

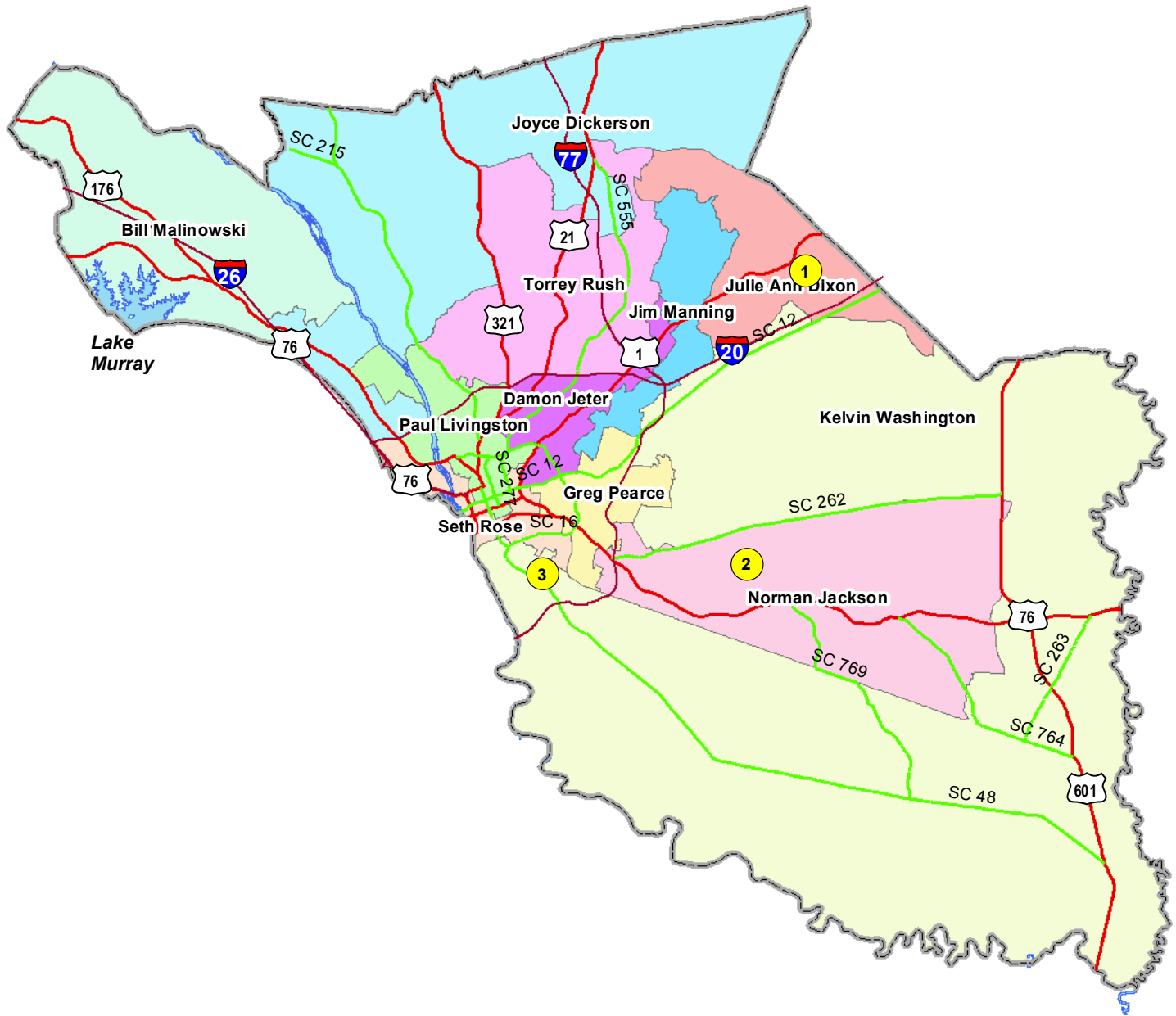
**RICHLAND COUNTY  
PLANNING COMMISSION**



**MARCH 16, 2015  
1:00 p.m.**



# RICHLAND COUNTY PLANNING COMMISSION MARCH 16, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-03 MA	John Cooper	28900-01-30	Riding Grove Rd	Dixon
2. 15-04 MA	Arthur Thomas	22013-01-41	448 Starling Goodson Rd	Jackson
3. 15-06 MA	John Scott	11116-04-09/10/11/12A	1721 Shop Rd	Washington



TO: Planning Commission Members; Interested Parties

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

DATE: FEBRUARY 19, 2015

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

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

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

**Action Requested:** The Planning Commission Board approval.

PROPOSED STREET NAME(S)	APPLICANT/CONTACT	DEVELOPEMENT NAME	PROPERTY TMS#	COUNCIL DISTRICT (HONORABLE)
1. Family Farm Rd	David Keith Marion	Family/Heir Subdivision for David K. & Deborah J Marion	R08300-02-08	Joyce Dickerson(2)
2. Pinestone Point	Richland County Addressing	Summer Pines Ph V	R14800-04-14	Torrey Rush (7)
3. Limber Pines Ln	Richland County Addressing	N/A	R26400-01-04,05,28 &34	Joyce Dickerson(2)
4. Pitch Pines Ln	Richland County Addressing	N/A	R26400-01-04,05,28 &34	Joyce Dickerson(2)





