

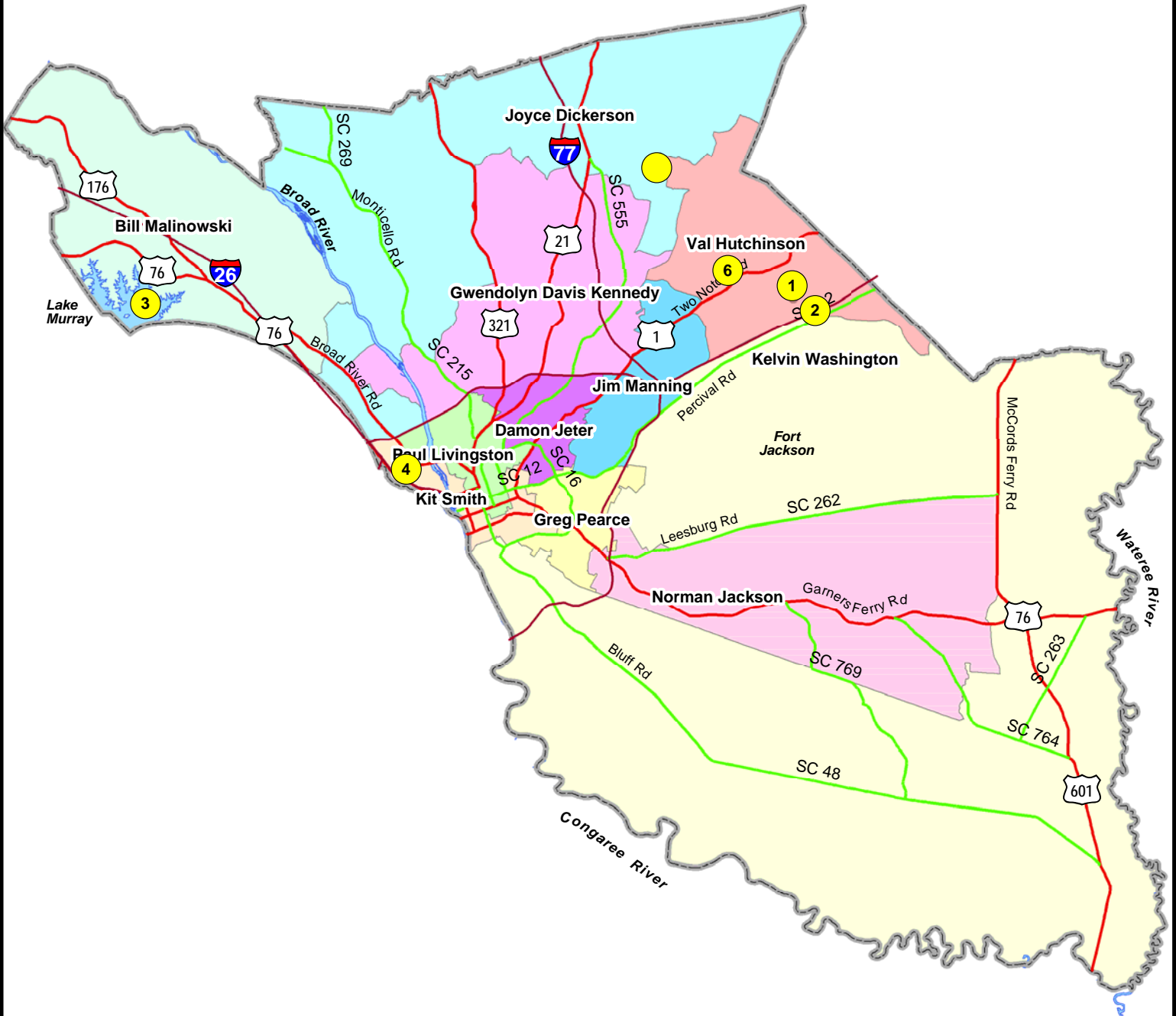
RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING



NOVEMBER 23, 2010



# RICHLAND COUNTY PLANNING COMMISSION NOVEMBER 1, 2010



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-27 MA	Woodcreek Development Partnership	28800-01-10	Spears Creek Church Rd.	Hutchinson
2. 10-28 MA	Woodcreek Development Partnership	28800-01-09 & 25800-03-28	Spears Creek Church Rd.	Hutchinson
3. 10-29 MA	George Bradley	02307-01-07	Leitner Point Rd.	Malinowski
4. 10-30 MA	South Company	07306-05-17 & 18	Colonial Life Blvd.	Smith55
5. 10-32 MA	Village at Sandhills	22900-02-09	Village at Sandhills	Hutchinson





**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

**Tuesday, November 23, 2010**

**7:00 P.M.**

**2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers  
Columbia, South Carolina**

**STAFF:**

Anna Almeida, AICP ..... Planning Director  
Amelia R. Linder, Esq. .... Attorney

**CALL TO ORDER** .....Honorable Paul Livingston  
Chairman of Richland County Council

**ADDITIONS / DELETIONS TO THE AGENDA**

**OPEN PUBLIC HEARING**

1. Case #10-27 MA  
Woodcreek Development Partnership  
John Cooper  
PDD to PDD (8 acres)  
Spears Creek Church Rd.  
TMS # 28800-01-10 [**FIRST READING**]  
Planning Commission Approved 9-0  
Page 1
  
2. Case #10-28 MA  
Woodcreek Development Partnership  
John Cooper  
PDD to PDD (49 acres)  
Spears Creek Church Rd.  
TMS # 28800-01-09 & 25800-03-28 [**FIRST READING**]  
Planning Commission Approved 9-0  
Page 11
  
3. Case #10-29 MA  
George L. Bradley, Jr.  
Charles E. Crosby  
RR to RS-E (4.28 acres)  
Leitner Point Rd.  
TMS # 02307-01-07 [**FIRST READING**]  
Planning Commission Denied 9-0  
Page 21

4. Case #10-30 MA  
Cynthia South  
Harold H. Snuggs  
RS-LD to RS-MD (2.68 acres)  
Brevard St.  
TMS # 07306-05-17 & 18 [**FIRST READING**]  
Planning Commission Approved 9-0  
Page 29

5. Case #10-32 MA  
Village at Sandhills  
Charles Kahn  
C-1 to C-3 (0.38 acres)  
C-3 to C-1 (0.38 acres)  
Fashion Drive  
TMS # 22900-02-09A (p) [**FIRST READING**]  
Planning Commission Approved 9-0  
Page 37

#### **ADOPTION OF MASTER PLANS**

AN ORDINANCE AMENDING THE “2009 RICHLAND COUNTY COMPREHENSIVE PLAN”, BY INCORPORATING THE “BROAD RIVER ROAD CORRIDOR AND COMMUNITY MASTER PLAN” INTO THE PLAN. [**FIRST READING**]  
Planning Commission Approved 9-0  
Page 47

#### **TEXT AMENDMENTS**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE III, ADMINISTRATION; SECTION 26-34, DEVELOPMENT REVIEW TEAM; SUBSECTION (A), ESTABLISHED/DUTIES; PARAGRAPH (4), OTHER; SO AS TO EMPOWER THE DEVELOPMENT REVIEW TEAM TO IMPOSE STANDARDS ABOVE THE MINIMUM WHEN IT IS DEEMED NECESSARY DUE TO SENSITIVE ENVIRONMENTAL AND/OR TOPOGRAPHIC CONDITIONS. [**FIRST READING**]  
Planning Commission Denied 9-0  
Page 50

#### **OTHER BUSINESS**

#### **ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 1, 2010  
**RC PROJECT:** 10-27 MA  
**APPLICANT:** John Cooper  
**PROPERTY OWNER:** Woodcreek Development Partnership

**LOCATION:** Spears Creek Church Road

**TAX MAP NUMBER:** 28800-01-10 (P)  
**ACREAGE:** 8 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** October 15, 2010

**Staff Recommendation**

Approval

**Background /Zoning History**

In February of 1992, the Planned Unit Development District (PUD) was approved under 91-040MA (Ordinance No. 2178-92HR).

In July of 1996, the Planned Unit Development District (PUD) was amended to classify the internal roads and to establish right-of-way and pavement widths for internal roads under 96-018MA (Ordinance No. 029-96HR).

In December of 1996, the Planned Unit Development District (PUD) was amended to revise internal road classifications under 96-055MA.

The parcels contain three hundred and four (304) feet of frontage along Spears Creek Church Road and four hundred and thirty eight (438) feet of frontage along Woodcreek Ridge Drive.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PDD/PDD	Undeveloped/ City of Columbia Residences
<b><u>South:</u></b>	RS-1,RS-1	Undeveloped, City of Columbia Fire Department
<b><u>East:</u></b>	PDD	Verizon Wireless Call Center
<b><u>West:</u></b>	PDD	Undeveloped

## Plans & Policies

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

### Suburban Area

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

Compliance: The subject parcel is located along Spears Creek Church Road which is a two lane undivided arterial road.

## Traffic Impact

The 2009 SCDOT traffic count (Station # 451), north west of the subject parcel on Spears Creek Church Road shows 9,800 Average Daily Trips (ADT's). Spears Creek Church Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. The Road is currently operating at Level of Service (LOS) “C”.

According to the most recent Traffic Impact Assessment (TIA), it is estimated that the Verizon Wireless call center will add an additional 1870 AADT's to the roadway. A TIA for Woodcreek Farms will be completed in January 2011 and will include recommendations to mitigate traffic. Driveway separation requirements could limit the curb cuts along Spears Creek Church Road and will be determined when site plans are submitted.

There are no planned or programmed improvements to Spears Creek Church Road at least until after 2022. Widening Spears Creek Church Road from two (2) to five (5) lanes is currently number 38 on the Cost Constrained Priority List in the 2035 Long Range Transportation Plan (LRTP). Funding has only been identified for the first 18 projects on the LRTP.

## Conclusion

The proposed rezoning would complement the surrounding land uses. The proposed change to the Planned Development District (PDD) will exchange four (4) acres of RG-1 General Residential with frontage along Spears Creek Church Road with four (4) acres of a C-1 Office and Institutional with frontage along Woodcreek Ridge Drive. The exchange would locate the proposed C-1 Office and Institutional land uses along Spears Creek Church Road and make it contiguous to an existing C-1 Office and Institutional land use. The same exchange would locate an RG-1 General Residential internally to the PUD along Woodcreek Ridge Drive and make it contiguous to an existing RG-1 land use parcel. The proposed map amendment will provide an alternative to external traffic utilizing internal roads within the Planned Development District (PDD) to access the current location of the C-1 Office and Institutional land use designation on Woodcreek Ridge Drive.

Upon completion of the map amendment and through the subsequent recordation of the plat reflecting the proposed map amendment, the identified parcel property lines will be abandoned to create a unified C-1 Office and Institutional land use designation parcel along Spears Creek Church Road and a unified RG-1 General Residential land use designation parcel along Woodcreek Ridge Drive. The abandoned lines will create one eight (8) acre C-1 Office and Institutional land use parcel along Spears Creek Church Road and a eight (8) acre RG-1 land use parcel along Woodcreek Ridge Drive. The Woodcreek Farms master plan will combine the identified D7-1A and D7-1B into one parcel referenced as D7-1. The proposed C-1 Office and Institutional land use designation along Spears Creek Church Road will combine the identified



D7-2A and D7-2B parcels into one parcel referenced as D7-2. The proposed amendments would not modify the density, land uses, or any development standards outlined in the existing PDD.

