 4, 2016
RC PROJECT: 16-10MA
APPLICANT: Rodney Pendleton

LOCATION: 227 Larger Street

TAX MAP NUMBER: R07714-04-01
ACREAGE: 7.38 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: RU

PC SIGN POSTING: March 18, 2016

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

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	RU/MH	Multiple residences/ Undeveloped and residences

Discussion

Parcel/Area Characteristics

The parcel has access to Larger Street, a two lane local road. The subject parcel is undeveloped. There are no sidewalks or streetlights Larger Street. The surrounding area is primarily characterized by a mix of residential uses and undeveloped parcels. West of the subject parcel are multiple RU parcels with residences. North, east and south of the subject parcel is undeveloped.

Public Services

The subject parcel is within the boundaries of School District One. The Forest Heights Elementary School is located .9 miles northeast of the subject parcel on Blue Ridge Terrace. The Crane Creek fire station (number 18) is located 2.4 miles east of the subject parcel on Fairfield Road. Records indicate that water service would be through a well and sewer could be served by an onsite septic tank.

Plans & Policies

Comprehensive Plan

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

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 250) located southwest of the subject parcel on Monticello Road identifies 4,700 Average Daily Trips (ADT's). This segment of Monticello Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Monticello Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed RU District would be consistent with the objective for the Neighborhood Low Density designation outlined in the Comprehensive Plan's Land Use Element, based solely on the desired development pattern.

However, staff is of the opinion that the proposed district permits the introduction of uses which may not be in character with the existing development pattern and zoning along Larger Street. The RU District allows for uses that can be categorized as being more commercial or industrial, which could conflict with the residential character that currently exists in the area and is desired in the future.

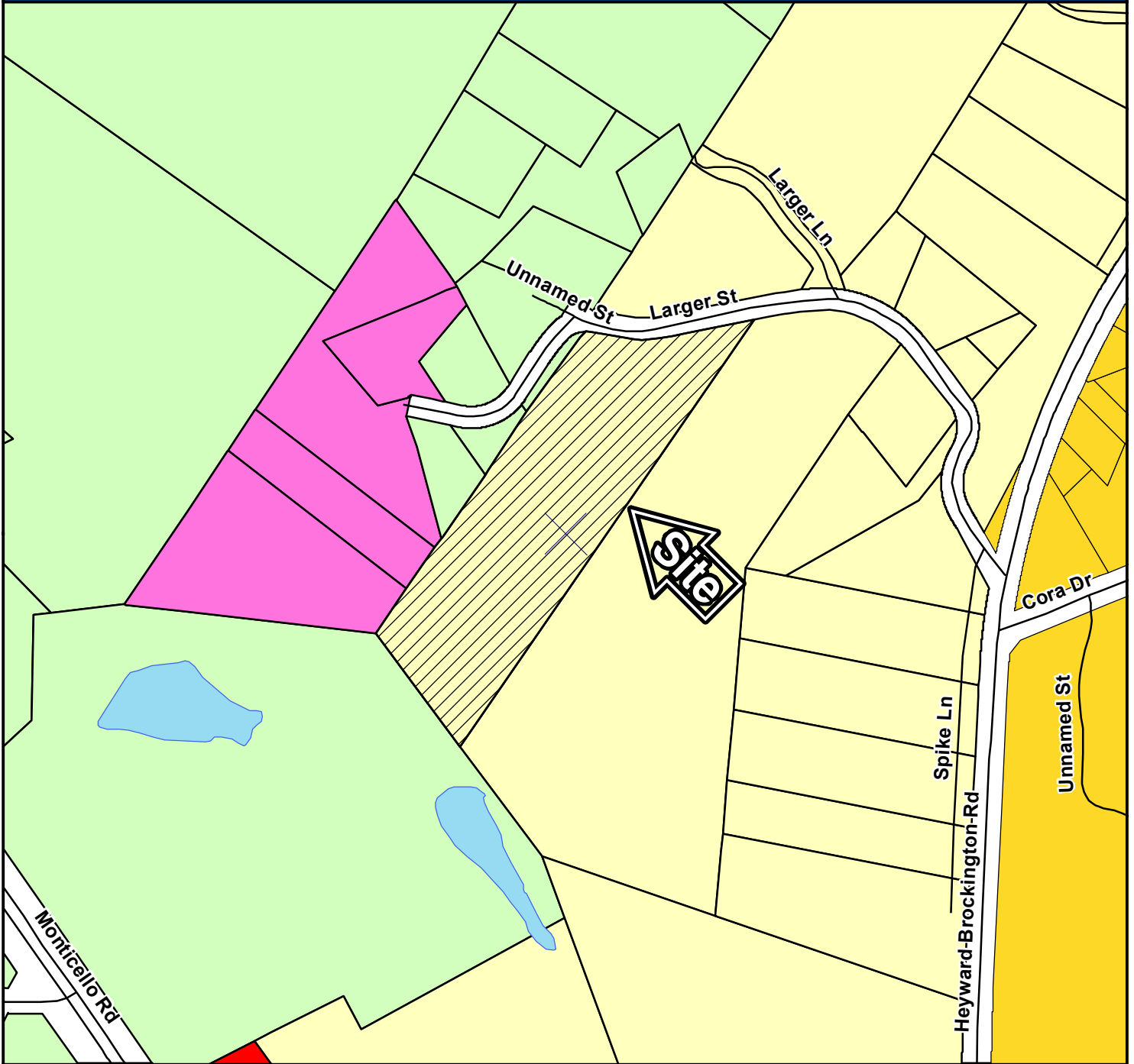
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

April 26, 2016.