**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, March 16, 2015**

**Agenda**

**1:00 PM**

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

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

**PUBLIC MEETING CALL TO ORDER** .....Patrick Palmer, Chairman

**PUBLIC NOTICE ANNOUNCEMENT**

**PRESENTATION OF MINUTES FOR APPROVAL**

February 2014 Minutes

**ADOPTION OF THE AGENDA**

**ROAD NAMES [ACTION]**

**MAP AMENDMENTS [ACTION]**

1. Case # 15-03 MA  
John Cooper  
RU to RS-MD (7.03 acres)  
Riding Grove Rd.  
TMS# 28900-01-30  
Page 1
  
2. Case # 15-04 MA  
Arthur Thomas  
RS-MD to RU (4.3 acres)  
448 Starling Goodson Rd.  
TMS# 22013-01-41  
Page 9
  
3. Case # 15-06 MA  
John Scott  
RM-MD to GC (1.22 acres)  
1721 Shop Rd.  
TMS# 11116-04-09/10/11/12A  
Page 17

**OTHER BUSINESS**

## **DIRECTOR'S REPORT OF ACTION**

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

## **ADJOURNMENT**

\*\*The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. Check the County's website for dates and times.\*\*





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 16, 2015  
**RC PROJECT:** 15-03 MA  
**APPLICANT:** John Cooper

**LOCATION:** Riding Grove Road

**TAX MAP NUMBER:** R28900-01-30  
**ACREAGE:** 7 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** March 6, 2015

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Woodcreek Farms, PDD, Planned Development District was rezoned under Ordinance Number 2178-92HR (case number 91-040MA) from RS-2, RU and D-1. Additionally, the PDD parcels (Woodcreek Farms) south of the subject parcel were rezoned from PDD to PDD under Ordinance Number 018-00HR (case number 00-016MA). The Woodcreek Farms PDD has been amended throughout the years, including cases 04-62MA and 10-28MA.

The Greenhill Parish map amendment (case number 14-31MA) received third reading approval at the Tuesday, December 2, 2014 County Council meeting. The amendment affected approximately 65.94 acres of the Greenhill Parish PDD development. The proposed changes added additional residential acreage and reduced the commercial acreage.

The Greenhill Parish map amendment (case number 14-09MA) was approved under Ordinance Number 033-14HR. This amendment affected approximately 6.81 acres of the Greenhill Parish PDD development. The proposed changes decreased the RS-1 acreage from 112.16 acres to 105.35 acres and created 6.81 acres of OI Religious land uses.

**Zoning District 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.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 35 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Residence
<b><u>South:</u></b>	PDD	Maintenance Shed(Woodcreek Farms)
<b><u>East:</u></b>	PDD	Residential PDD (Woodcreek Farms)
<b><u>West:</u></b>	RU	Residence

**Discussion**

**Parcel/Area Characteristics**

The parcel has access to Riding Grove Road. The subject parcel is undeveloped with moderate slopes and there are no sidewalks or streetlights. The immediate area is primarily characterized by a mix of residential and undeveloped/agricultural/forested land uses. Contiguous west of the subject parcel is a residence. East of the subject parcel is an undeveloped, wooded parcel that is part of the Woodcreek Farms PDD. The Woodcreek Farms PDD is a mix of residential and commercial land uses. The parcel adjacent east of the subject property is designated for single-family residential uses. South of the subject parcel is the Woodcreek farms maintenance shed.

**Public Services**

The subject parcel is within the boundaries of School District Two. The Catawba trail Elementary School is located 1500 feet west of the subject parcels on Old National Highway. The Northeast fire station (number 4) is located 1.3 miles southwest of the subject parcel on Spears Creek Church Road. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia. The subject property is located within the Boundaries of the Palmetto Utilities Sewer service district.

## **Plans & Policies**

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

### **Suburban Area**

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

**Compliance:** The proposed zoning district meets the recommended density recommendations for the Suburban Area of 4-8 dwelling units per acre.

## **2014 Comprehensive Plan**

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

### **Land Use and Design**

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

### **Desired Development Pattern**

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

### **Traffic Characteristics**

No traffic count stations are located on Riding Grove Road or Old National Highway. The closest count station is located on Spears Creek Church Road southwest of the site. The 2013 SCDOT traffic count (Station #451) identifies 10,700 Average Daily Trips (ADT's). This segment of Spears Creek Church Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Spears Creek Church Road is currently operating at Level of Service (LOS) “E”.

Spears Creek Church Road is ranked as number 34 on the list of Prioritized Road Widening Projects in the COATS 2035 Long Range Transportation Plan. Spears Creek Church Road is identified for widening from 2 to 5 lanes from Interstate 20 to Two Notch Road. The section of Spears Creek Church Road from Two Notch Road to Percival Road is also identified for widening on the list of Richland County Penny Tax projects.

There are no planned or programmed improvements for Riding Grove Road or Old National Highway.