The Northeast fire station (City of Columbia fire station number 4) is located on Spears Creek Church Road and is directly south of the subject parcel. There is a fire hydrant located south of the parcel on Spears Creek Church Road. The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer is provided by the City of Columbia.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

#### **PROPOSED PUD CONDITIONS**

1. The applicant shall comply with the General Development Plan – Woodcreek Farms PUD District Descriptive Statement- Ordinance No. 029-96 HR and the revised General Development Plan: Existing and Planned Uses- Exhibit “A”;
2. A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission if required by the Planning and Development Services Department;
3. Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest;
4. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest;

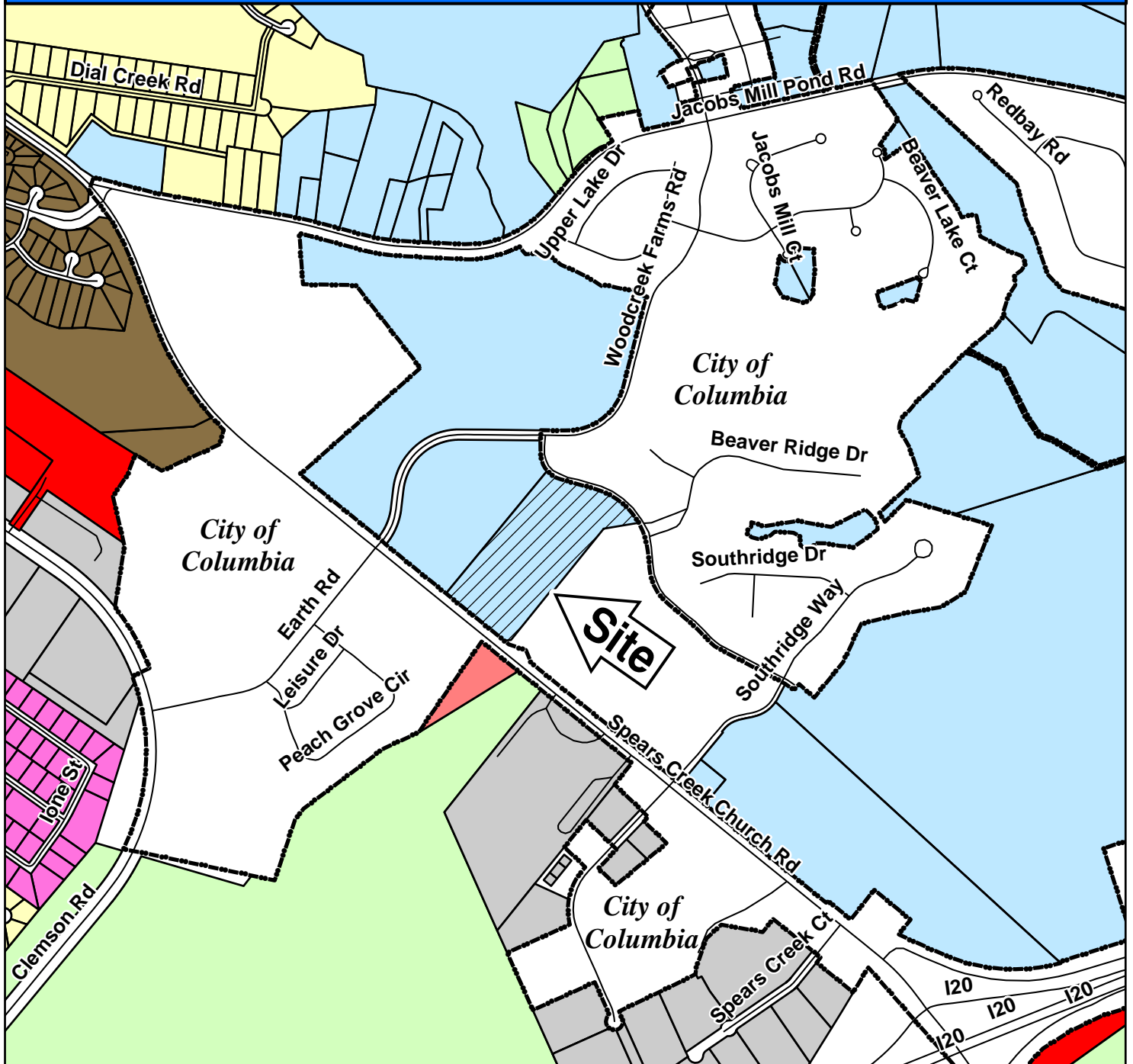
#### **Zoning Public Hearing Date**

**November 23, 2010**





#### **Planning Commission Action**

At their meeting of **November 1, 2010** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-27MA** at the next available opportunity.

# Case 10-27 MA PDD to Amended PDD



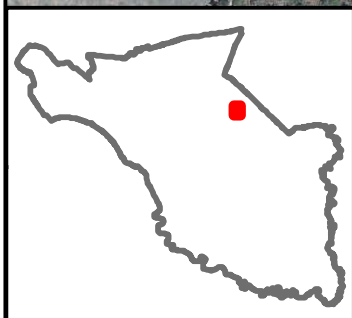
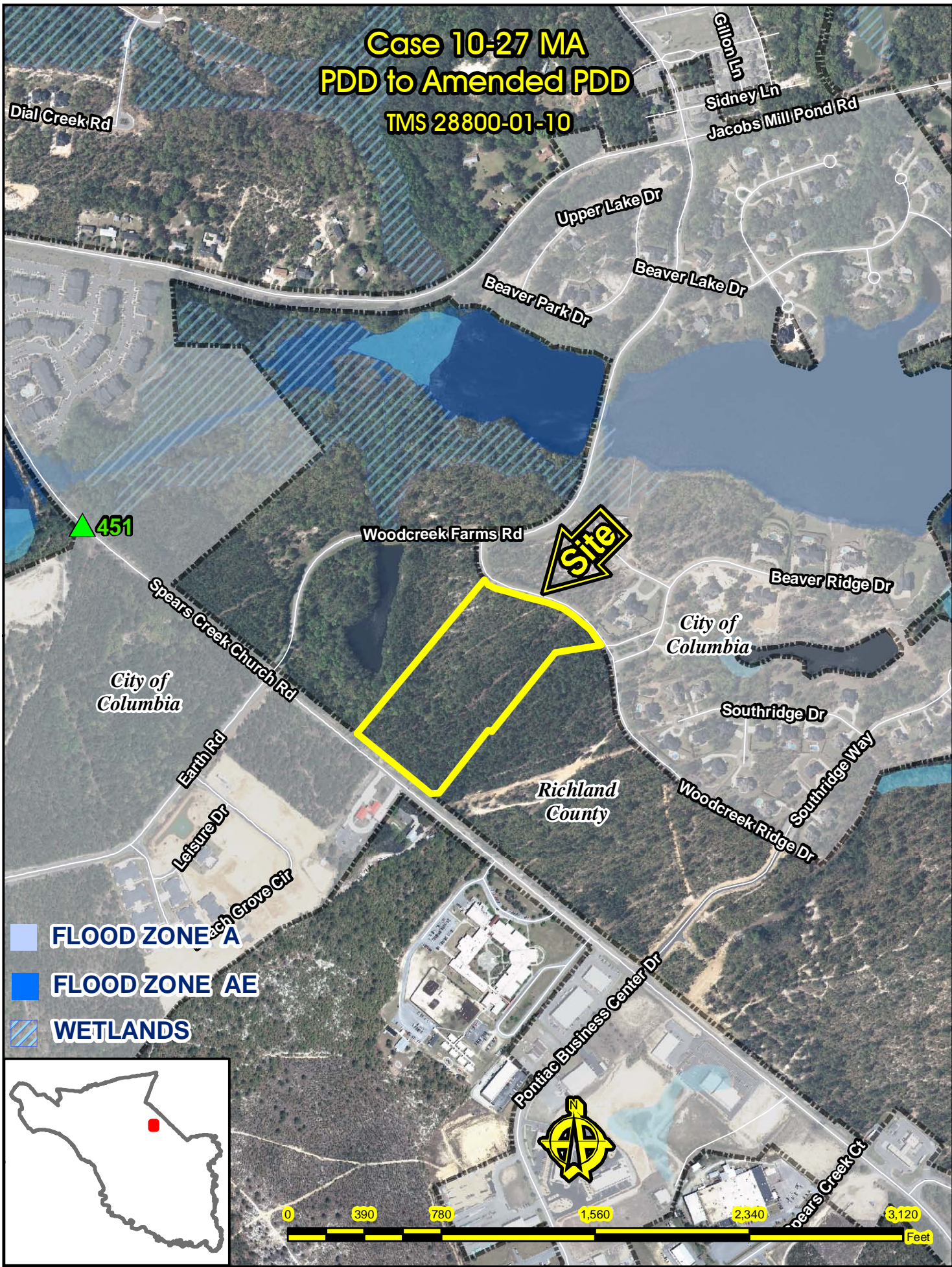
## ZONING CLASSIFICATIONS

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

 N

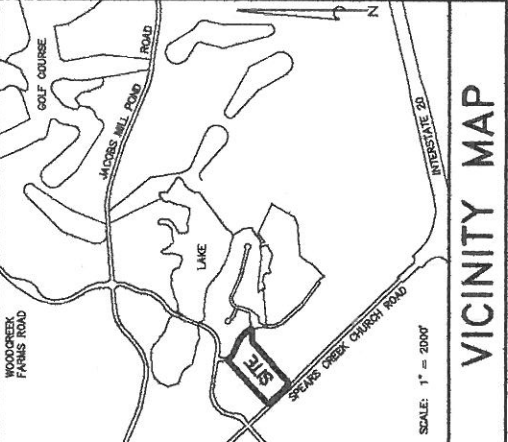
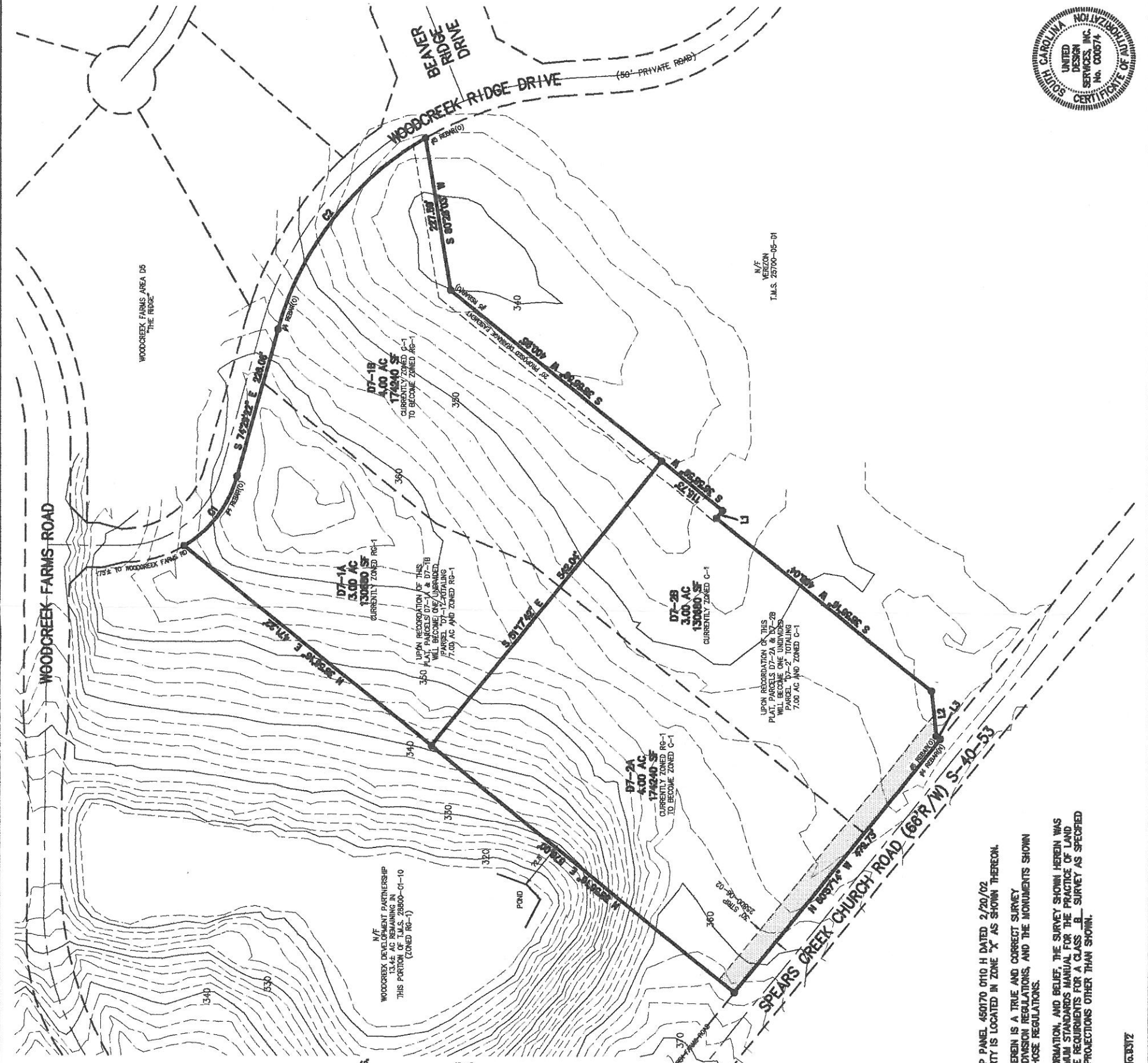
 Subject Property

**Case 10-27 MA**  
**PDD to Amended PDD**  
**TMS 28800-01-10**





DATE: 19 APRIL 2010
PORTION: T.M.S.# 28600-01-10
DWG.#: UB-1229
SHEET: 1 OF 1



**NOTES:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.  
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.  
SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.  
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

CURVE	BEARING	CHORD	RADIUS
C1	S 52°47'41" E	128.38	175.00
C2	S 52°25'55" E	356.80	475.00

LINE	BEARING	DIST
L1	N 51°01'01" W	14.27
L2	S 63°52'40" W	87.89
L3	S 30°32'42" W	7.29

**OWNER:**  
WOODCREEK DEVELOPMENT PARTNERSHIP  
5217 TRENHOLM ROAD  
COLUMBIA, SC 29208

**NOTE:**  
NEW IRONS (PA REBAR) PLACED AT ALL CORNERS AND CHANGE IN DIRECTION, UNLESS OTHERWISE SPECIFIED.

14.00 AC TOTAL IN DEVELOPMENT

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 450170 0110 H DATED 2/20/02 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBMISSION REGULATIONS, AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM H. BRASSINGTON, PROFESSIONAL LAND SURVEYOR - No. 8312

# CASE 10-27 MA

## From PDD to PDD

TMS# 28800-01-10(P)

Spears Creek Church Rd



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 28800-01-10 FROM PDD (PLANNED DEVELOPMENT DISTRICT) TO AN AMENDED PDD (PLANNED DEVELOPMENT DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the property described as TMS # 28800-01-10 from PDD (Planned Development District) zoning to an amended PDD (Planned Development District) zoning, as described herein.