Case 16-10 MA

RS-LD to RU

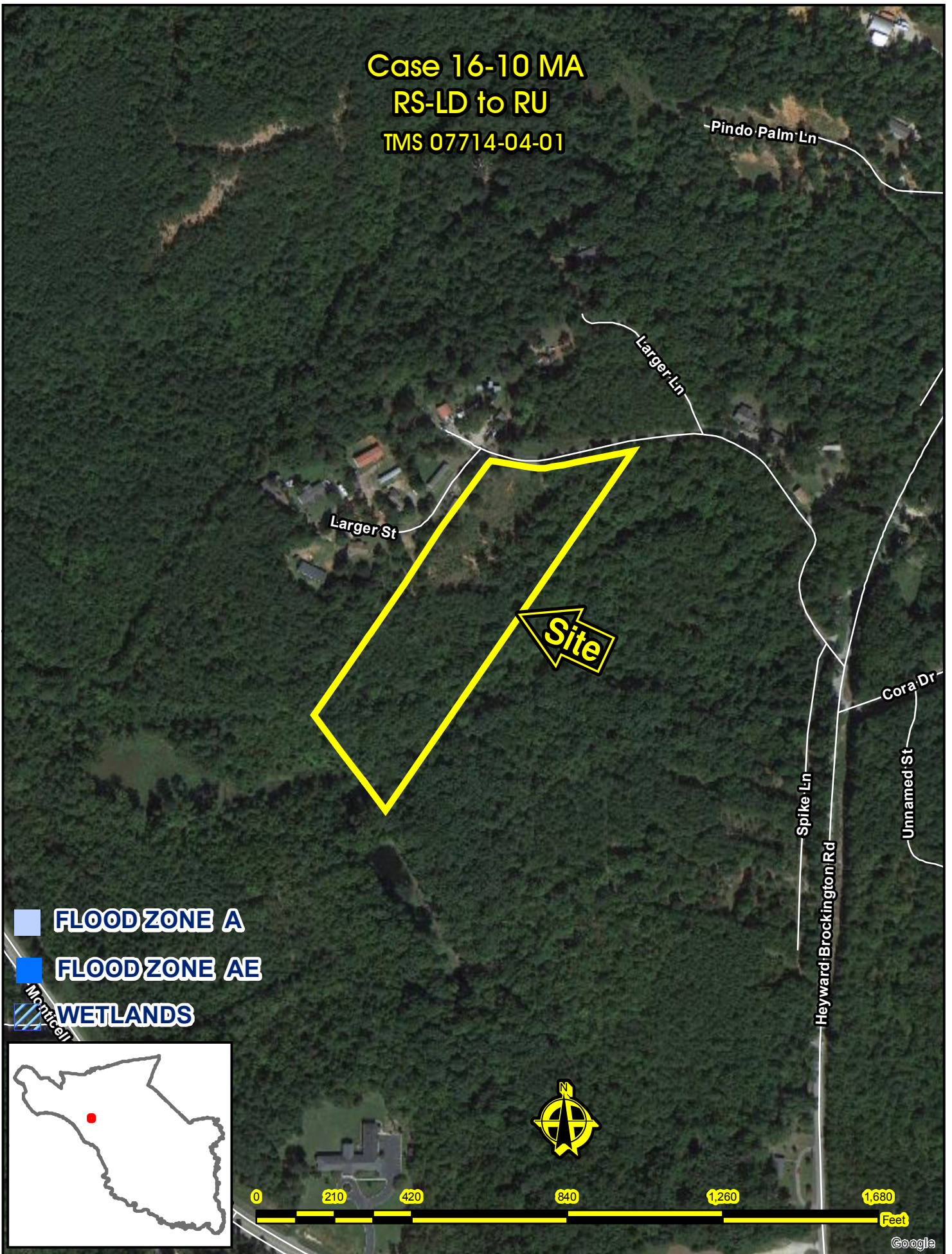


ZONING CLASSIFICATIONS

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

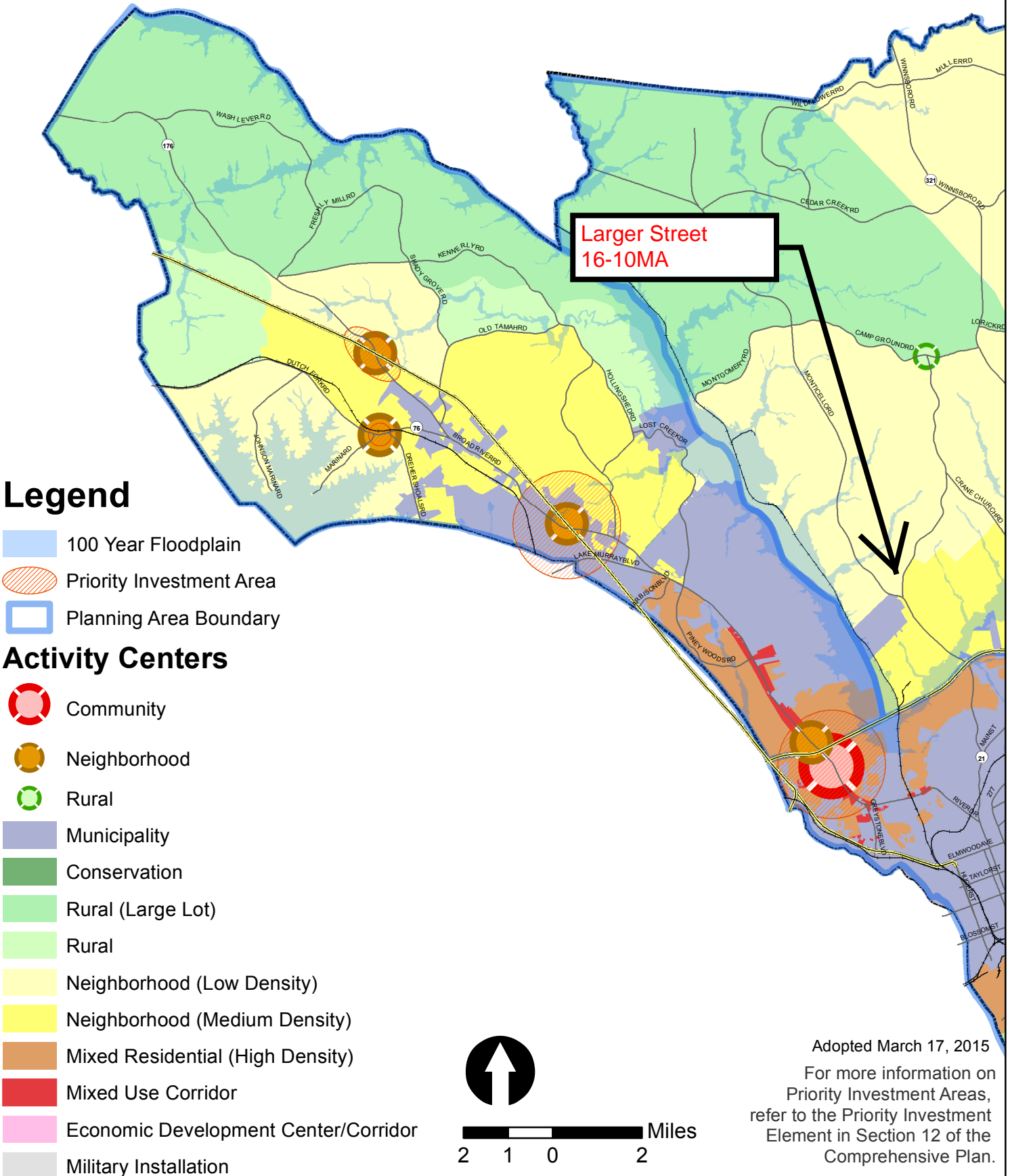


Case 16-10 MA
RS-LD to RU
TMS 07714-04-01



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

CASE 16-10 MA

From RS-LD to RU

TMS# R07714-04-01

227 Larger Street



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

USE TYPES	RU
<u>Agricultural Uses</u>	
Animal Production	P
Animal Production Support Services	P
Crop Production	P
Crop Production Support Services	P
Fish Hatcheries	P
Forestry	P
Forestry Support Services	P
Poultry Farms	SR
Produce Stands	SR
Veterinary Services (Livestock)	P
<u>Residential Uses</u>	
Continued Care Retirement Communities	SE
Dwellings, Manufactured Homes on Individual Lots	SR
<u>Accessory Uses and Structures</u>	
<u>Recreational Uses</u>	
Country Clubs with Golf Courses	SR
Hunt Clubs	P
Riding Stables	P
Shooting Ranges, Outdoor	SE
<u>Institutional, Educational and Civic Uses</u>	
Correctional Institutions	SE

Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Nursing and Convalescent Homes	SE
Orphanages	SE
Places of Worship	SR
Zoos and Botanical Gardens	SE
<u>Business, Professional and Personal Services</u>	
Barber Shops, Beauty Salons, and Related Services	SR
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Kennels	SR
Landscape and Horticultural Services	P
Recreational Vehicle Parks and Recreation Camps	SR
Landfills, Sanitary and Inert Dump Sites	SE
Radio, Television, and Other Similar Transmitting Towers	SE
Borrow Pits	SE



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: April 4, 2016
RC PROJECT: 16-11 MA
APPLICANT: Angel Lara

LOCATION: 11214 Broad River Rd

TAX MAP NUMBER: R02600-04-20
ACREAGE: .51 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: March 18, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

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: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 5.** An addition of GC zoning contiguous to an existing industrial zoning district.

Background

Zoning History

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

A GC parcel east of the site was rezoned under case number 02-45MA.