## Conclusion

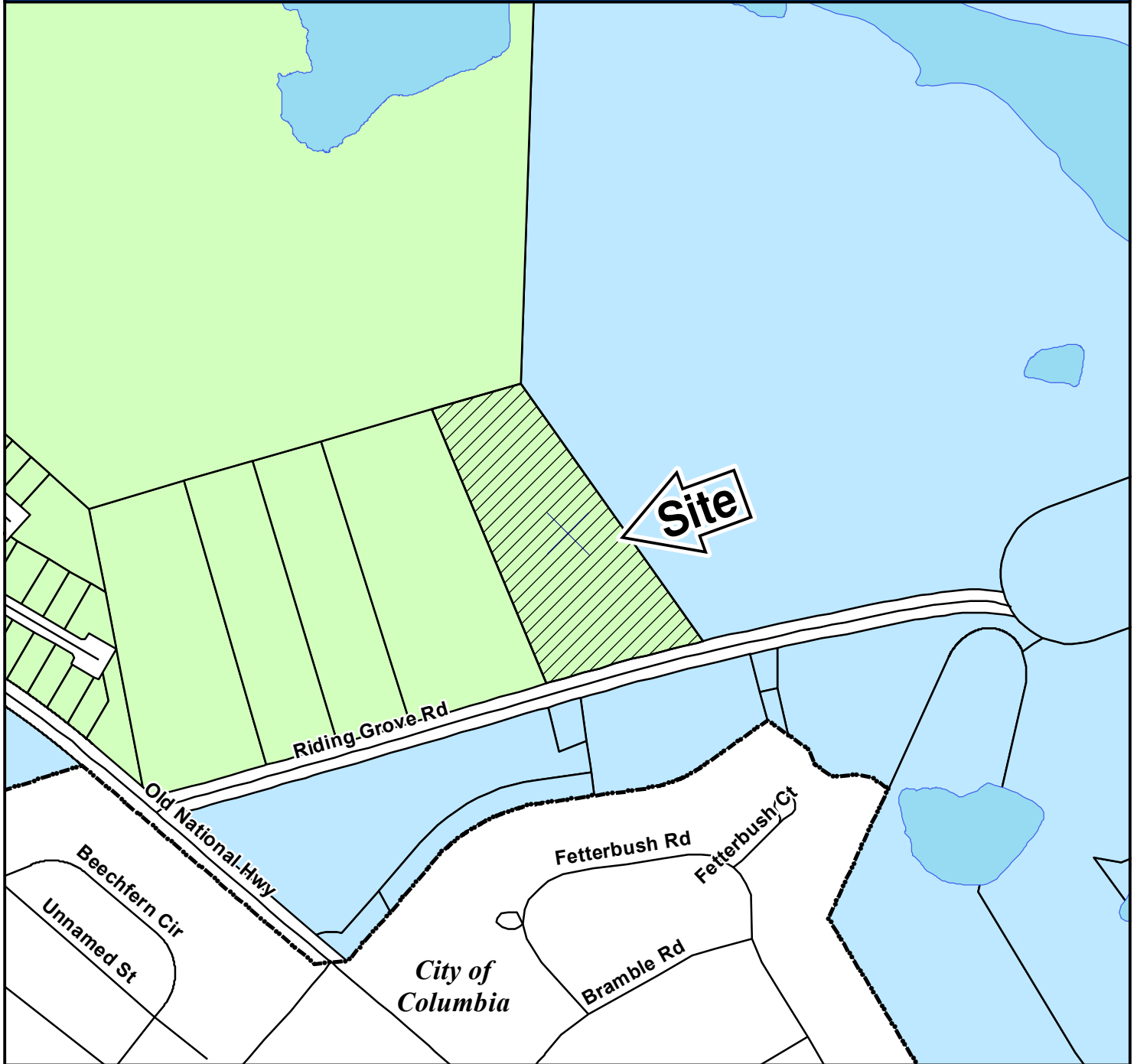
The proposed rezoning would be consistent with the objective for the Suburban Area outlined in the 2009 Comprehensive Plan and the Neighborhood Medium Density designation outlined in the 2014 Comprehensive Plan. Approval of the rezoning request would be in character with the existing, contiguous, residential PDD development and zoning districts of the area.