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

- a) The applicant shall comply with the “General Development Plan – Woodcreek Farms PUD Descriptive Statement” (dated March 15, 1996) (Ordinance No. 029-96HR), and the revised “General Development Plan: Existing and Planned Uses” prepared for Woodcreek Development Partnership by United Design Services, Inc., which is attached hereto as Exhibit A; and
- b) A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission, if warranted by the Planning and Development Services Department; and
- c) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- d) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest.

Section III. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section V. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Paul Livingston, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2010.

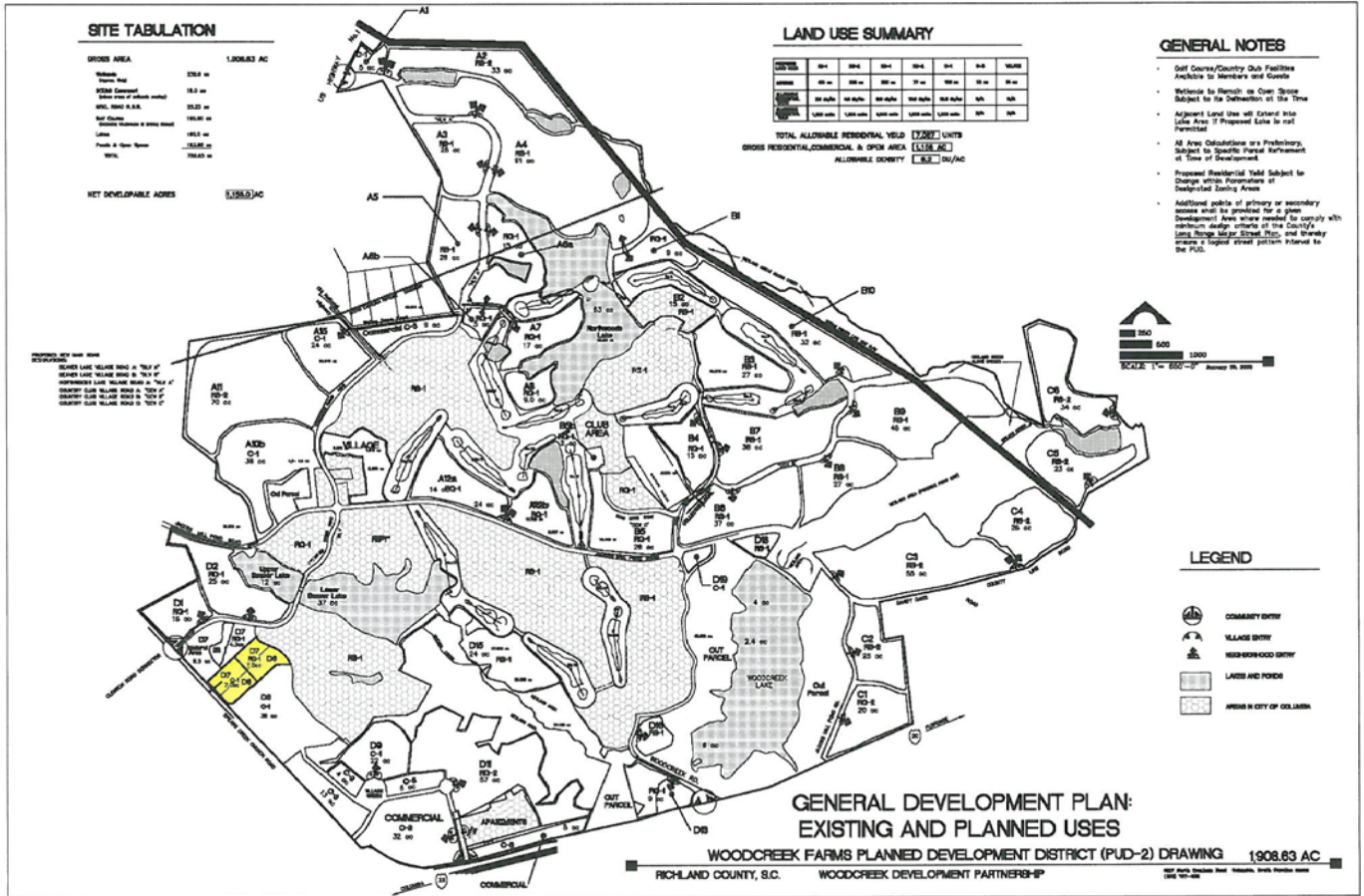
\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: November 23, 2010 (tentative)  
First Reading: November 23, 2010 (tentative)  
Second Reading:  
Third Reading:

# Exhibit A



NOTE: All references to RS-1, RS-2, RG-1, RG-2, and C-1 in this Exhibit are for the uses of such districts, as they were designated prior to July 1, 2005





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 1, 2010  
**RC PROJECT:** 10-28 MA  
**APPLICANT:** John Cooper  
**PROPERTY OWNER:** Woodcreek Development Partnership

**LOCATION:** Old National Highway, Woodcreek Farms Road

**TAX MAP NUMBER:** 25800-03-28, 28800-01-09  
**ACREAGE:** 49 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** October 15, 2010

**Staff Recommendation**

Approval

**Background /Zoning History**

In February of 1992, the Planned Unit Development District (PUD) was approved under 91-040MA (Ordinance No. 2178-92HR).

In July of 1996, the Planned Unit Development District (PUD) was amended to classify the internal roads and to establish right-of-way and pavement widths for internal roads under 96-018MA (Ordinance No. 029-96HR).

In December of 1996, the Planned Unit Development District (PUD) was amended to revise internal road classifications under 96-055MA.

The parcel currently with the C-1 Office and Institutional land use designation contains frontage along Old National Highway and frontage along Woodcreek Farms Rd.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD/PUD	Residences(Greenhill Parish)/undeveloped
<b><u>South:</u></b>	PUD	Undeveloped
<b><u>East:</u></b>	PUD	Residences
<b><u>West:</u></b>	RS-LD	Residences (Greenhill Parish)

## Plans & Policies

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

### Suburban Area

Objective: “Residential areas are encouraged to contain a mix of residential and civic land uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Compliance: The proposed RG-1 land use allows for a maximum of 8 dwelling units per acre and is compatible with the Future Land Use Map.

## Traffic Impact

The 2009 SCDOT traffic count (Station # 451), west of the subject parcels on Spears Creek Church Road shows 9,800 Average Daily Trips (ADT’s). Spears Creek Church Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Spears Creek Church Road is currently operating at Level of Service (LOS) “C”.

The 2009 SCDOT traffic count (Station # 120), northwest of the subject parcels on Two Notch Road shows 16,900 Average Daily Trips (ADT’s). Two Notch Road is classified as a five lane principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Two Notch Road is currently operating at Level of Service (LOS) “B”.

According to the most recent Traffic Impact Assessment (TIA) it is estimated that the Verizon Wireless call center will add an additional 1870 AADT’s to the roadway. A TIA for Woodcreek Farms will be completed in January 2011 and will include recommendations to mitigate traffic. The (PDD) parcel north of the subject parcel with frontage on Old National Highway has been designated as a future school site for School District Two. A TIA has been submitted by School District Two and has identified improvements to Old National Highway including turn lane improvements and resurfacing Old National Highway from the school parcel north to Two Notch Road.

There are no planned or programmed improvements to Spears Creek Church Road until after 2022. Widening Spears Creek Church Road from two (2) to five (5) lanes is currently #38 on the cost constrained list of the Long Range Transportation Plan (LRTP). Funding has been identified for the first 18 projects on the LRTP.

## Conclusion

The proposed rezoning would be compatible with the surrounding land uses. The proposed change to the Planned Development District (PDD) will swap twenty four and a half (24.5) acres of C-1 Office and Institutional land uses without road frontage with twenty four and a half (24.5) acres of a RG-1 General Residential land uses with frontage along Old National Highway and Woodcreek Farms Road. The swap would locate the proposed RG-1 General Residential land uses along Old National Highway and Woodcreek Farms Road. The same exchange would also locate a C-1 Office and Institutional land uses internally to the PDD north of the Woodcreek Farms Apartments parcel. The proposed RG-1 General Residential land uses would be contiguous to the Greenhill Parish Subdivision. The proposed C-1 Office and Institutional land uses would be contiguous to another C-1 Office and Institutional land uses east of the proposed land use swap. South of the proposed Office and Institutional is a C-3 Commercial land use;

the proposed C-1 Office and Institutional land use would act as a transition between the C-3 Commercial land uses and the PDD identified wetlands preservation area.

The Northeast fire station (City of Columbia fire station number 4) is located on Spears Creek Church Road and is directly south of the subject parcel. There is a fire hydrant located south of the southern parcel on Spears Creek Church Road and one south of the northern parcel on Woodcreek Farms Road. The proposed RG-1 land use parcel is within 1.2 miles of Pontiac Elementary School.

The proposed map amendments would not adversely affect the density, land uses, or any development standards outlined in the existing PDD. The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer is provided by the City of Columbia.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

### PROPOSED PDD CONDITIONS

1. The applicant shall comply with the General Development Plan – Woodcreek Farms PUD District Descriptive Statement- Ordinance No. 029-96 HR and the revised General Development Plan: Existing and Planned Uses- Exhibit “A”;
2. A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission if required by the Planning and Development Services Department;
3. Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest;
4. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest;