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: 8 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Undeveloped
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	RS-LD/GC	Undeveloped/Restaurant
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Broad River Road. There are no sidewalks or street lights along this section of Broad River Road. The parcel contains a nonresidential structure. The structure is nonconforming and was used previously used as an antique store (Jac's Dolls). The immediate area is characterized by residential, commercial and undeveloped parcels. The subject parcel is located west of a neighborhood activity center and Priority Investment Area.

Public Services

The subject parcel is within the boundaries of School District 5. The Spring Hill High School is located 1.5 miles west of the subject parcel on Broad River Road.

The Ballentine fire station (number 20) is located 2.5 miles southeast of the subject parcel on Broad River Road. There is a fire hydrant located east of the site on Broad River Road. The City of Columbia is the water service provider for the area and sewer service would be through Richland County.

Plans & Policies

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Low Density)***.

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 181) located east of the subject parcel on Broad River Road identifies 36,000 Average Daily Trips (ADT's). This segment of Broad River Road is classified as a four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "D".

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

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

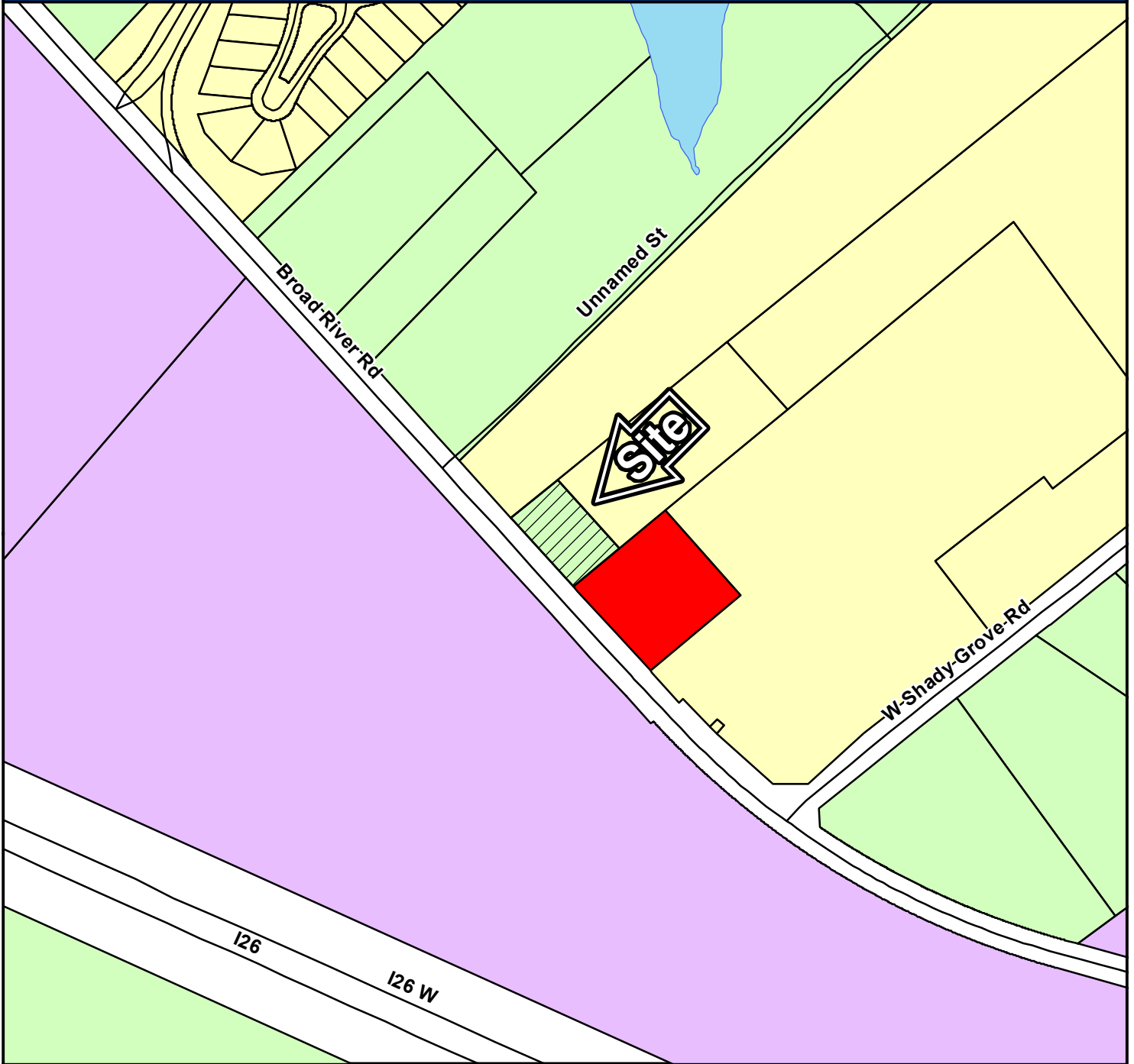
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance from the intersection of a primary arterial, nor does the proposed zoning district support neighborhood scale development. The Plan also discourages "...strip commercial development or fragmented "leapfrog" development patterns along corridors."

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

Zoning Public Hearing Date

April 26, 2016.