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




























## Zoning Public Hearing Date

**March 24, 2015,**

# Case 15-03 MA RU to RS-MD

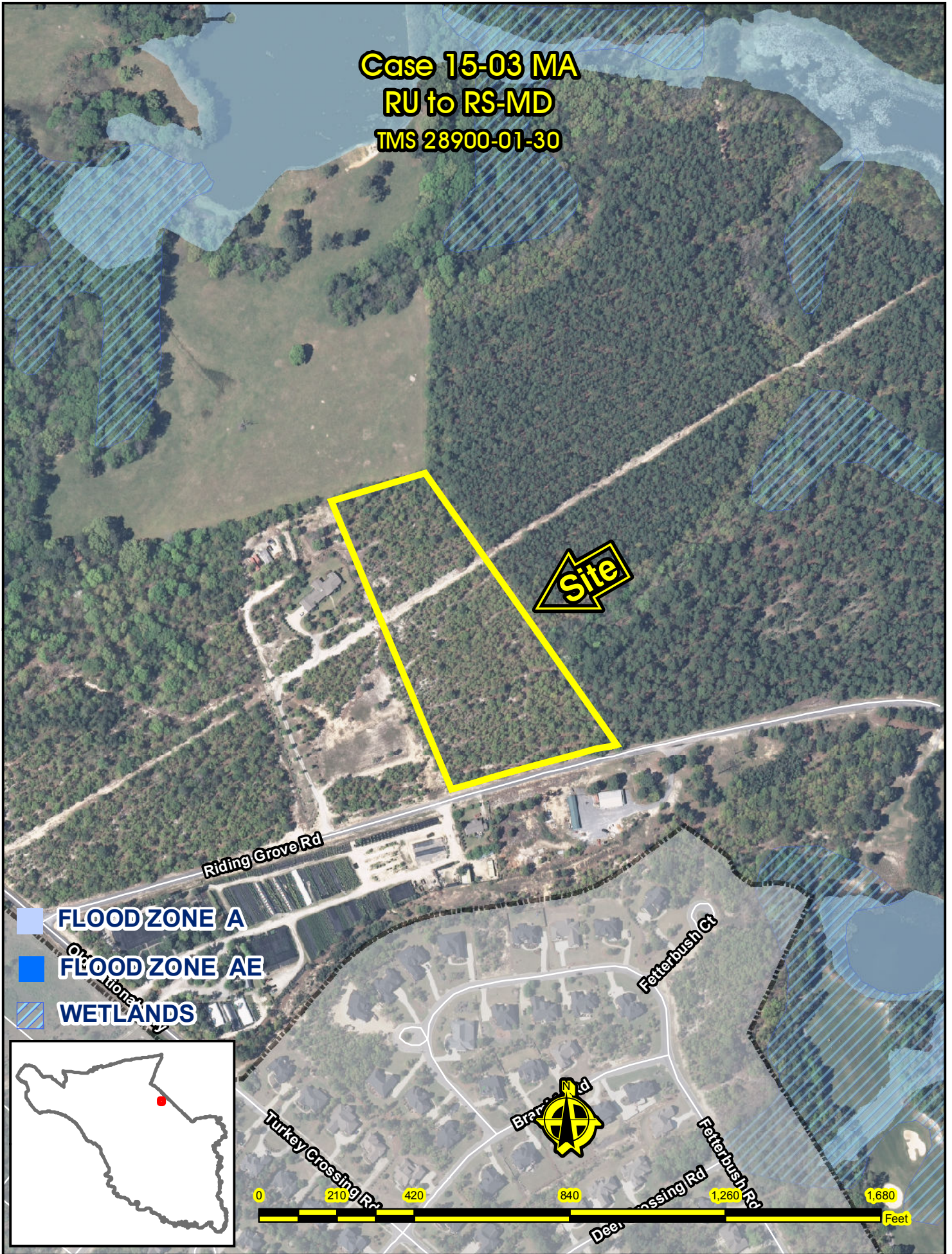


## ZONING CLASSIFICATIONS

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



**Case 15-03 MA**  
**RU to RS-MD**  
**TMS 28900-01-30**





# CASE 15-03 MA

## From RU to RS-MD

TMS# R28900-01-30

Riding Grove Rd



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

USE TYPES	RS-MD
Single-Family, Zero Lot Line, Common	SE
Single-Family, Zero Lot Line, Parallel	SR





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** March 16, 2015  
**RC PROJECT:** 15-04 MA  
**APPLICANT:** Arthur Thomas

**LOCATION:** 448 Starling Goodson Road

**TAX MAP NUMBER:** R22013-01-41  
**ACREAGE:** 4.3 acres  
**EXISTING ZONING:** RS-MD  
**PROPOSED ZONING:** RU

**PC SIGN POSTING:** March 6, 2015

#### Staff Recommendation

Disapproval

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Single Family Residential District (RS-2). With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-family Medium Density District (RS-MD).

##### Zoning History for the General Area

The RU parcel, northeast of the subject parcel was rezoned from RS-2 (case number 95-051MA) and was approved under Ordinance Number 103-95HR.

##### 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.

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

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

Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with the maximum allowable bonus density of twenty (20) percent for this site is approximately: 6 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-MD	Undeveloped
<b><u>South:</u></b>	RS-MD	Undeveloped
<b><u>East:</u></b>	RS-MD	Undeveloped/Residence
<b><u>West:</u></b>	RS-MD	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The parcel has access to Starling Goodson Road. The subject parcel is undeveloped with moderate slopes and there are no sidewalks or streetlights. The surrounding area is primarily characterized by a mix of residential and undeveloped/agricultural/forested land uses. Contiguous east of the subject parcel is a residence. West of the subject parcel is an undeveloped wooded parcel.

**Public Services**

The subject parcel is within the boundaries of School District One. Lower Richland High School is located .89 miles south of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located .89 miles south of the subject parcel on Lower Richland Boulevard. The proposed map amendment would not negatively impact public services or traffic. Records indicate that water is provided by well and sewer would be provided by septic tank. It should be noted that records also indicate that the residential subdivisions west of the site (Chandler Hall & Quail Pointe) are served by City water and Sewer.

**Plans & Policies**

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **South East 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 proposed zoning district would not meet the recommended density recommendations for the Suburban Area of 4-8 dwelling units per acre. The parcel is west of the Rural Future Land Use designation boundary.

## **2014 Comprehensive Plan**

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

### **Land Use and Design**

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

### **Desired Development Pattern**

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

## **Lower Richland Neighborhood Master Plan**

### **Suburban Transition Area**

The northwest portion of the Planning Area is a place in transition. Driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices, the suburban footprint of Columbia is slowly extending eastward into Lower Richland. The Suburban Transition Area is defined as the northwest portion of the Planning Area bounded by Trotter Road and Bitternut Road to the west. The eastern boundary is formed by the series of wetlands and streams connecting Jordan’s Pond, Harmon’s Pond and Morrell’s Pond. The northern border is Leesburg Road; the southern border is formed by the rail line along Air Base Road.

### **Suburban Transition Area Recommendations**

Promote a variety of housing types including townhomes and apartments.

### **Traffic Characteristics**

The 2013 SCDOT traffic count (Station # 847) located adjacent to the site on Starling Goodson Road identifies 850 Average Daily Trips (ADT’s). This segment of Starling Goodson Road is classified as a two lane collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. Starling Goodson Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for Starling Goodson Road, either through SCDOT or the County Penny Tax program.

## **Conclusion**

The proposed RU District does not meet the recommended intent of the Comprehensive Plan of 4-8 dwelling units per acre as outlined in the Suburban Future Land Use designation. As such, staff is of the opinion that approval of the proposed district would be out of character with the existing residential development pattern in an area that is a mix of RS-MD subdivisions.

The proposed rezoning would not be consistent with the objective for the Neighborhood Medium Density designation outlined in the 2014 Comprehensive Plan.