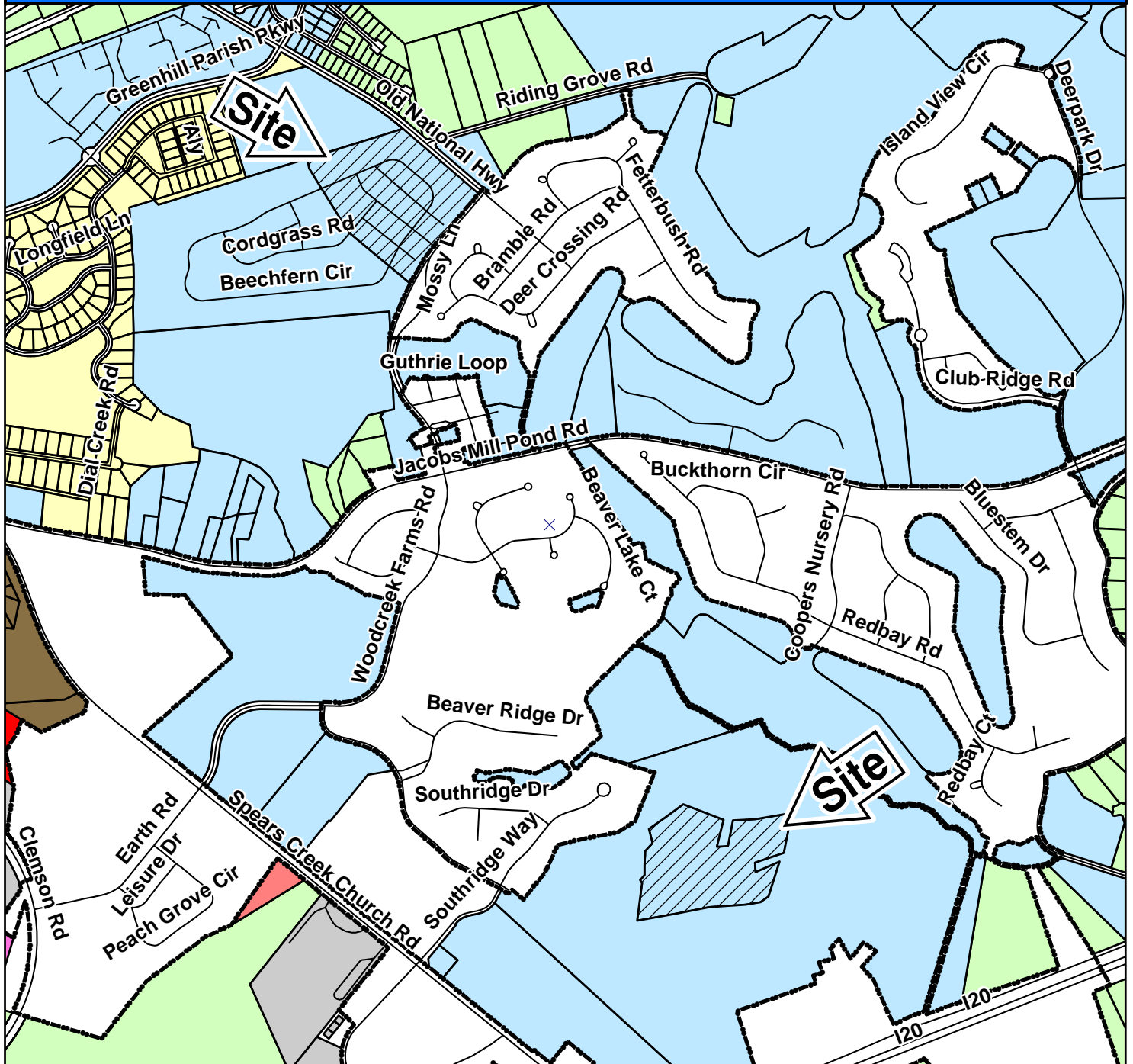
### Zoning Public Hearing Date

**November 23, 2010**

### Planning Commission Action

At their meeting of **November 1, 2010** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-28MA** at the next available opportunity.

# Case 10-28 MA PDD to Amended PDD

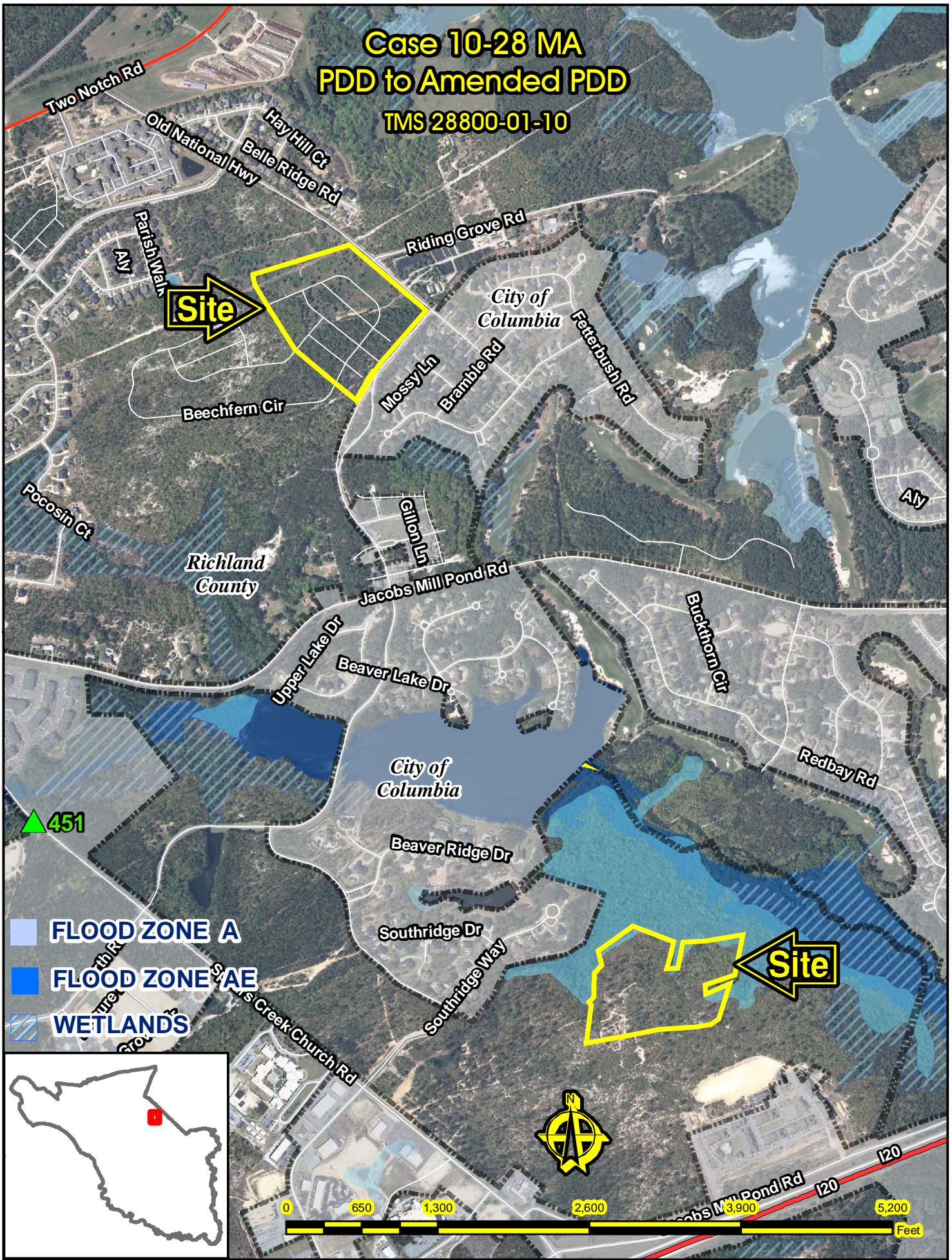


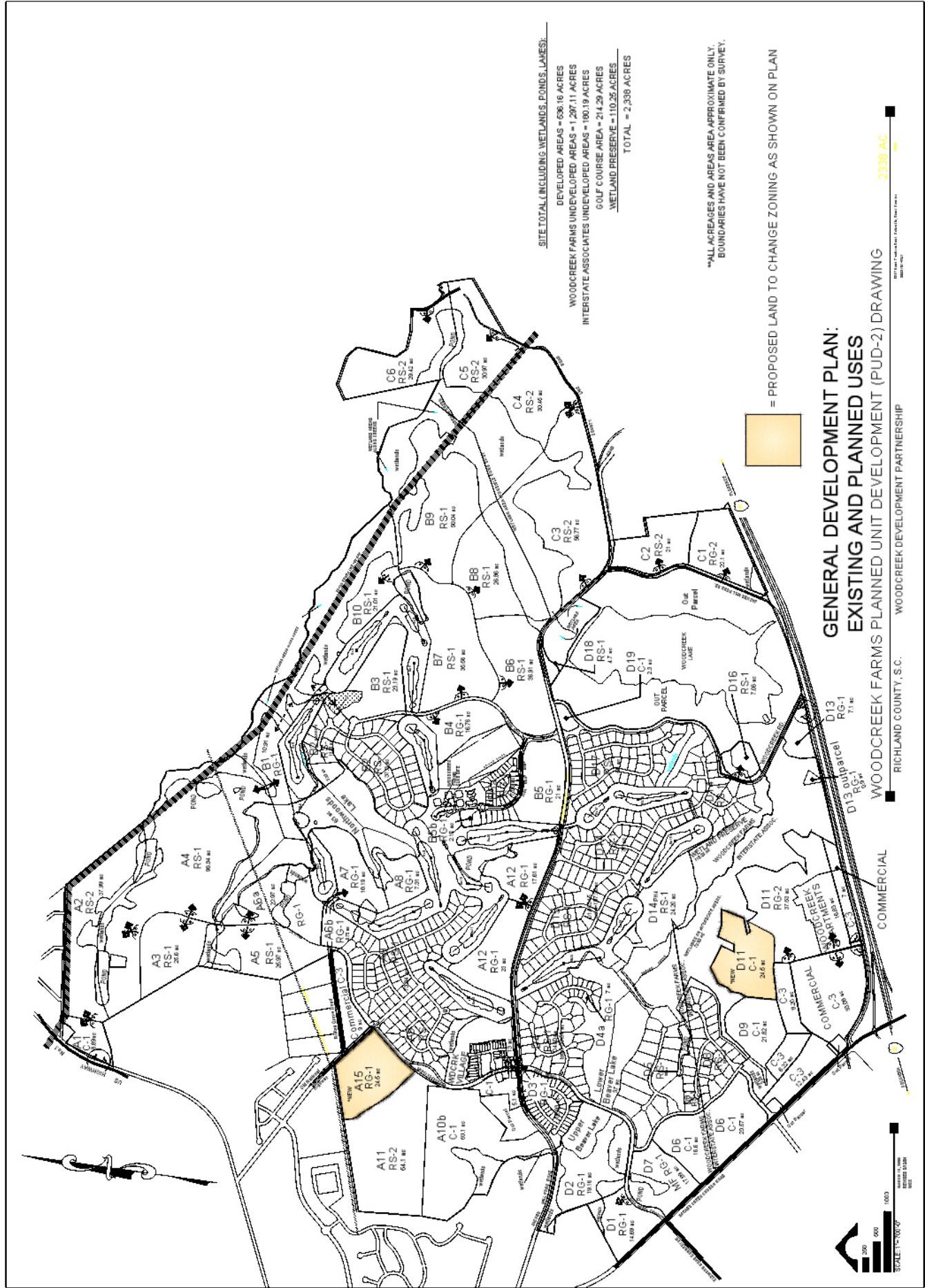
## ZONING CLASSIFICATIONS

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



**Case 10-28 MA**  
**PDD to Amended PDD**  
**TMS 28800-01-10**





**SITE TOTAL (INCLUDING WETLANDS, PONDS, LAKE):**  
 DEVELOPED AREAS = 636.16 ACRES  
 WOODCREEK FARMS UNDEVELOPED AREAS = 1,297.11 ACRES  
 INTERSTATE ASSOCIATES UNDEVELOPED AREAS = 180.19 ACRES  
 GOLF COURSE AREA = 214.29 ACRES  
 WETLAND PRESERVE = 110.25 ACRES  
**TOTAL = 2,338 ACRES**

\*ALL ACRES AND AREAS AREA APPROXIMATE ONLY.  
 BOUNDARIES HAVE NOT BEEN CONFIRMED BY SURVEY.

■ = PROPOSED LAND TO CHANGE ZONING AS SHOWN ON PLAN

**GENERAL DEVELOPMENT PLAN:  
 EXISTING AND PLANNED USES**

**WOODCREEK FARMS PLANNED UNIT DEVELOPMENT (PUD-2) DRAWING**

2338 AC

RICHLAND COUNTY, S.C. WOODCREEK DEVELOPMENT PARTNERSHIP



# CASE 10-28 MA

## From PDD to PDD

TMS# 25800-03-28, 28800-01-09      Old National Hwy, Woodcreek Farms Rd



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 25800-03-28 AND TMS # 28800-01-09 FROM PDD (PLANNED DEVELOPMENT DISTRICT) TO AN AMENDED PDD (PLANNED DEVELOPMENT DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the properties described as TMS # 25800-03-28 and TMS # 28800-01-09 from PDD (Planned Development District) zoning to an amended PDD (Planned Development District) zoning, as described herein.

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

- a) The applicant shall comply with the “General Development Plan – Woodcreek Farms PUD Descriptive Statement” (dated March 15, 1996) (Ordinance No. 029-96HR), and the revised “General Development Plan: Existing and Planned Uses” prepared for Woodcreek Development Partnership by United Design Services, Inc., which is attached hereto as Exhibit A; and
- b) A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission, if warranted by the Planning and Development Services Department; and
- c) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- d) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest.

Section III. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section V. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL



By: \_\_\_\_\_  
Paul Livingston, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2010.