Case 16-11 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 16-11 MA
RU to GC
TMS 02600-04-20

Boyd Branch Crsg

Whetstone Creek Ct

Savannah Branch

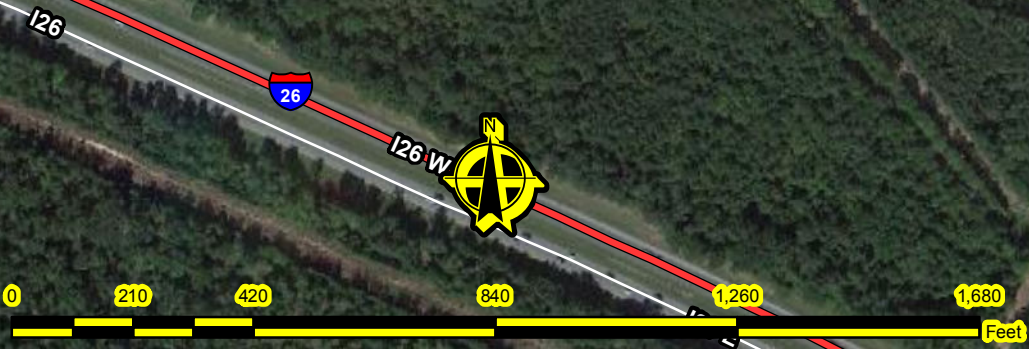
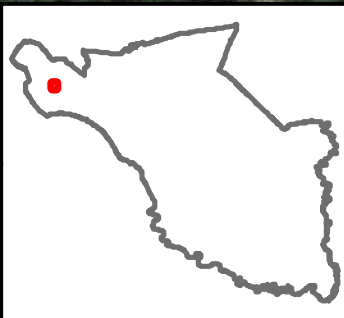
Broad River Rd