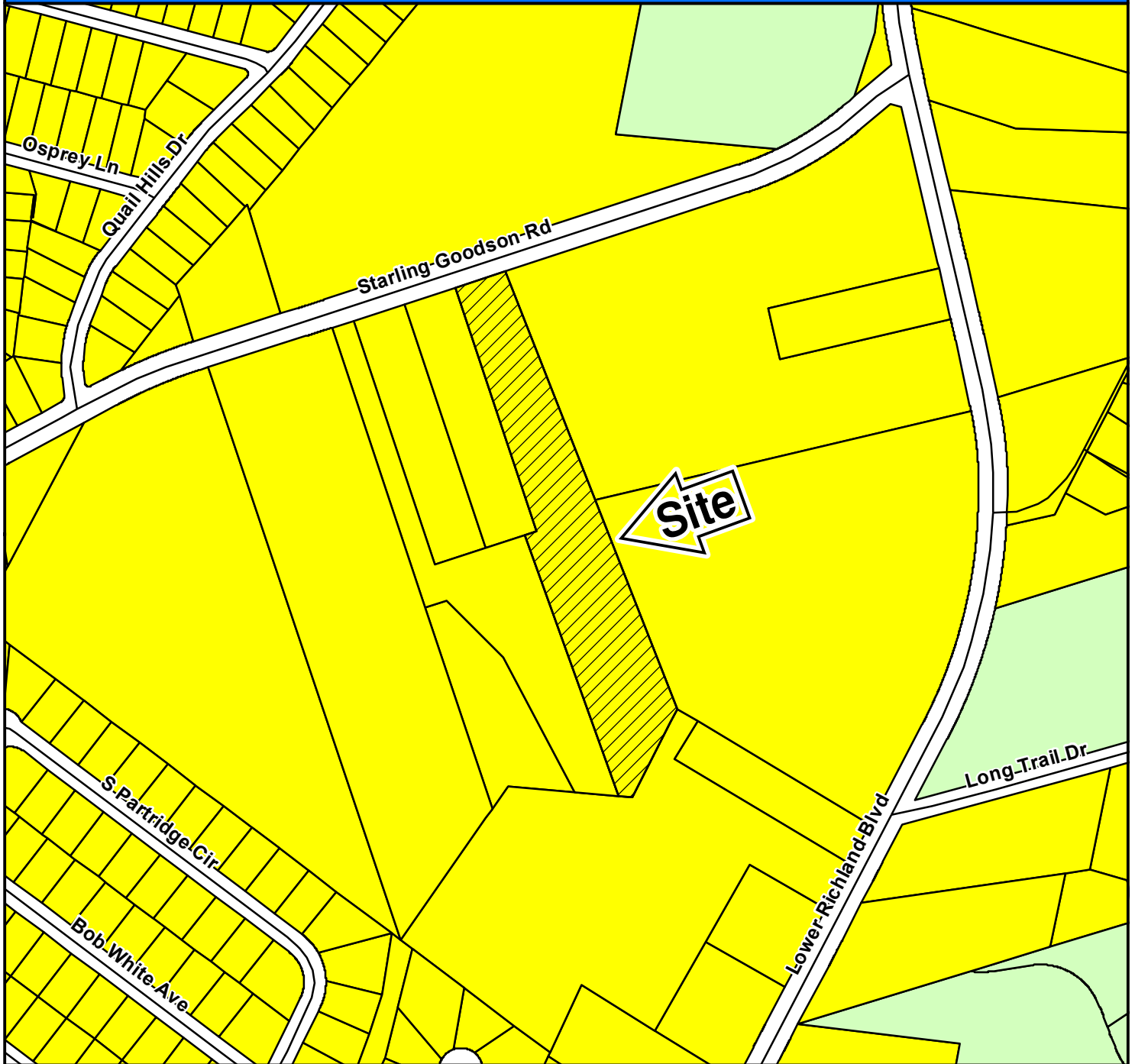
For these reasons, staff recommends **Disapproval** of this map amendment.