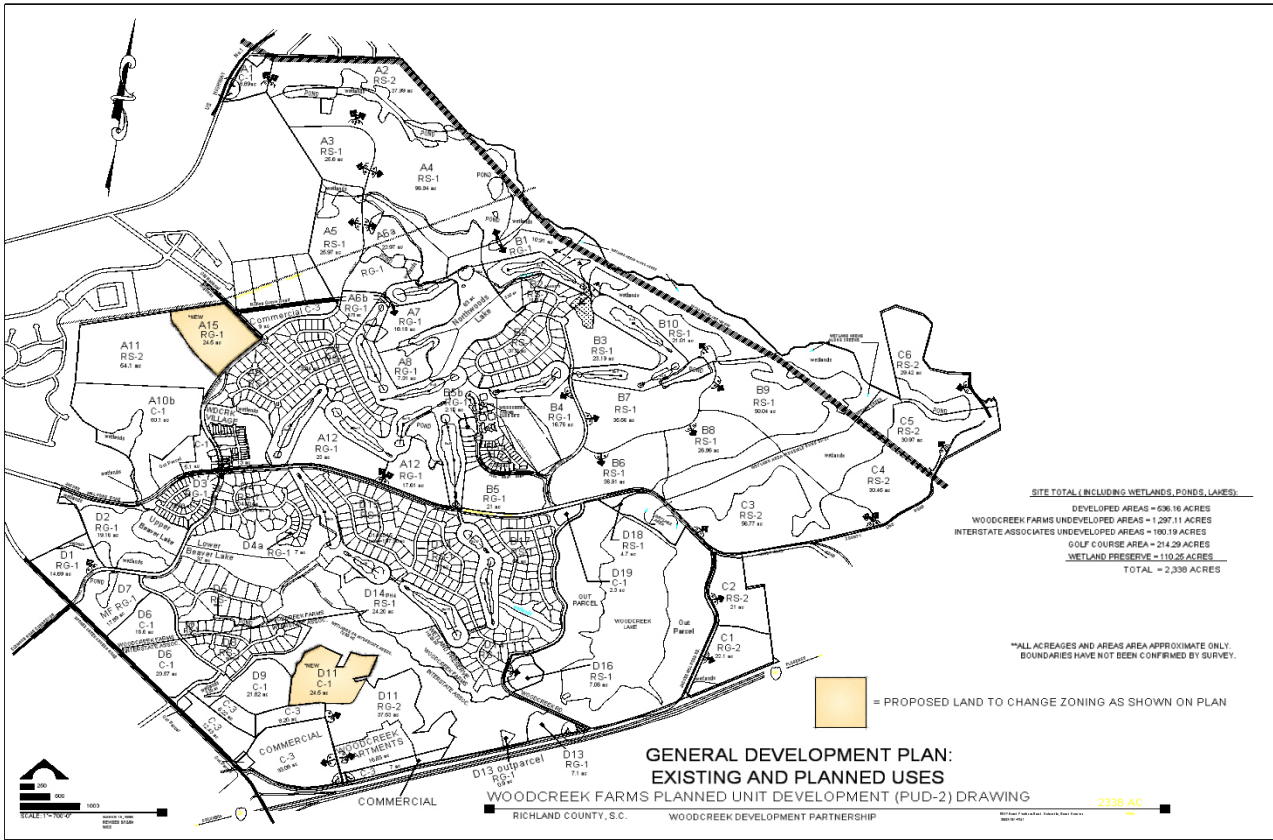
\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: November 23, 2010 (tentative)  
First Reading: November 23, 2010 (tentative)  
Second Reading:  
Third Reading:

# Exhibit A



NOTE: All references to RS-1, RS-2, RG-1, RG-2, and C-1 in this Exhibit are for the uses of such districts, as they were designated prior to July 1, 2005.



## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** November 1, 2010  
**RC PROJECT:** 10-29 MA  
**APPLICANT:** George L. Bradley, JR  
**PROPERTY OWNER:** Charles E. Crosby

**LOCATION:** Leitner Point Road

**TAX MAP NUMBER:** 02037-01-07  
**ACREAGE:** 4.28 acres  
**EXISTING ZONING:** RR  
**PROPOSED ZONING:** RS-E

**PC SIGN POSTING:** October 15, 2010

#### Staff Recommendation

Denial

#### Background /Zoning History

The current zoning, Rural Residential District (RR) reflects the zoning as adopted January 9, 2007. Prior to the January 9, 2007 rezoning the property was zoned Residential Single-Family Low Density District (RS-LD).

On September 2006, a map amendment request (06-50 MA) was submitted to the Planning Commission and January 9, 2007 County Council approved the rezoning request from Residential Single-Family Low Density District (RS-LD) to Rural Residential District (RR).

The parcel has access through a private drive onto Leitner Point Road. Leitner Point Road is a privately maintained Road.

#### Summary

The Residential Single Family Estate District (RS-E) is intended to be used for single-family detached dwelling units on large "estate" lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of the County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than on (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings.

- The gross density for this site is approximately: 9 dwelling units
- The net density for this site is approximately: 6 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD	Residence
<b><u>South:</u></b>	NA	Lake Murray
<b><u>East:</u></b>	NA	Lake Murray
<b><u>West:</u></b>	NA	Lake Murray

## Plans & Policies

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

### Suburban Area

**Objective:** “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

**Non-Compliance:** The rezoning does not comply with the Comprehensive Plans recommended density. The Residential Single-Family Estate District (RS-E) permits 20,000 sq ft minimum lots which equates to 2.2 dwelling units per acre.

## Traffic Impact

The 2009 SCDOT traffic count (Station # 485) located northeast of the subject parcel on Marina Road identifies 1,600 Average Daily Trips (ADT's). Marina Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Marina Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for Marina Road or Leitner Point Road.

## Conclusion

The proposed map amendment is not compatible with the Comprehensive plan.

The subject parcel is bound by Lake Murray on the east, south, and west. The previous map amendment (06-50 MA) rezoned the subject property from Residential Single-Family Low Density District (RS-LD) to Rural Residential District (RR). The previous rezoning request was approved for the property to be utilized as a Bed and Breakfast which is permitted in the Rural Residential District (RR) with special requirements. The previous zoning change increase the permitted minimum lot size while increasing the required setbacks. The Rural Residential Single-Family Estate District (RS-E) would decrease the required setbacks and will decrease the minimum lot size compared to the Rural Residential District (RR). The current Rural Residential District (RR) allows for a front setback of forty (40) feet, a rear setback of fifty (50) feet, and a side setback of twenty (20) feet. The Residential Single-Family Estate District (RS-E) allows for a front setback of thirty five (35) feet, a rear setback of thirty (30) feet, and a side setback of ten (10) feet. The Rural Residential District (RR) permits 33,000 sq ft lots with a minimum lot width of 120 feet. The Residential Single-Family Estate District (RS-E) permits 20,000 sq ft lots with a minimum lot width of 100 feet.

The surrounding parcels along Leitner Point Road are zoned Residential Single-Family Low Density District (RS-LD) with lot sizes ranging from .28 acres to 5.20 acres along Leitner Point Road. A permit for the construction of a residence onsite has been issued by the Building department under permit number 1003550.

The Dutch Fork/Ballentine fire station (Columbia fire station number 20) is located on Broad River Road 2.4 miles east of the subject parcel. There is a fire hydrant located north of the parcel on Marina Road.

The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer is provided by Richland County.

The proposed Zoning Map Amendment **is not compliance** with the Comprehensive Plan. Planning Staff recommends **Denial** of this map amendment.

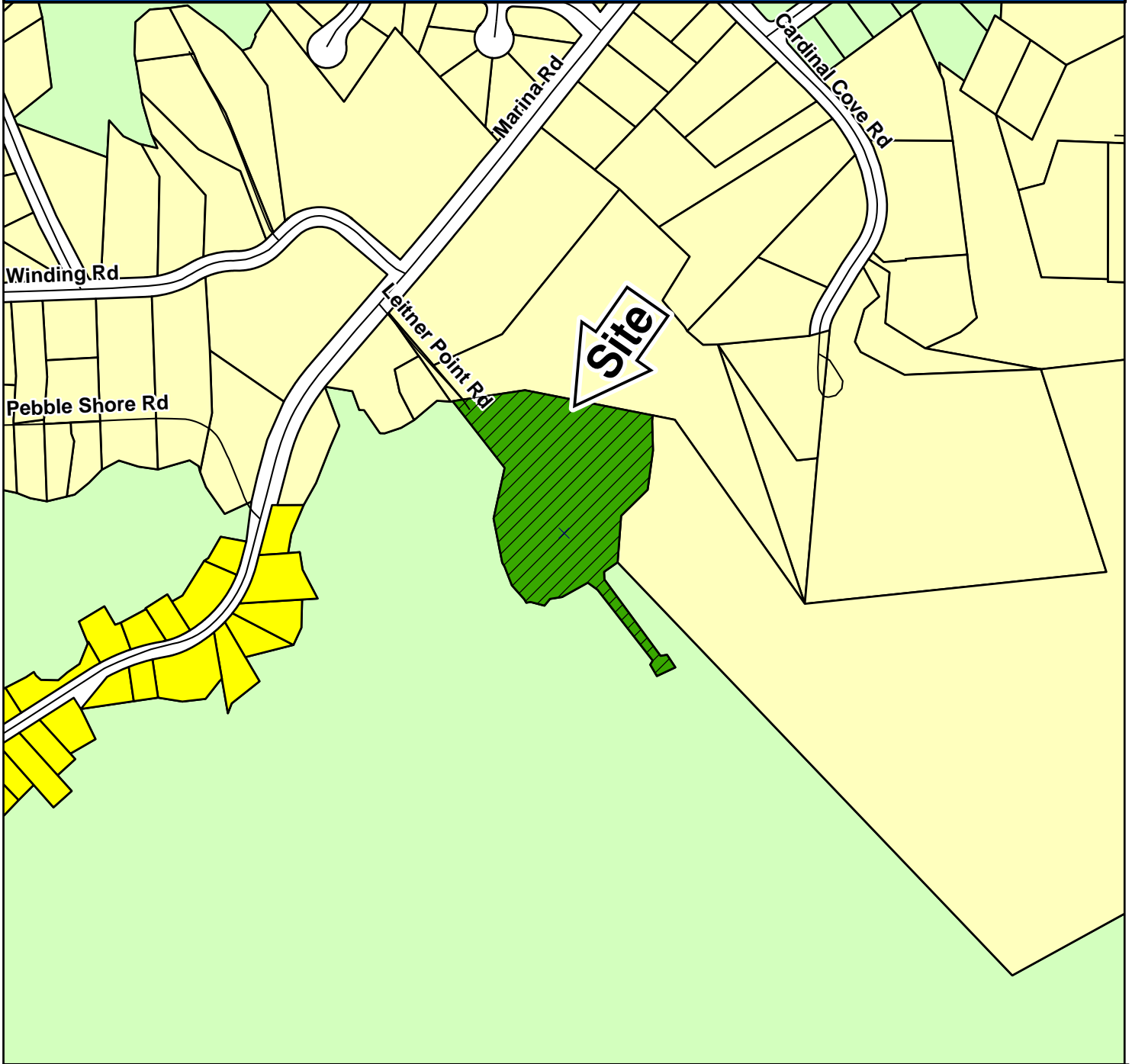
### Zoning Public Hearing Date

**November 23, 2010**

### Planning Commission Action

At their meeting of **November 1, 2010** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **disapprove the proposed Amendment** for **RC Project # 10-29MA** at the next available opportunity