Unnamed St

W Shady Grove Rd

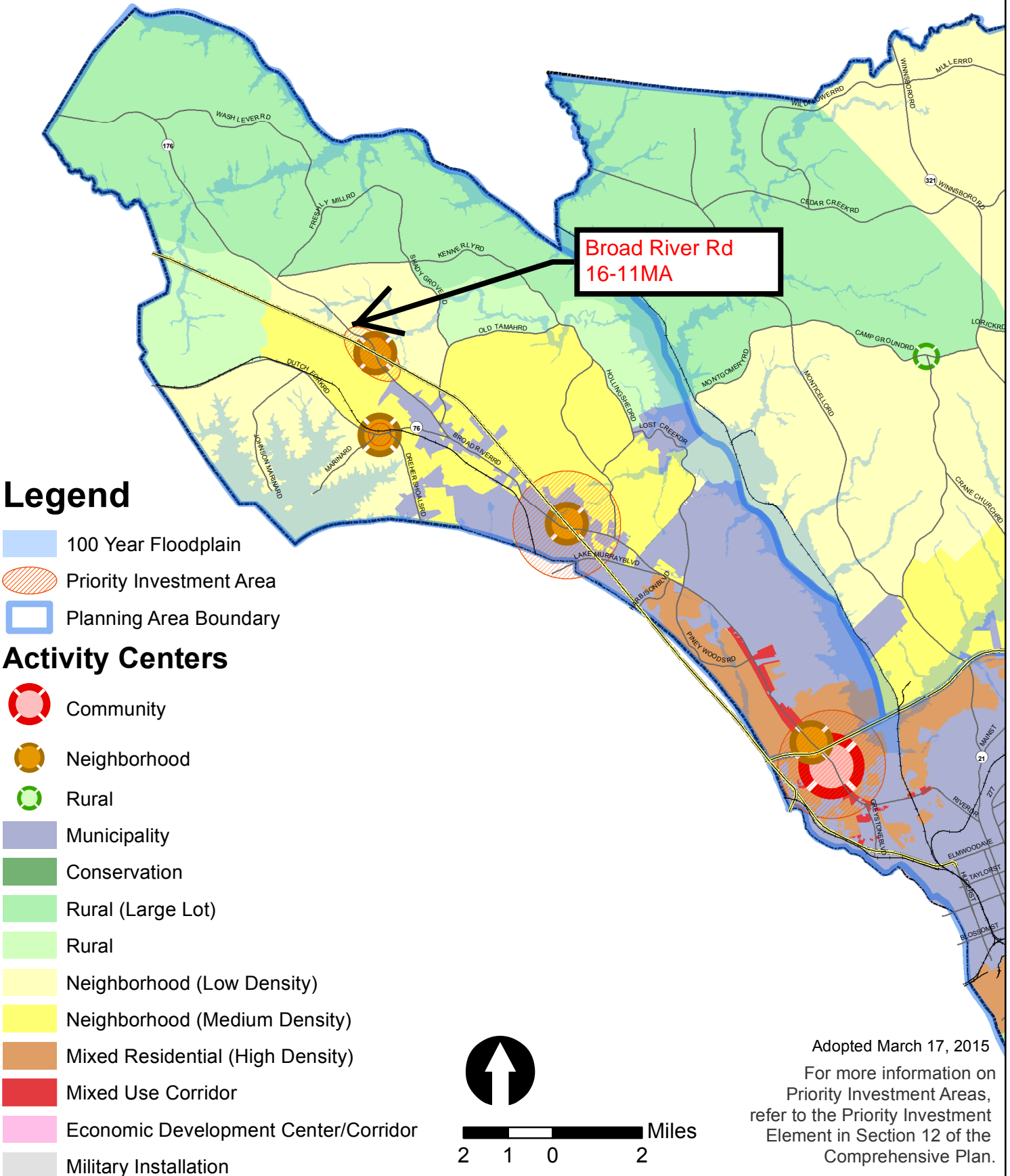


-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

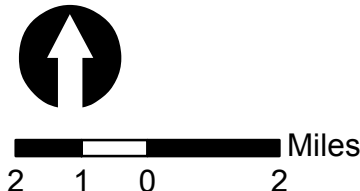


Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



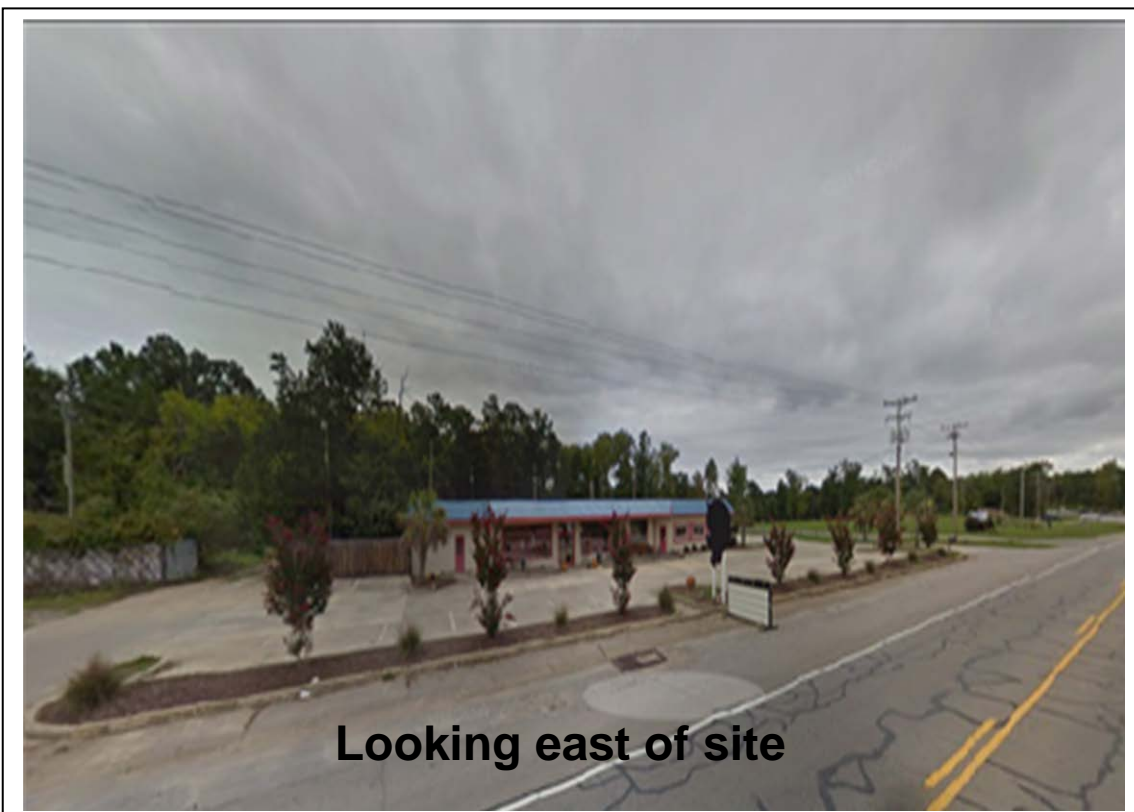
Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

CASE 16-11 MA

From RU to GC

TMS# R02600-04-20

11214 Broad River Rd



USE TYPES	GC
<u>Residential Uses</u>	
Continued Care Retirement Communities	SR
Dormitories	SE
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
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	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
Swim and Tennis Clubs	P
<u>Institutional, Educational and Civic Uses</u>	
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, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
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
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
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, Appliance and Electronics	SR
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
Vending Machine Operators	
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
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used	P

Merchandise Shops and Pawn Shops)	
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	P

Otherwise Listed	
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
<u>Wholesale Trade</u>	
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
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
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
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
<u>Manufacturing, Mining, and Industrial Uses</u>	
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
<u>Other Uses</u>	
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: April 4, 2016
RC PROJECT: 16-11 MA
APPLICANT: Angel Lara

LOCATION: 11214 Broad River Rd

TAX MAP NUMBER: R02600-04-20
ACREAGE: .51 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: March 18, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

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: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 5.** An addition of GC zoning contiguous to an existing industrial zoning district.

Background

Zoning History

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

A GC parcel east of the site was rezoned under case number 02-45MA.

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: 8 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Undeveloped
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	RS-LD/GC	Undeveloped/Restaurant
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Broad River Road. There are no sidewalks or street lights along this section of Broad River Road. The parcel contains a nonresidential structure. The structure is nonconforming and was used previously used as an antique store (Jac's Dolls). The immediate area is characterized by residential, commercial and undeveloped parcels. The subject parcel is located west of a neighborhood activity center and Priority Investment Area.