**Zoning Public Hearing Date**

**March 24, 2015,**

# Case 15-04 MA

## RS-MD to RU



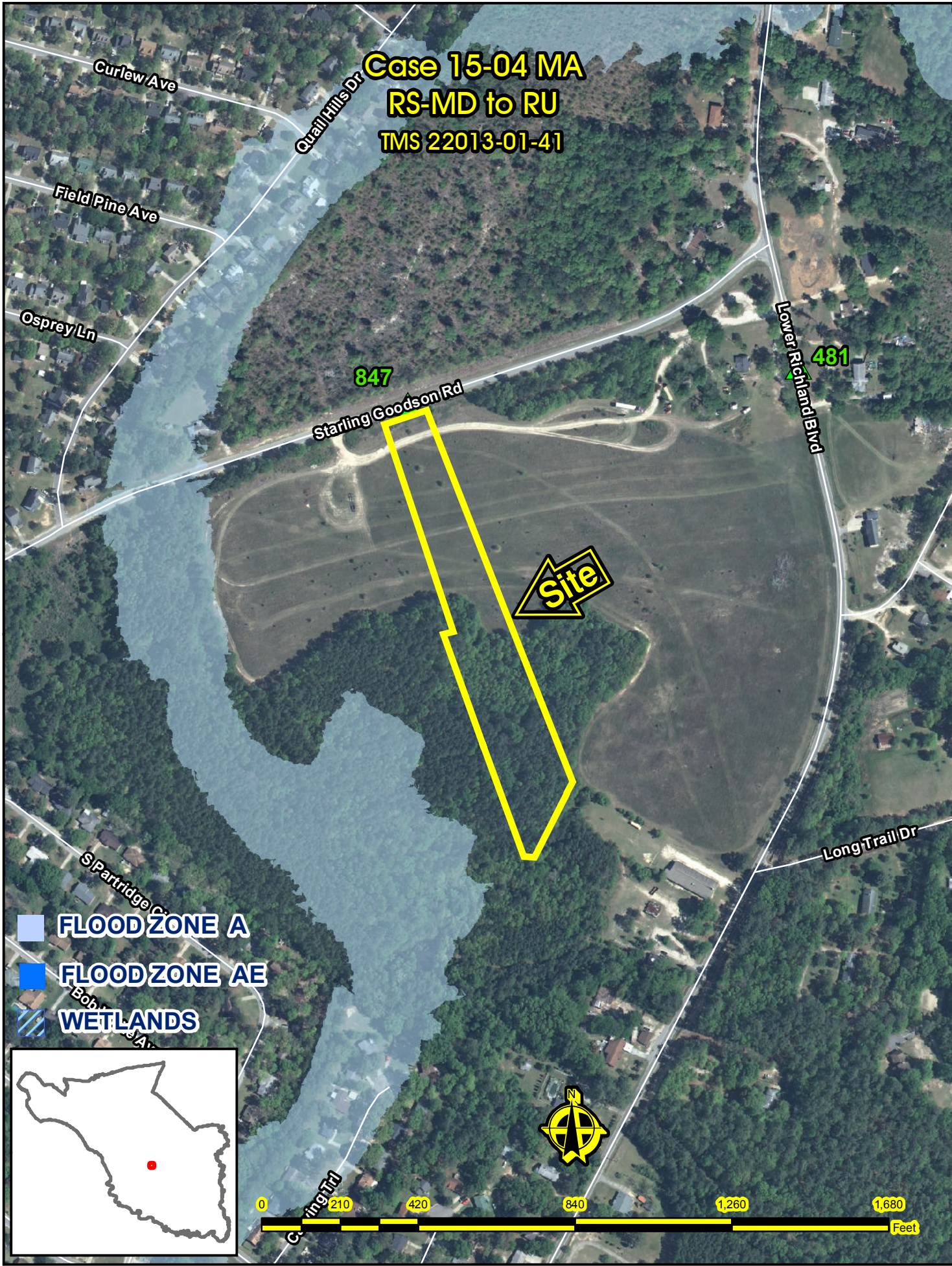
### ZONING CLASSIFICATIONS

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 15-04 MA  
RS-MD to RU  
TMS 22013-01-41**





# CASE 15-04 MA

## From RS-MD to RU

TMS# R22013-01-41

Starling Goodson Rd



USE TYPES	RU
<b><u>Agricultural Uses</u></b>	
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
<b><u>Residential Uses</u></b>	
Continued Care Retirement Communities	SE
Dwellings, Manufactured Homes on Individual Lots	SR
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	SE
Country Clubs with Golf Courses	SR
Hunt Clubs	P
Riding Stables	P
Shooting Ranges, Outdoor	SE
<b><u>Institutional, Educational and Civic Uses</u></b>	
Cemeteries, Mausoleums (Ord. 069-10HR)	SR

Correctional Institutions	SE
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Nursing and Convalescent Homes	SE
Orphanages	SE
Places of Worship	SR
Zoos and Botanical Gardens	SE
<b><u>Business, Professional and Personal Services</u></b>	
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:** March 16, 2015  
**RC PROJECT:** 15-06 MA  
**APPLICANT:** John Scott

**LOCATION:** Shop Road

**TAX MAP NUMBER:** R11116-04-09, 10, 11 & 12A  
**ACREAGE:** 1.21 acres  
**EXISTING ZONING:** RM-MD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** March 6, 2015

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was General Residential District (RG-1). With the adoption of the 2005 Land Development Code the RG-1 District was designated Residential Multi-family Medium Density District (RM-MD).

**Zoning History for the General Area**

Records indicate that there are no previously approved map amendments for the immediate area.

**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: 19 dwelling units.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	GC/GC	Convenience Store/Residences
<b><u>South:</u></b>	RM-MD	Residence
<b><u>East:</u></b>	RM-MD	Undeveloped
<b><u>West:</u></b>	RM-MD	Park/Residences

## Discussion

### **Parcel/Area Characteristics**

The parcel has frontage along Shop Road, is undeveloped, mostly wooded, with very little slope. There are no sidewalks or streetlights along this section of Shop Road. The surrounding area is primarily characterized by residential uses and zoning districts. The surrounding parcels are zoned Residential Multi-family Medium Density (RM-MD) District and GC Commercial District. The GC parcels to the north contain residences. There is a non-conforming parcel with a residence and a 900 square foot commercial structure that is being utilized as a convenience store. The adjacent parcel west is the Little Camden Community Park.

### **Public Services**

The subject parcels are within the boundaries of School District One. South Kilbourne Elementary School is .68 miles north east of the subject parcel on South Kilbourne Road. Water and sewer would be provided by the City of Columbia. There is a fire hydrant west of the subject parcels on the corner of Walcott Street and Shop Road. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.16 miles south of the subject parcels.

### **Plans & Policies**

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

#### **Suburban**

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

Compliance: The proposed zoning is located near existing commercial uses.

### **2014 Comprehensive Plan**

The 2014 Richland County Comprehensive Plan, “**PUTTING THE PIECES IN PLACE**”, designates this area as **Mixed Residential**.

#### **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.

### **Traffic Characteristics**

The 2013 SCDOT traffic count (Station # 361) located northwest of the subject parcel on Shop Road identifies 12,700 Average Daily Trips (ADT's). This segment of Shop Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Shop Road is currently operating at Level of Service (LOS) "E".

The section of Shop Road from I-77 to George Rogers Boulevard is identified for widening on the County Penny Tax project list.