# Case 10-29 MA RR to RS-E



## ZONING CLASSIFICATIONS

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

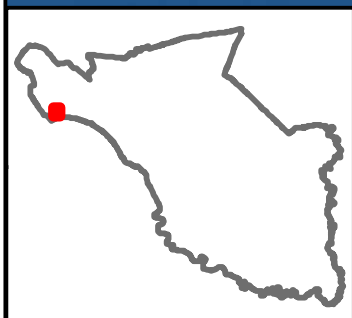


**Case 10-29 MA  
RR to RS-E  
TMS 02307-01-07**



-  FLOODZONE A
-  FLOODZONE AE
-  WETLANDS

*Lake Murray*

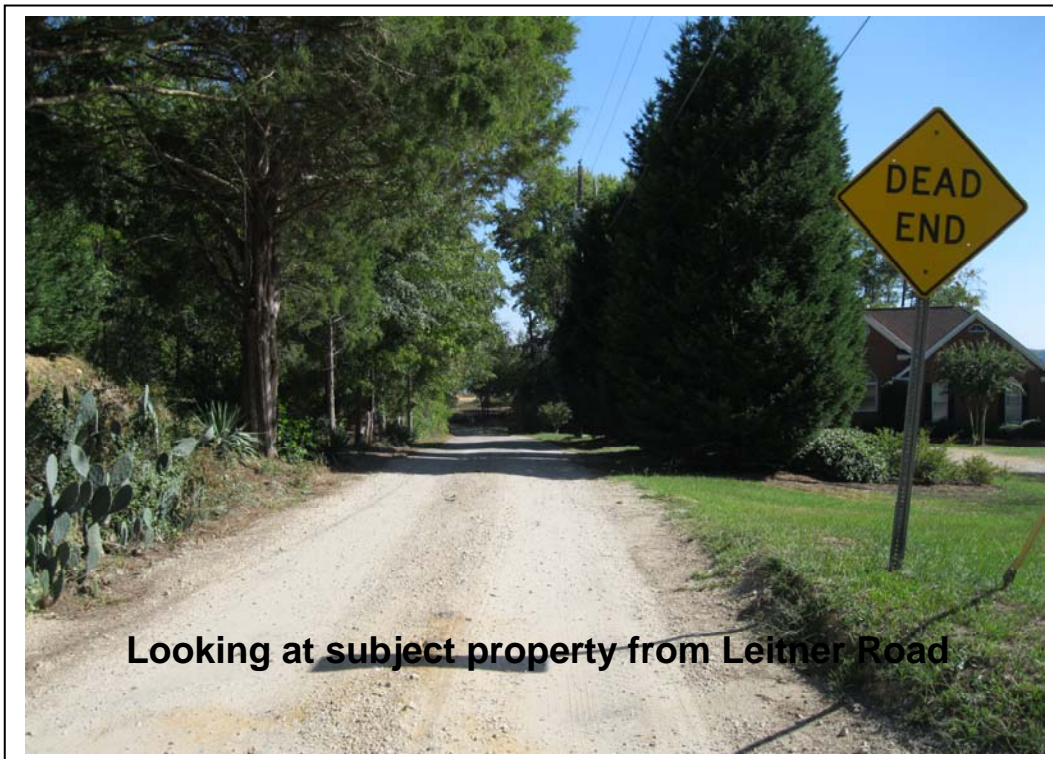


# CASE 10-29 MA

## From RR to RS-E

TMS# 02037-01-07

Leitner Rd





STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED HEREIN AS TMS # 02307-01-07 FROM RR (RURAL RESIDENTIAL DISTRICT) TO RS-E (RESIDENTIAL, SINGLE-FAMILY – ESTATE DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as a TMS # 02307-01-07 from RR (Rural Residential District) zoning to RS-E (Residential, Single-Family – Estate District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Paul Livingston, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2010.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

Public Hearing: November 23, 2010 (tentative)  
First Reading: November 23, 2010 (tentative)  
Second Reading:  
Third Reading:





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 1, 2010  
**RC PROJECT:** 10-30 MA  
**APPLICANT:** Cynthia South  
**PROPERTY OWNER:** Harold H. Snuggs

**LOCATION:** Brevard Street

**TAX MAP NUMBER:** 07306-05-17,18  
**ACREAGE:** 2.68 acres  
**EXISTING ZONING:** RS-LD  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** October 15, 2010

**Staff Recommendation**

**Approval**

**Background /Zoning History**

The current zoning, Residential Single Family Low Density District (RD-LD) reflects the original zoning as adopted September 7, 1977.

The parcels contain five hundred and thirty (530) feet of frontage along Brevard Street.

There are four tax map parcels (07306-04-05, 21, 24 & 07306-05-15) to the east of the subject properties that are under consideration for rezoning case 10-23MA. County Council approved the request at third reading on October 19, 2010.

**Summary**

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 13 dwelling units
- The net density for this site is approximately: 9 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residences
<u>South:</u>	RS-LD	Residences
<u>East:</u>	RS-LD	Residences
<u>West:</u>	RS-LD	Residences

**Plans & Policies**

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

**Priority Investment Area**

Objective: “Residential housing should be varied at moderate to high densities (4-16 dwelling units per acre).”

Compliance: The Residential Single-Family Medium Density District (RS-MD) would permit 5.1 dwelling units per acre in accordance with the plan. The medium density district would be compatible with the Residential Single-Family Medium Density District (RS-MD) to the north of the subject parcels. The surrounding Residential Single-Family Low Density District (RS-LD) to the south of the subject parcels permit 3.6 dwelling units per acre. The Residential Single-Family Low Density District (RS-LD) permits residential dwelling units at a lower density than what is recommended in the Comprehensive Plan.

**Traffic Impact**

The 2009 SCDOT traffic count (Station # 183), west of the subject parcel on Broad River Road identifies 26,000 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. Broad River Road is currently operating at a Level of Service (LOS) “C”.

The 2009 SCDOT traffic count (Station # 299), east of the subject parcel on Greystone Boulevard identifies 15,800 Average Daily Trips (ADT’s). Greystone Boulevard is classified as a four lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Greystone Boulevard is currently operating at a Level of Service (LOS) “B”.

There are no planned or programmed improvements for Greystone Boulevard or this section of Broad River Road. The River Drive Bridge is undergoing construction to bring it up to current safety standards.

**Conclusion**

The proposed rezoning would be compatible with the surrounding land uses.

The subject parcels are part of the Broad River Corridor and Community Study area. The draft document (see pg. 70) recommends, policy number one (1) to “*promote new and diverse housing stock.*” The proposed Residential Single Family Medium Density District (RS-MD) would create additional new homes and diversify the existing housing stock; and new development will act as a catalyst for redevelopment opportunities within the immediate study area.

The existing parcels are vacant; northeast of the subject parcels is a vacant parcel that is currently being considered for a rezoning to Residential Single-Family Medium Density District (RS-MD) under case 10-23MA. Contiguous to the north are a number of Residential Single Family Medium Density District (RS-MD) zoned parcels; and to the west and south are Residential Single Family Low Density District (RS-LD) zoned properties with some of the parcels containing single family residences. This site represents an opportunity for infill development in an area with existing services and infrastructure.

The subject parcels are part of the Richland One school district and are within eighteen hundred (1800) feet of H.B. Rhame Jr. Elementary and Saint Andrews Middle School; the elementary and middle schools are located on the same parcel.

The Saint Andrews fire station (station number 6) is located on Briargate Circle roughly 1.4 miles northwest of the subject parcels. There is a fire hydrant located northeast of the subject parcel on Betsy Drive near the intersection of Brevard Street and Saluda River Road. The proposed rezoning would not negatively impact public services or traffic. Water and sewer would be provided by the City of Columbia.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

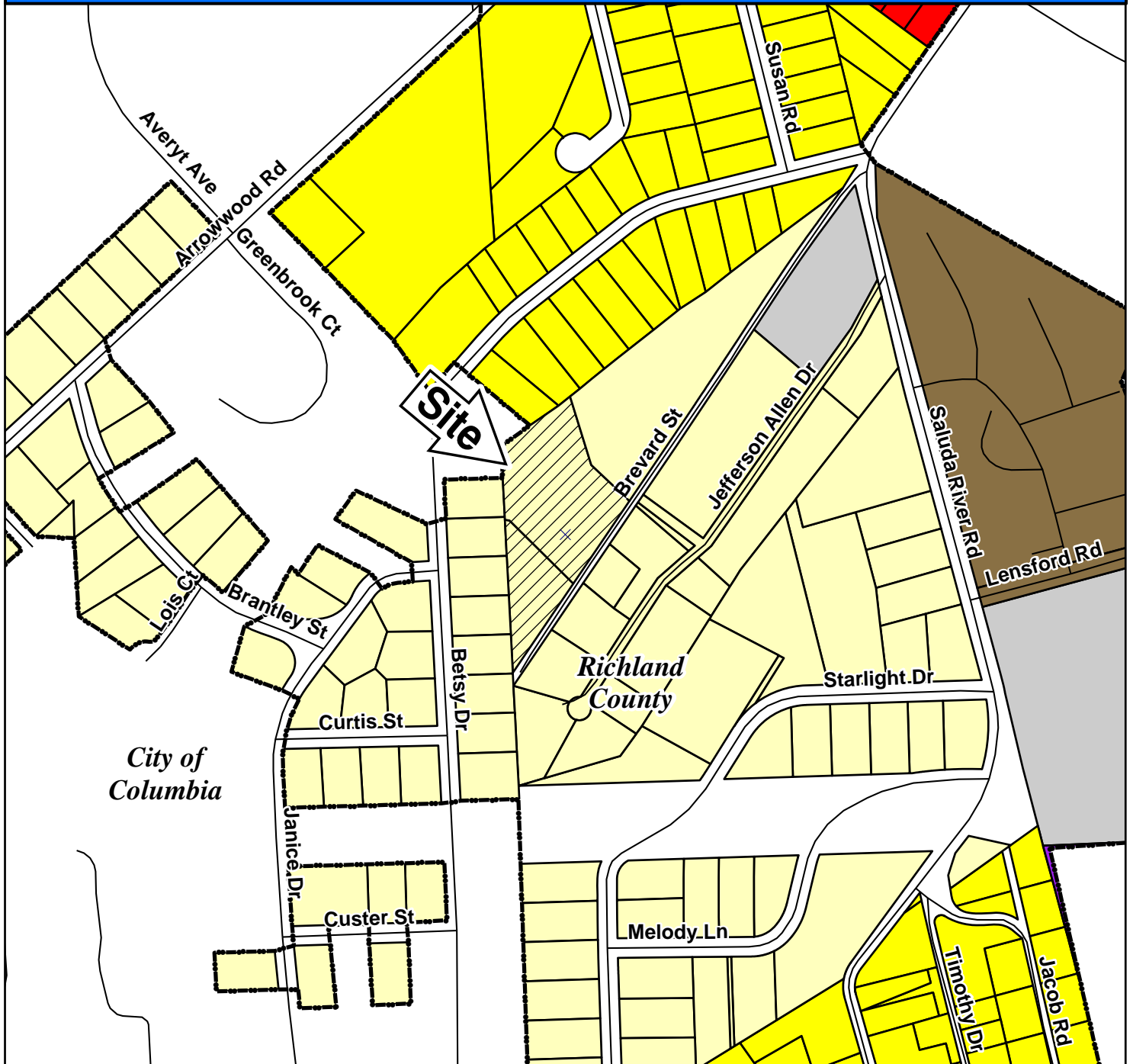
#### Zoning Public Hearing Date

**November 23, 2010**

#### Planning Commission Action

At their meeting of **November 1, 2010** the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-30MA** at the next available opportunity

