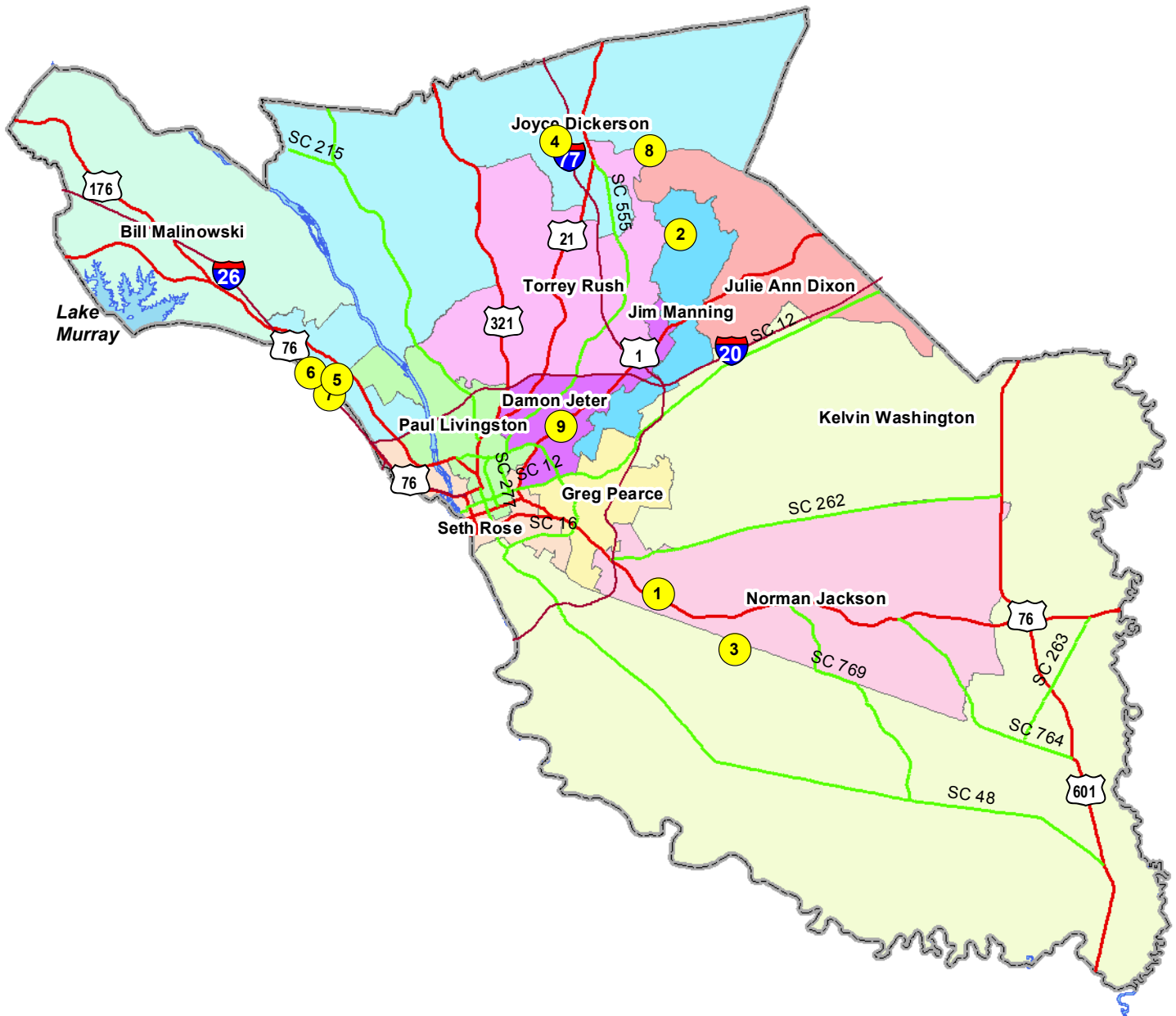


RICHLAND COUNTY
PLANNING COMMISSION



NOVEMBER 5, 2015
1:00 p.m.