### **Conclusion**

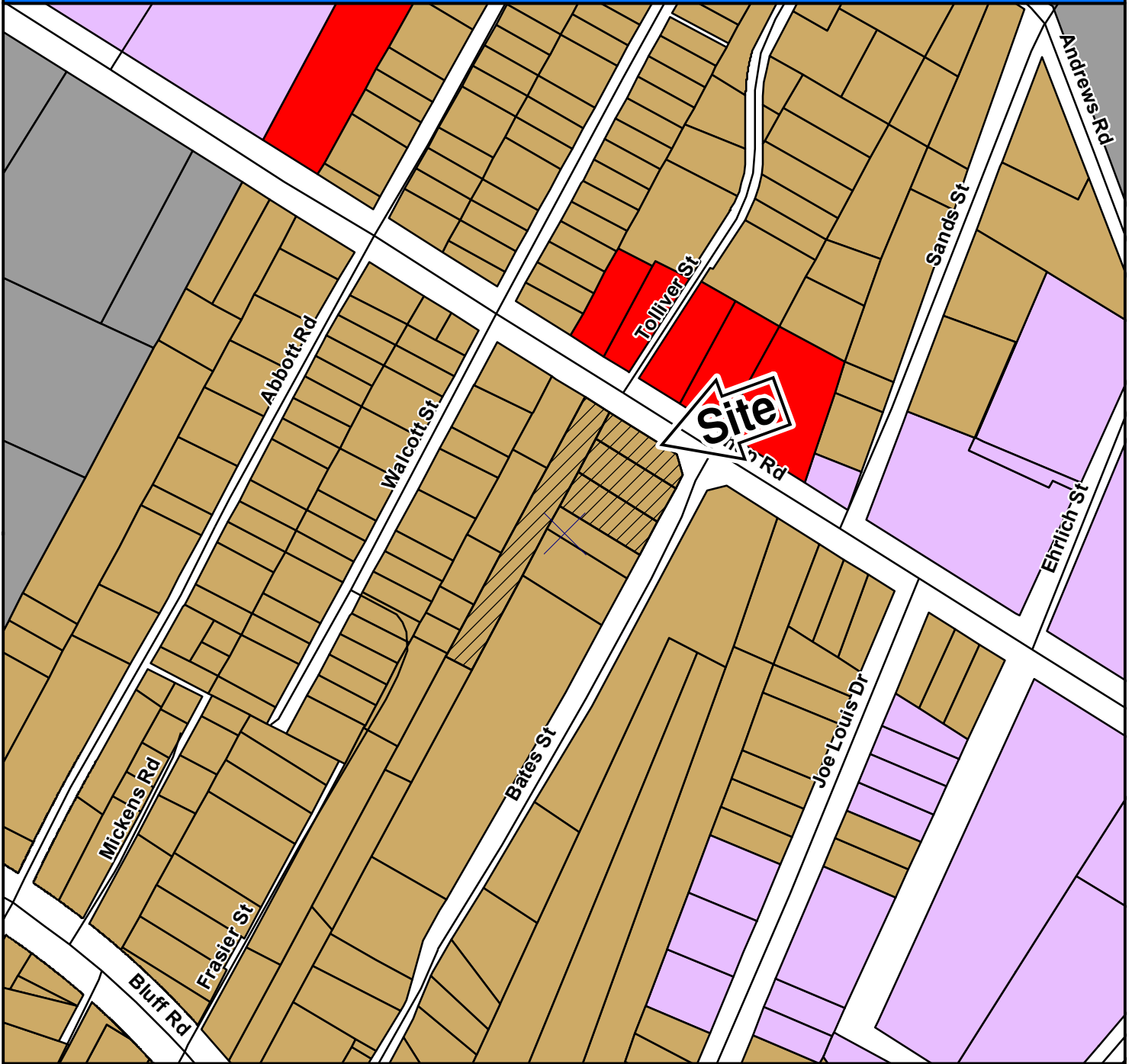
The proposed rezoning would be consistent with the recommended intent of the Comprehensive Plan for commercial as outlined in the Suburban Area Land Use designation however; because of the depth of the request (multiple parcels deep from Shop Road), it is the opinion of staff that the proposed rezoning request would encroach into the residential districts south and west of the site. The immediate area is used residentially with the exception of a 900 square foot commercial structure on the north side of Shop Road. Further the site(s) are not located within an Activity Center or along a Mixed Use Corridor, which does not comply with the 2014 Comprehensive Plan.