# Case 10-30 MA RS-LD to RS-MD

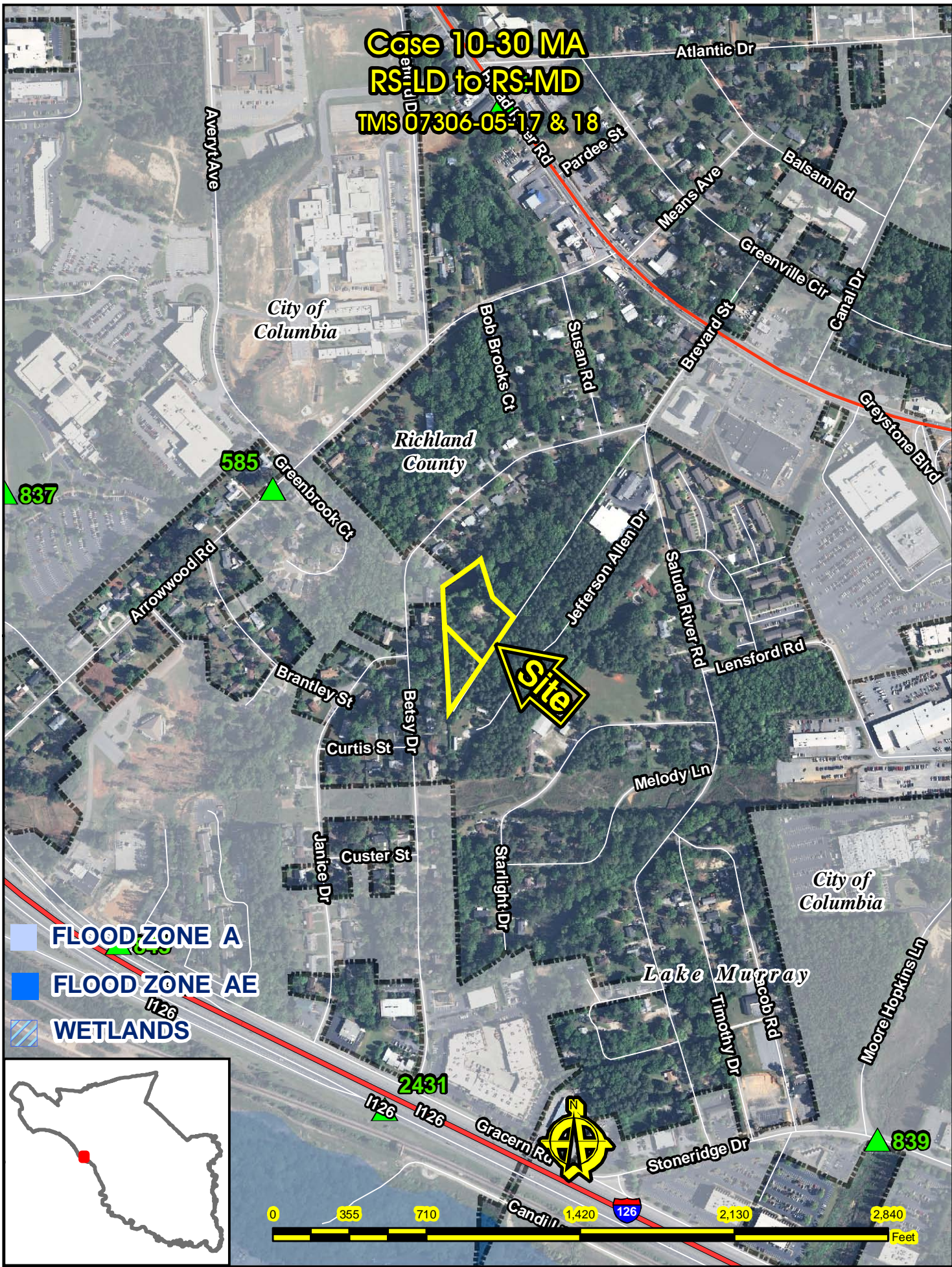


## ZONING CLASSIFICATIONS

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



**Case 10-30 MA**  
**RS-LD to RS-MD**  
**TMS 07306-05-17 & 18**



# CASE 10-30 MA

## From RS-LD to RS-MD

TMS# 07306-05-17, 18

Brevard Street





STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 07306-05-17 AND TMS # 07306-00-18 FROM RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICTS) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 07306-05-17 and TMS # 07306-05-18 from RS-LD (Residential, Single-Family – Low Density District) zoning to RS-MD (Residential, Single-Family – Medium Density District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Paul Livingston, Chair

Attest this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

Public Hearing: November 23, 2010 (tentative)  
First Reading: November 23, 2010 (tentative)  
Second Reading:  
Third Reading:





**Richland County  
Planning & Development Services Department**

**Map Amendment Staff Report**

**PC MEETING DATE:** November 1, 2010  
**RC PROJECT:** 10-32 MA  
**APPLICANT:** Charles Kahn  
**PROPERTY OWNER:** Village at Sandhill, LLC

**LOCATION:** Fashion Drive

**TAX MAP NUMBER:** 22900-02-09A (P)  
**ACREAGE:** 0.38 acres  
**EXISTING ZONING:** Lot 5A (C-1) & Lot 5B (C-3)  
**PROPOSED ZONING:** Lot 5A (C-3) & Lot 5B (C-1)

**PC SIGN POSTING:** October 15, 2010

**Staff Recommendation**

**Approval**

**Background /Zoning History**

In 2001, the "Village at Sandhill" was developed with a "master plan" development agreement signed in March 2001.

In March 2006, map amendments (06-08MA) and (06-11MA) were presented to the Planning Commission. Planning Commission recommended approval to swap 3.5 acres of C-3 and C-1 zoning. County Council approved the request on March 28, 2006.

In May 2008, map amendment (08-13MA) was presented to the Planning Commission. Planning Commission recommended approval to swap a total of 7.5 acres of RG-2 to C-3 (2.50 acres); C-3 to C-1 (2.50 acres); C-1 to RG-2 (2.50 acres). County Council approved the request on May 27, 2008.

In July of 2008, map amendment (08-22MA) was presented to the Planning Commission. Planning Commission recommended approval to swap a total of 0.25 acres of lot five (5) C-1 & lot seven (7) C-3 to lot five (5) C-3 & lot seven (7) C-1. County Council approved the request on September 16, 2008.

In March of 2010, map amendment (10-05MA) was presented to the Planning Commission. Planning Commission recommended approval to swap a total of 0.56 acres of lot five (5) C-1 & lot eight (8) C-3 to lot five (5) to C-3 & lot seven (7) to C-1. County Council approved the request on March 23, 2010.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	C-3	Retail (JC Penny)
<b><u>South:</u></b>	C-3	Undeveloped
<b><u>East:</u></b>	C-3	Undeveloped
<b><u>West</u></b>	C-3	Undeveloped

### Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as an **Urban Village/Priority Investment Area** in the **Northeast Planning Area**.

Objective: “Commercial/Office activities should be located at traffic junctions or in areas with existing commercial and office uses”.

Compliance: The proposed zoning is located in an area with existing commercial uses.

### Traffic Impact

The 2009 SCDOT traffic count station (# 118) is located south east of the site on Two Notch Road. The Average Daily Traffic (ADT’s) is 19,800. Two Notch Road is classified as a five lane Undivided Principal Arterial road, maintained by SCDOT with a design capacity of 38,600 ADT’s. Two Notch Road is currently functioning below the designed roadway capacity and operating at a Level of Service (LOS) “B”.

The 2009 SCDOT traffic count station (# 441) is located north of the site on Clemson Road. The Average Daily Traffic (ADT’s) is 26,400. Clemson Road is classified as a five lane Undivided Minor Arterial road, maintained by SCDOT with a design capacity of 34,800 ADT’s. Clemson Road is currently functioning at the designed roadway capacity and operating at a Level of Service (LOS) “C”.

The site is located on several interior roads within the “Village at Sandhill”. The parcels are located near Forum Drive and Fashion Drive. Fashion Drive is a private road and Forum Drive is a county road.

### Conclusion

The Village at Sandhill consists of approximately 298 acres of mixed-use, incorporating elements of residential, retail, recreational, office, institutional, and general commercial uses. The approval of the Village included a Development Agreement which has been extended for an additional five years. On March 20, 2001 an ordinance authorizing the adoption of the agreement was issued. The agreement stipulates the following:

- 173.86 acres of property zoned for general commercial uses pursuant to C-3 zoning district classifications; and
- 31.02 acres of property zoned for general residential uses pursuant to RG-2 zoning district classifications; and
- 95.22 acres of property zoned for office and institutional and residential uses pursuant to C-1 zoning district classifications.

The provisions in the agreement permit the substitution of residential uses for commercial uses and vice-versa within the C-1 and C3 tracts; transfer among dwelling units, retirement units, office/institutional, other commercial, dwelling units and retirement units, retail shops and stores, restaurants, outparcels, family entertainment and lodging uses in the C-3 tract. The substitutions must be swapped at an equivalent ratio; 700 square feet of residential or retirement units to any commercial use and/or 1: 1 square foot of net leasable area of commercial uses to any other type of commercial use.

The Sand Hill fire station (number 24) is located on Sparkleberry Lane and is 1.9 miles southwest of the subject parcel. There are multiple fire hydrants located along Forum Drive and Fashion Drive.

The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer is provided by Palmetto Utilities.

The map amendment involves two existing parcels within the Village at Sandhill, approximately 0.19 acres or 8,576 sq ft of C-1 Office and Institutional & 0.19 acres or 8,576 sq ft of C-3 General Commercial zoned property to be exchanged between the two parcels. The ratios adhere to the requirements of the development agreement. Staff recommends approval.

<b>Zoning Public Hearing Date</b>
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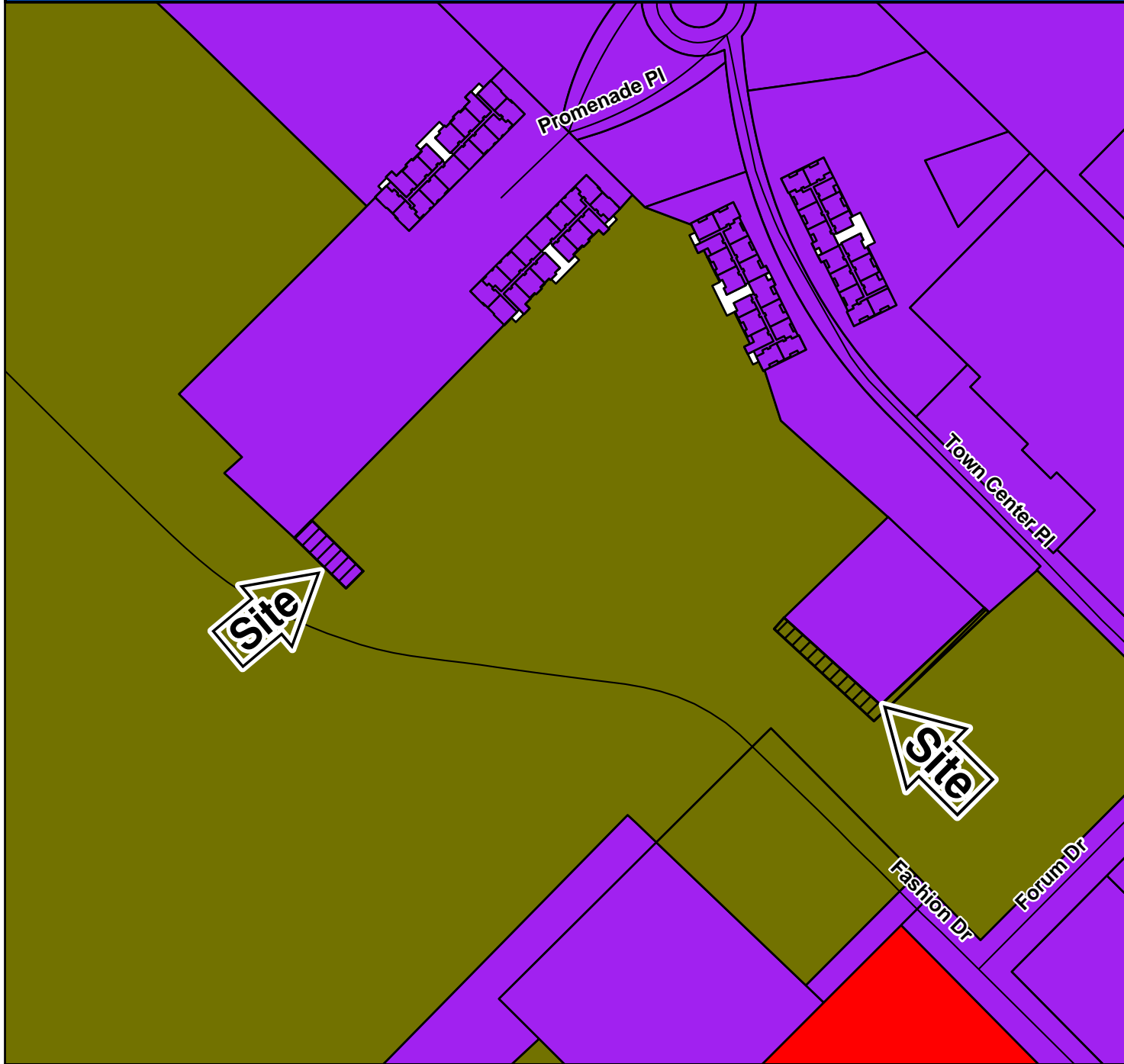
**November 23, 2010**

<b>Planning Commission Action</b>
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At their meeting of **November 1, 2010** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-32MA** at the next available opportunity