RICHLAND COUNTY PLANNING COMMISSION NOVEMBER 5, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-36 MA	David Stuck/Ben Brantley	19100-07-01 & 02	825 Hallbrook Dr.	Jackson
2. 15-37 MA	Jonathan Yates	20300-03-04	4600 Hardscable Rd.	Manning
3. 15-38 MA	Robert Frazier	21710-01-01	Lower Richland Blvd.	Washington
4. 15-39 MA	Nelson Lindsay	15100-03-02 & 03	Baker Rd.	Dickerson
5. 15-40 MA	Jay Dalal	04914-02-31	Piney Grove Rd.	Dickerson
6. 15-41 MA	David Brandes	04913-02-12	617 Piney Grove Rd.	Dickerson
7. 15-42 MA	David Brandes	04913-04-01/02/02/11/14	Piney Grove Rd.	Dickerson
8. 15-43 MA	Hugh Palmer	20500-04-27	Longtown & Rimer Pond Rd.	Rush
9. 15-44 MA	Sean Heideman	14108-09-12	5209 Two Notch Rd.	Jeter

RICHLAND COUNTY PLANNING COMMISSION

Thursday, November 5, 2015

Agenda

1:00 PM

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

STAFF Tracy Hegler, AICP.....Planning Director
Geonard Price.....Deputy Planning Director/Zoning Administrator
Amelia R. Linder, Esq..... Attorney

I. PUBLIC MEETING CALL TO ORDER Patrick Palmer, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT Patrick Palmer, Chairman

III. SUBDIVISION REVIEW [ACTION]

SP-15-126
Pinnacle Lot 8 @ Lake Carolina
Page 1

IV. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL

September 2015 Minutes

b. ROAD NAMES (Page

c. MAP AMENDMENTS

1. Case # 15-36 MA
David Stuck / Ben Brantley
RU to GC (16.25 acres)
825 Hallbrook Dr.
TMS# 19100-07-01 & 02
Page 7

2. Case # 15-37 MA
Jonathan Yates
RU to GC (19.69 acres)
4600 Hardscabble Rd.
TMS# 20300-03-03 & 04
Page 21

3. Case # 15-38 MA
Robert Frazier
RS-LD to OI (.57 acres)
Lower Richland Blvd.
TMS# 21710-01-01
Page 35
4. Case # 15-39 MA
Nelson Lindsay
RU to LI (26.6 acres)
Baker Rd.
TMS# 15100-03-02 & 03
Page 45
5. Case # 15-40 MA
Jay Dalal
RU to NC (1.71 acres)
Piney Grove Rd.
TMS# 04914-02-31
Page 57
6. Case # 15-41 MA
David Brandes
RU to OI (2.02 acres)
617 Piney Grove Rd.
TMS# 04913-02-12
Page 69
7. Case # 15-42 MA
David Brandes
RU to GC (8.52 acres)
Piney Grove Rd.
TMS# 04913-04-01/02/03/11/14
Page 79
8. Case # 15-43 MA
Hugh Palmer
RS-MD to RC (5.23 acres)
Longtown & Rimer Pond Rd.
TMS# 20500-04-27
Page 93
9. Case # 15-44 MA
Sean Heideman
OI to GC (1 acre)
5209 Two Notch Rd.
TMS# 14108-09-12
Page 105

V. OTHER BUSINESS [ACTION]

- a. RC, NC, GC, LI DEFINITIONS AND MATRIX

VII. DIRECTOR'S REPORT OF ACTION

- a. ZONING PUBLIC HEARING REPORT
- b. DEVELOPMENT REVIEW TEAM REPORT

VIII. ADJOURNMENT

NOTES:

MEETING FORMAT

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

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

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

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

ZONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.

**RICHLAND COUNTY PLANNING &
DEVELOPMENT SERVICES DEPARTMENT
PLANNING COMMISSION SUBDIVISION STAFF REPORT**

November 5, 2015

Applicant: Lake Carolina Development, Inc.	Minor Land Development Plans For: Pinnacle Lot 8 Self Storage Facility
RC Project #: SP15-126	
General Location: Western Portion of Lake Carolina Subdivision	
Tax Map Number: 23200-01-20 (portion)	Current Zoning: PDD
Subject Area: 2.68 acres	Number of Units: N/A
Sewer Service Provider: Palmetto Utilities	Water Service Provider: City of Columbia

SECTION I – ANALYSIS

The Planning Commission's involvement in the subdivision review process for Lake Carolina is stipulated by the Development Agreement between Richland County, South Carolina and Lake Carolina Development, Inc., which was adopted July 17, 2001.

In order to provide the Planning Commission with enough information to ensure compliance with these laws, the staff report will:

- Describe the existing conditions of the subject site
- Analyze the land use compatibility of the proposed project with the surrounding area
- Identify the project’s relationship to the relevant principles of the Comprehensive Plan

Existing Site Conditions

The site is located east of Hardscrabble Road and south of Channel Drive.

Compatibility with the Surrounding Area

The intent of this PDD is to have a mixture of uses, including commercial development like self-storage facilities. Because of this, the proposed use and layout of Pinnacle Lot 8 is compatible with the surrounding town center and urban residences.