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

























### **Zoning Public Hearing Date**

**March 24, 2015,**

# Case 15-06 MA RM-MD to GC

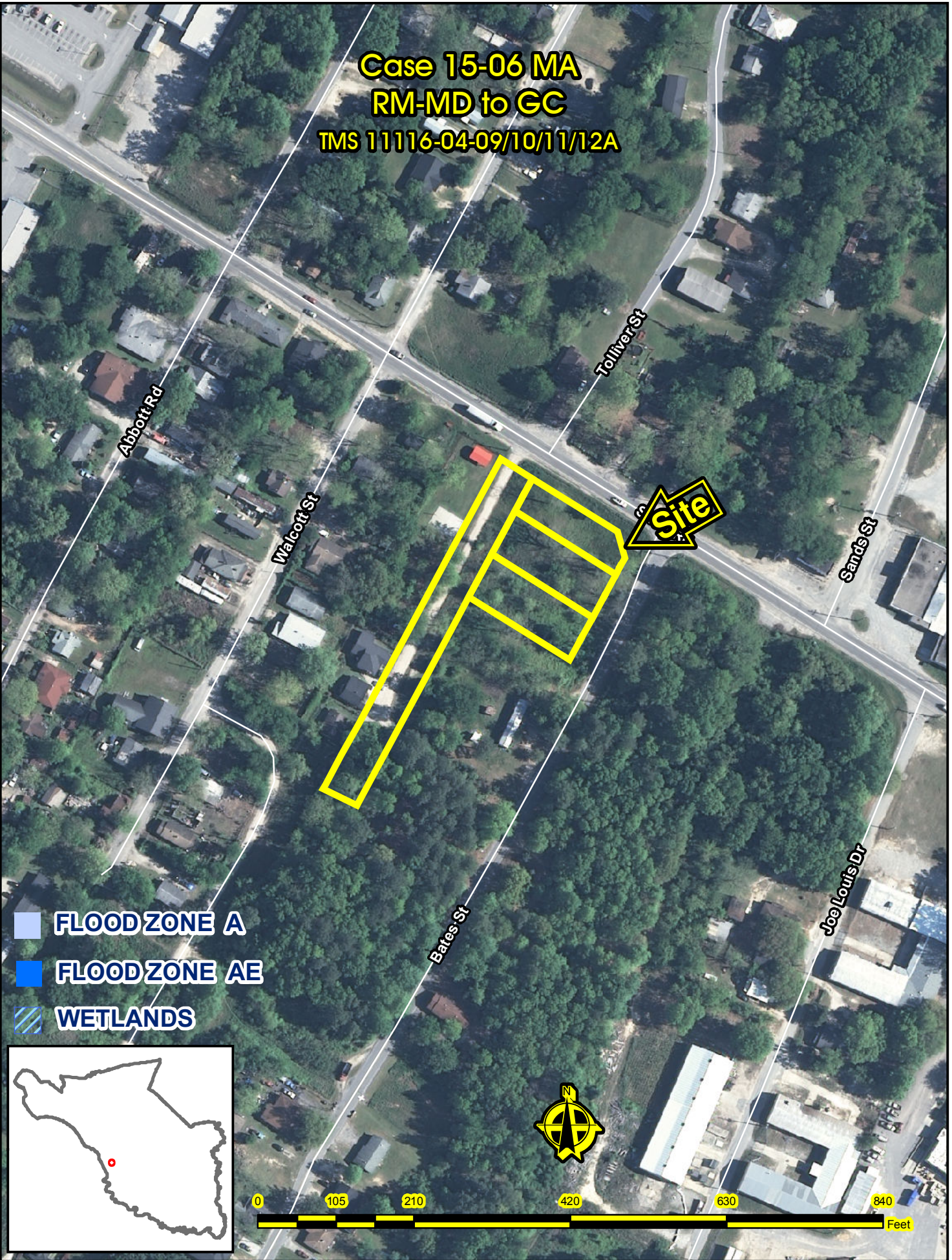


## ZONING CLASSIFICATIONS

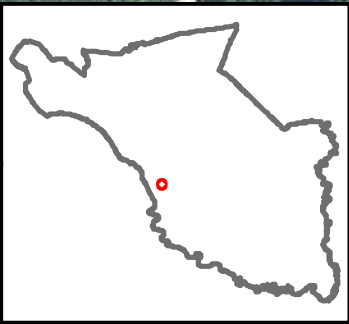
 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS	
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property	
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD		
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU		



**Case 15-06 MA  
RM-MD to GC  
TMS 11116-04-09/10/11/12A**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





# CASE 15-06 MA

## From RM-MD to GC

TMS# R11116-04-09, 10, 11 & 12A

Shop Rd



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

Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P

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

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



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

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

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

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

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

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

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

**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

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

**December 16, 2014**

**7:00 PM**

**Call to Order:** Honorable Norman Jackson, Chair

**Additions/Deletions to the Agenda:** None.

**Adoption of the Agenda:** Approved unanimously.

**Map Amendments:**

**Case # 14-27 MA, Daryl Barnes, RS-LD to NC (.57 acres), TMS # 21710-01-01, 5430 Lower Richland Boulevard:** Council unanimously deferred the second public hearing and any action on this rezoning request to the January Zoning Public Hearing. **ACTION: PLANNING**

**Case # 14-37 MA, Ken Simmons, amended PDD (89.2 acres), TMS # 21800-01-03/14 and 21900-09-08, Trotter Road:** The public hearing was opened. The applicant spoke in favor of the rezoning and no one spoke against the rezoning. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**Case # 14-38 MA, George Goff, HI to GC (15.39 acres), TMS # TMS#22909-04-01 and 22905-06-10, 1117 & 1105 Sparkleberry Lane Ext.:** The public hearing was opened. The attorney for the applicant and the project manager both spoke in favor of the rezoning. No one spoke against the rezoning. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**Case # 14-39 MA, Tobias Ward, RS-LD to PDD (3.92 acres), TMS # 07308-05-02/03/08, 1335 Elm Abode Terrace.:** The public hearing was opened. The applicant and four (4) other people spoke in favor of the rezoning. Two (2) people spoke against the rezoning. The public hearing was closed. Council unanimously approved the rezoning request, as recommended by the Planning Commission and staff, and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**Text Amendments:**

**An Ordinance Amending the Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-173, Off-Street Parking Standards; Subsection (F), Parking of Recreational Vehicles, Boats, and Travel Trailers; so as to add Utility Trailers.** The public hearing was opened, but no one spoke. The public hearing was closed. Council unanimously referred the ordinance back to staff to re-write and update the entire subsection referenced in the ordinance, and then sent the ordinance to the ad hoc Committee that recently worked on the parking ordinance. [ACTION: PLANNING, PARKING COMMITTEE](#)

**Comprehensive Plan:**

**An Ordinance Updating the 2009 Comprehensive Plan through the Adoption of a New Plan for the County of Richland, Pursuant to the State of South Carolina Comprehensive Planning Enabling Act of 1994.** The public hearing was opened. One person spoke in favor of the Comprehensive Plan, and three (3) spoke in favor of the Comprehensive Plan subject to minor changes being made. The public hearing was closed. Council unanimously gave first reading to the ordinance, and directed staff to incorporate the public hearing comments into the Plan, if possible. [ACTION: PLANNING, CLERK OF COUNCIL](#)

**Adjournment:** Council adjourned at 7:45 p.m.



Development Review Team  
Project for January 29, 2015  
at 1:00 pm

Project #	Development	Location	Coun- cil Dis- trict	Lots/ Units/ Square Feet	Acres
SP14-132	Elementary School #20 TMS # R16912-01-18 Site Plan	S/S of Trenholm Road	8	126,338 sf	26..24
SD15-001	Woodcreek Northside Phase 1 S/D TMS # R28900-01-11, 28900-01-30 Sketch Plan	10750 Two Notch Road	9	63 lots	23.05

Disapproved

Approved

**Development Review Team Members**

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



**Richland County Government**  
2020 Hampton Street  
Columbia, SC 29204

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

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