Public Services

The subject parcel is within the boundaries of School District 5. The Spring Hill High School is located 1.5 miles west of the subject parcel on Broad River Road.

The Ballentine fire station (number 20) is located 2.5 miles southeast of the subject parcel on Broad River Road. There is a fire hydrant located east of the site on Broad River Road. The City of Columbia is the water service provider for the area and sewer service would be through Richland County.

Plans & Policies

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Low Density)***.

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 181) located east of the subject parcel on Broad River Road identifies 36,000 Average Daily Trips (ADT's). This segment of Broad River Road is classified as a four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "D".

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

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance from the intersection of a primary arterial, nor does the proposed zoning district support neighborhood scale development. The Plan also discourages "...strip commercial development or fragmented "leapfrog" development patterns along corridors."

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

Zoning Public Hearing Date

April 26, 2016.

Planning Commission Action

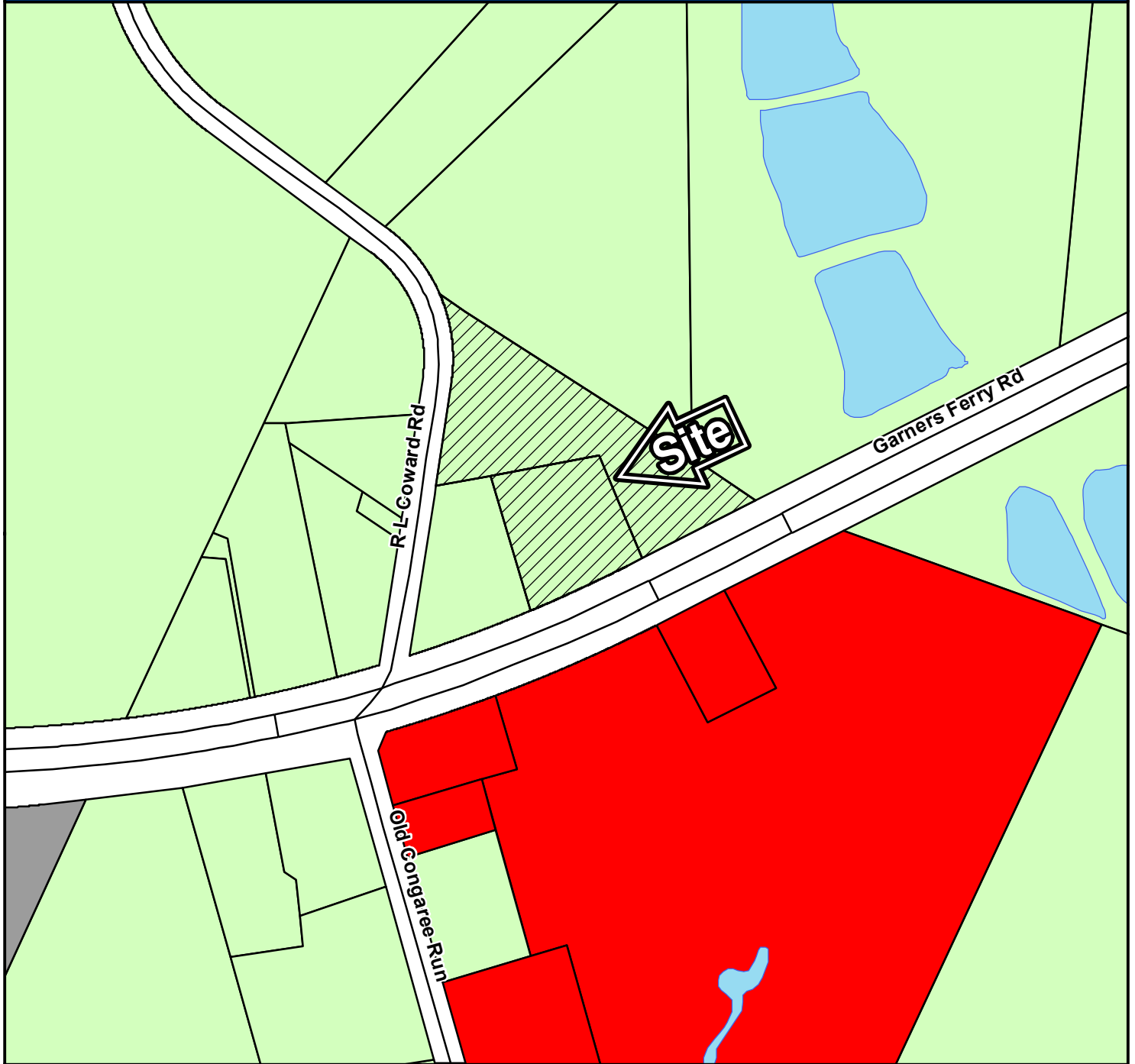
At their meeting of **April 4, 2016** the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The subject parcel is adjacent to existing General Commercial
- The size of the parcel limits intrusion into the adjacent residential zoning
- The adjacent parcels are much larger and could be argued to represent an intrusion if rezoned to commercial

The PC recommends the County Council **approve the proposed Amendment** for **RC Project # 16-11MA**.