# Case 10-32 MA

## C-1 to C-3 & C-3 to C-1

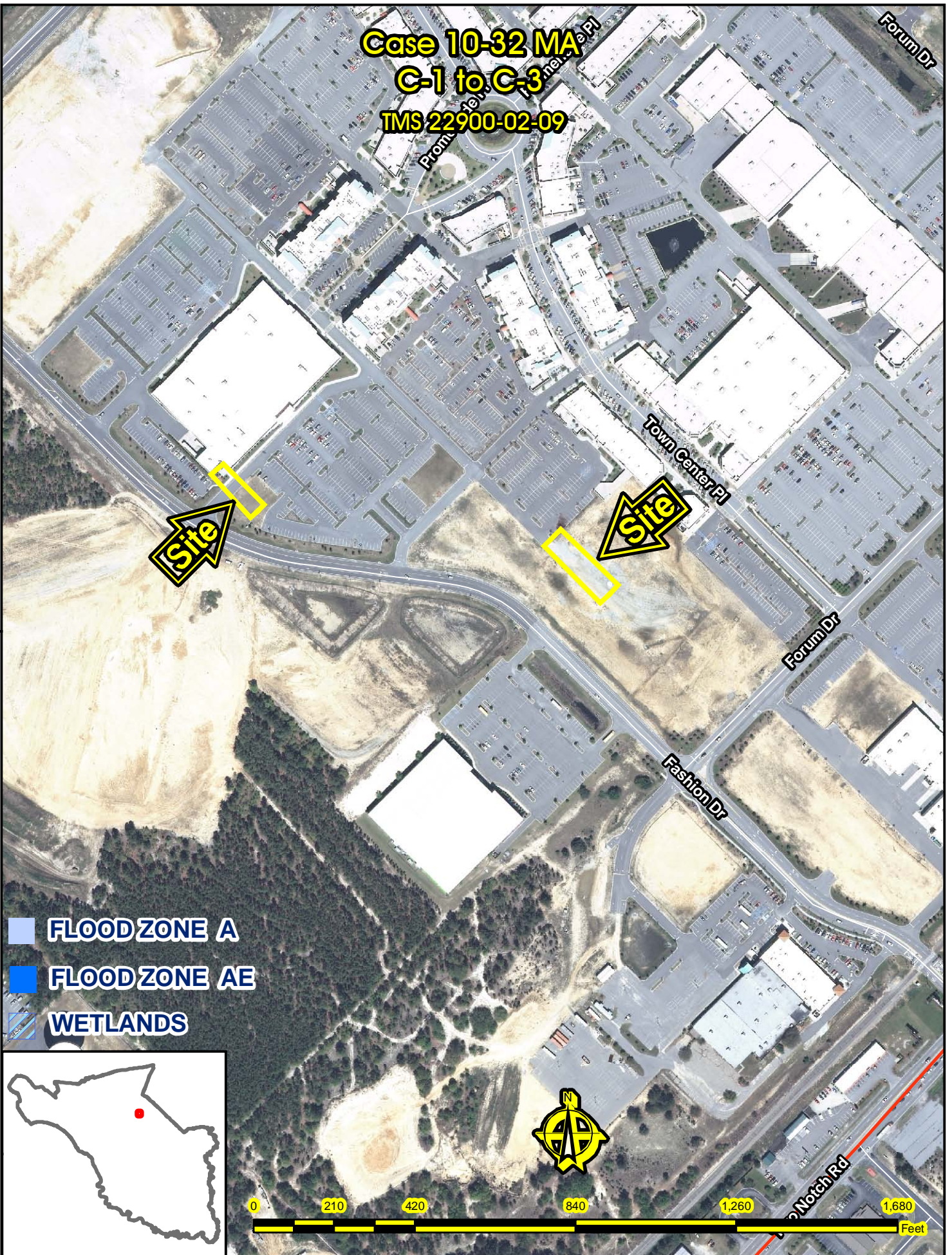


### ZONING CLASSIFICATIONS

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



**Case 10-32 MA  
C-1 to C-3  
TMS 22900-02-09**



# CASE 10-32 MA

## From C-1, C-3 to C-3, C-1

TMS# 22900-02-09A(p)

Fashion Drive





STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED HEREIN (A PORTION OF TMS #22900-02-09A) FROM C-1 (OFFICE AND INSTITUTIONAL DISTRICT) TO C-3 (GENERAL COMMERCIAL) AND TO CHANGE AN EQUAL PORTION OF THE SAME TAX MAP NUMBER FROM C-3 (GENERAL COMMERCIAL) TO C-1 (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property (a portion of TMS # 22900-02-09A) from C-1 (Office and Institutional District) zoning to C-3 (General Commercial) zoning, and to change an equal portion of the same tax map number from C-3 (General Commercial) zoning to C-1 (Office and Institutional District) zoning, all as shown on Exhibit A, which is attached hereto.

Section II. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Paul Livingston, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2010

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

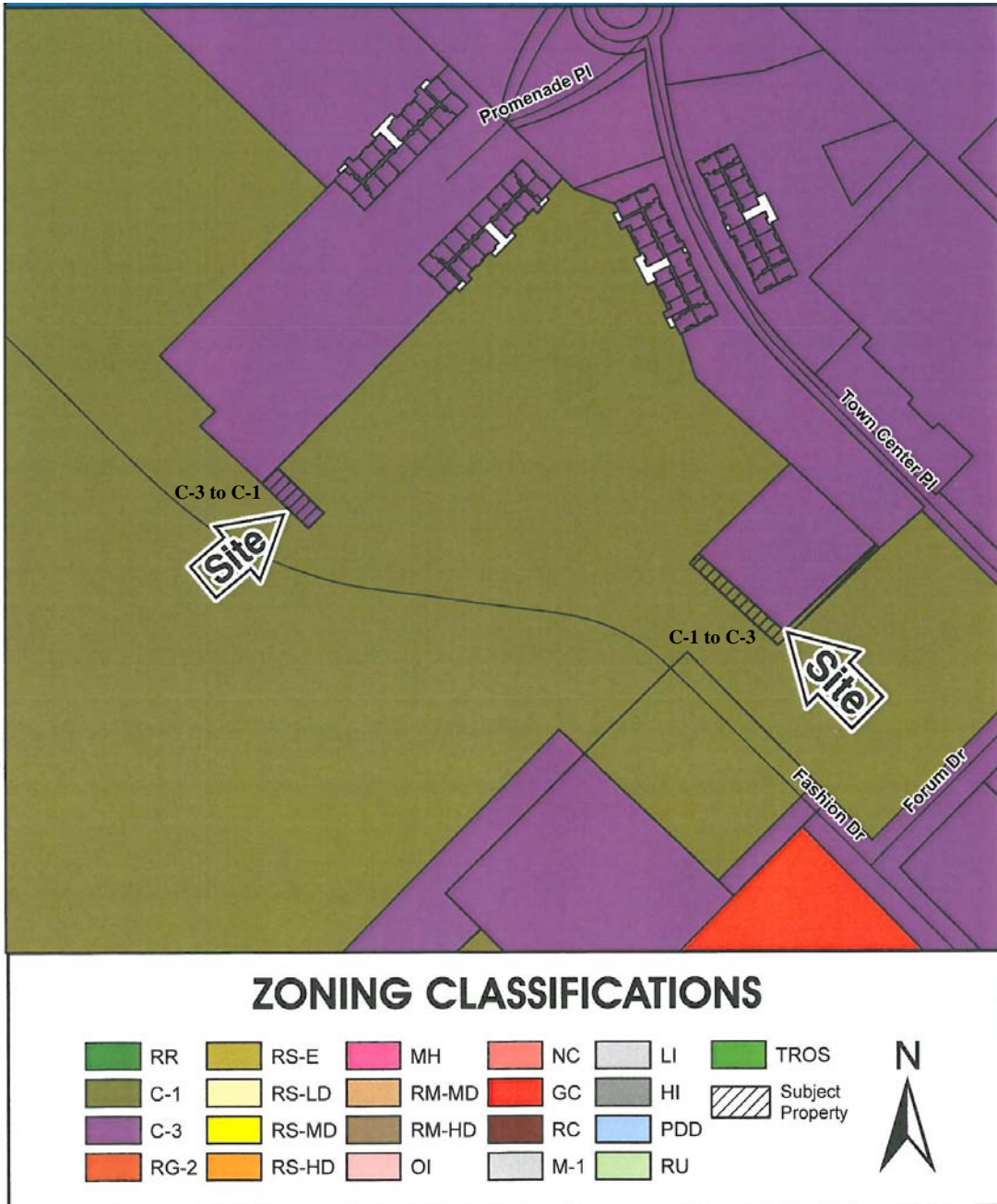
RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: November 23, 2010 (tentative)  
First Reading: November 23, 2010 (tentative)  
Second Reading:  
Third Reading:

**Exhibit A  
Property Description**





STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

A RESOLUTION OF THE  
RICHLAND COUNTY PLANNING COMMISSION

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE “2009 RICHLAND COUNTY COMPREHENSIVE PLAN”, BY INCORPORATING THE “BROAD RIVER ROAD CORRIDOR AND COMMUNITY MASTER PLAN” INTO THE PLAN.

WHEREAS, Section 6-29-520 (b) of the South Carolina Code of Ordinances 1976, as amended (South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended), requires that recommendations for amendments to the Comprehensive Plan must be by resolution of the Planning Commission; and

WHEREAS, the Richland County Planning Commission was appointed by County Council and is the duly authorized body to prepare a Comprehensive Plan that conforms to the 1994 Act, and to carry out a continuing planning program for the physical, social, and economic growth, development and redevelopment of Richland County; and

WHEREAS, the Richland County Planning Commission endorses the incorporation of the “Broad River Road Corridor and Community Master Plan” into the 2009 Richland County Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby recommend the “Broad River Road Corridor and Community Master Plan,” dated August 2010, to the Richland County Council for adoption and use as a guide for the orderly development of the Broad River Road area of the County and for the application of zoning and development regulations.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Patrick Palmer, Chair  
Richland County Planning Commission

Attested by:

\_\_\_\_\_  
Anna Almeida, Director  
Planning & Development Services Department

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE AMENDING THE “2009 RICHLAND COUNTY COMPREHENSIVE PLAN”, ADOPTED ON DECEMBER 15, 2009, BY INCORPORATING THE “BROAD RIVER ROAD CORRIDOR AND COMMUNITY MASTER PLAN” INTO THE PLAN.

WHEREAS, on December 15, 2009, Richland County Council adopted the “2009 Richland County Comprehensive Plan” pursuant to S.C. Code Section 6-29-310, et al. (Ordinance No. 076-09HR); and

WHEREAS, Section 6-29-520 (B) of the South Carolina Code of Ordinances 1976, as amended (South Carolina Local Government Comprehensive Planning and Enabling Act of 1994, as amended), requires that recommendations for amendments to the Comprehensive Plan must be by Resolution of the Planning Commission; and

WHEREAS, the Richland County Planning Commission has unanimously approved a Resolution recommending that County Council adopt the “Broad River Road Corridor and Community Master Plan”, dated August 2010; and

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, be it enacted by the County Council for Richland County as follows:

SECTION I. The “2009 Richland County Comprehensive Plan” is hereby amended by the incorporation of the “Broad River Road Corridor and Community Master Plan”, dated August 2010, and which is on file in the Planning and Development Services Department, into the Plan.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Paul Livingston, Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2010.

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Michelle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing:        November 23, 2010 (tentative)  
First Reading:        November 23, 2010 (tentative)  
Second Reading:  
Third Reading:





STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE III, ADMINISTRATION; SECTION 26-34, DEVELOPMENT REVIEW TEAM; SUBSECTION (A), ESTABLISHED/DUTIES; PARAGRAPH (4), OTHER; SO AS TO EMPOWER THE DEVELOPMENT REVIEW TEAM TO IMPOSE STANDARDS ABOVE THE MINIMUM WHEN IT IS DEEMED NECESSARY DUE TO SENSITIVE ENVIRONMENTAL AND/OR TOPOGRAPHIC CONDITIONS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article III, Administration; Section 26-34, Development Review Team; Subsection (a), Established/Duties; Paragraph (4), Other; is hereby amended to read as follows:

- (4) *Stricter standards.* The development review team may impose standards above the minimum required under this Chapter whenever it has been determined that sensitive environmental and/or topographical conditions would be adversely affected by the proposed development or whenever the intent of the regulations or the purpose of this Chapter, as identified in Section 26-2, would not be met.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article III, Administration; Section 26-34, Development Review Team; Subsection (a), Established/Duties; is hereby amended so as to create a new paragraph, to read as follows:

- (5) *Other.* The development review team shall perform such additional powers and duties as may be set forth for the development review team of Richland County elsewhere in this chapter and other laws and regulations of the county.

SECTION III. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Paul Livingston, Chair

ATTEST THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2010.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: November 23, 2010 (tentative)  
First Reading: November 23, 2010 (tentative)  
Second Reading:  
Third Reading:

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

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