Case 16-12 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 16-12 MA
RU to RC
TMS 30600-02-08 & 16

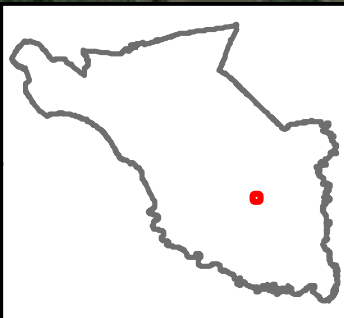
Site

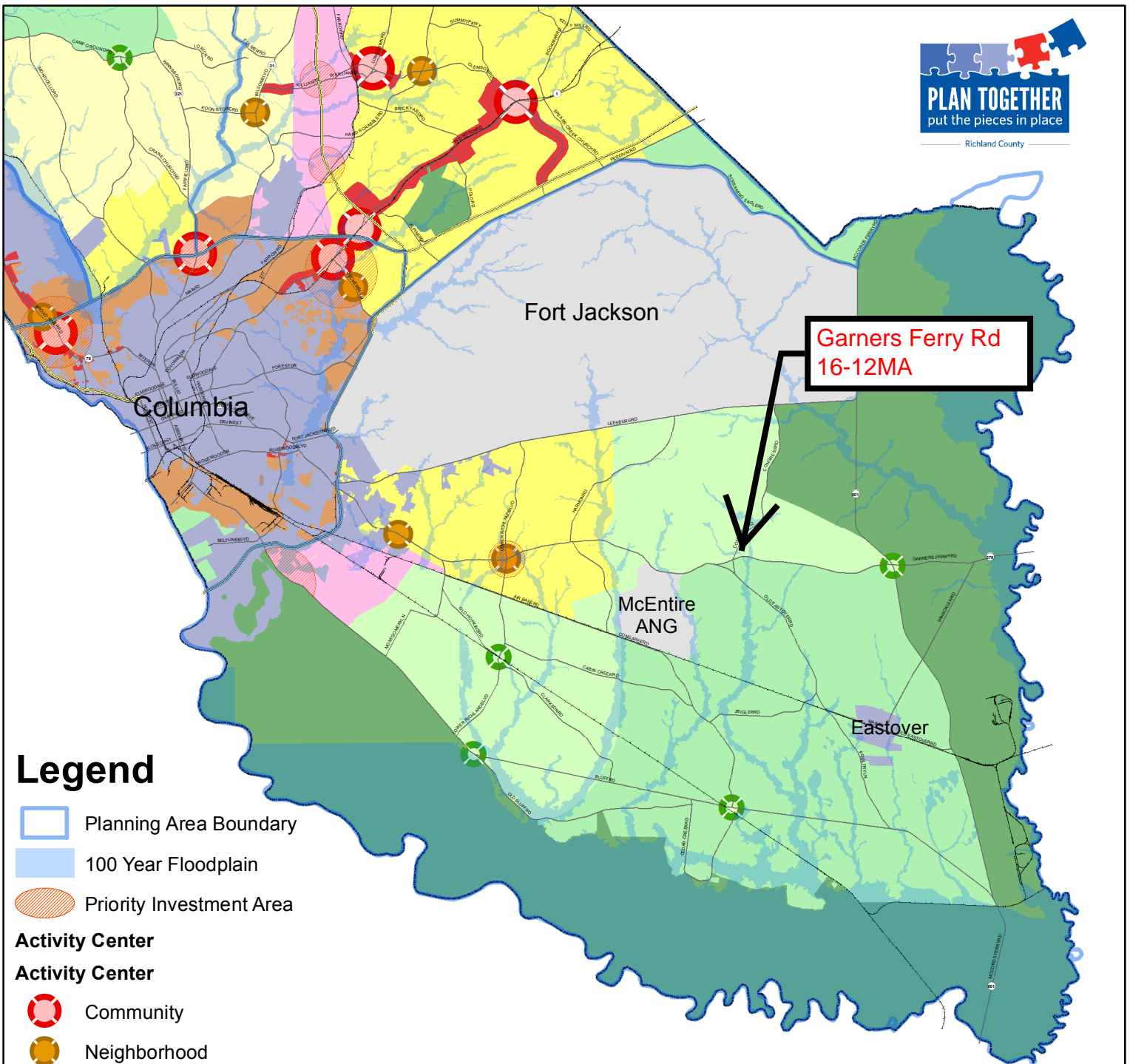
R-L Coward Rd

Garners Ferry Rd

Old Congaree Run

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS





Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

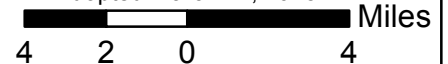
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



CASE 16-12 MA

From RU to RC

TMS# R30600-02-02 &18 1010 R L Coward Rd & 10512 Garners Ferry Rd



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

USE TYPES	RC
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P

Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	SR
Car and Light Truck Washes (See also Truck Washes)	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P

Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P

Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P

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

Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P

Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Courier Services, Substations	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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