Compatibility with the Comprehensive Plan

In accordance with the Development Agreement between Richland County, South Carolina and Lake Carolina Development, Inc., approved by County Council and effective July 17, 2001, “The County has determined that the coordinated development of this tract of approximately 1,160 acres will assist in the County’s planning for suitable growth in northeast Richland County, consistent with the comprehensive plan and land development regulations”.

Departmental Reviews

SECTION II – STAFF RECOMMENDATION

Based on the findings of fact summarized below, the Planning and Development Services Department (PDSD) recommends **conditional approval** of the minor land development plans for Pinnacle Lot 8 Self Storage Facility:

Findings of Fact

1. The proposed project is compatible with the surrounding area.
2. The proposed project is compatible with the Richland County Comprehensive Plan.

The site plans are not officially approved until the following Departmental review comments have been adequately addressed:

1. Land Development:

- Legally subdivide subject property from surrounding parcel. It can then be given a new tax map number and address. The administrative subdivision application can be found here:
<http://www.rcgov.us/Portals/0/Departments/DevServices/Docs/1Administrative%20Subdivision.pdf>.
- Show all proposed building elevations with measurements.
- See Zoning Admin parking ltr SP15-126.pdf attached to the project in eTrakit, regarding minimum number of parking spaces. I realize that you already meet this requirement, but put it in the file for your reference.
- As this property was approved as part of a planned development district agreement under the former Richland County Zoning Ordinance (pre 2005), see the Chapters, Articles, and Sections listed below regarding specific rules:
 - Chapter 26, Zoning
 - Article 7, Supplementary District Regulations
 - Section 26-79 for ‘Off Street Loading Requirements’
 - Chapter 27, Landscape Requirements
 - Article 2, Street Frontages
 - Section 27-2.3 for ‘Planting’
 - Section 27-2.4 for ‘Screening’
 - Section 27-2.5 for ‘Trees’
 - Article 3, Buffer Yards and Screening Standards
- On sheet 2 of Revised Plans PLN 10.20.15_15074 Const. Dwgs.pdf eMarkup Export attached to the project in eTrakit, see Notes regarding:
- A ‘Type D’ buffer (see Chapter 27, Table 3) is required against the residential properties.
- A ‘Type D’ buffer (see Chapter 27, Table 3) is required against Hardscrabble Road.
- Show existing trees along Hardscrabble Road.
- There are only two parking spaces, not three, as one is a required access aisle.
- Include a separate landscape plan in the drawing set.

- Include lighting certification documentation found here: <http://www.rcgov.us/Portals/0/Departments/Planning/Forms/LightingCertification.pdf>

2. Engineering:

- The calculations from 1998 for Lake Carolina provided do not adequately demonstrate that the stormwater practice(s) proposed to be used for water quality and quantity can meet Current State and County minimum standards for temporary and permanent water quality for this specific site. Provide information that indicates the regional detention pond and/or stormwater practice(s) in Lake Carolina will have the volume available to accept post developed runoff and meet current minimum standards for temporary and permanent water quality for this site.
- Provide trapping efficiency calculations for all BMPs. SCDHEC CGP 2012: Section 3.2.8 (A) V.
- Revise the NOI for for section IV, part G. for "Larger Common Plan." Indicate "yes" as this site is part of a larger common plan.
- Provide information on how runoff from the site will reach the existing storm drainage (specifically that back south side and corners where it appears it may run off the site).
- In the submitted C-SWPPP, provide the following missing required elements:
 - A BMP stormwater management narrative.
 - a sequence of construction.
- Revise stabilized construction entrance to reflect a minimum width of 24 feet and minimum length of 100 feet. SCDHEC Stormwater Management BMP Handbook, page 64.
- Provide location of proposed concrete wash area. SCDHEC 2012 CGP, Section 3.2.9.
- Provide location(s) of proposed inlet protection. SCDHEC 2012 CGP, Section 3.2.9.
- The construction sequence indicates that storm drainage is proposed. If there will be new storm drainage installed, provide calculations for the proposed storm drainage and show the locations on the plans, profiles, and a stormwater maintenance agreement for the proposed storm drainage.
- Provide information on how temporary water quality will be addressed during construction and before the storm drainage is installed and/or routed to existing storm drainage. Silt fence alone will not meet minimum standards.
- Show on the plans the location of the rip rap velocity breaker and also provide a sizing table with the detail provided. SCDHEC, 2012 CGP, Section 3.2.9.
- Provide locations of proposed check dam(s) on the plans. SCDHEC 2012, CGP, Section 3.2.9.

- If sidewalks are proposed, please provide sidewalk detail to reflect the sidewalk cross slope as no steeper than 1:48. 2010 ADA Standards for Accessible Design section 403.3.
- Provide temporary and permanent grassing schedule.

3. Flood:

- Approved.

4. Fire:

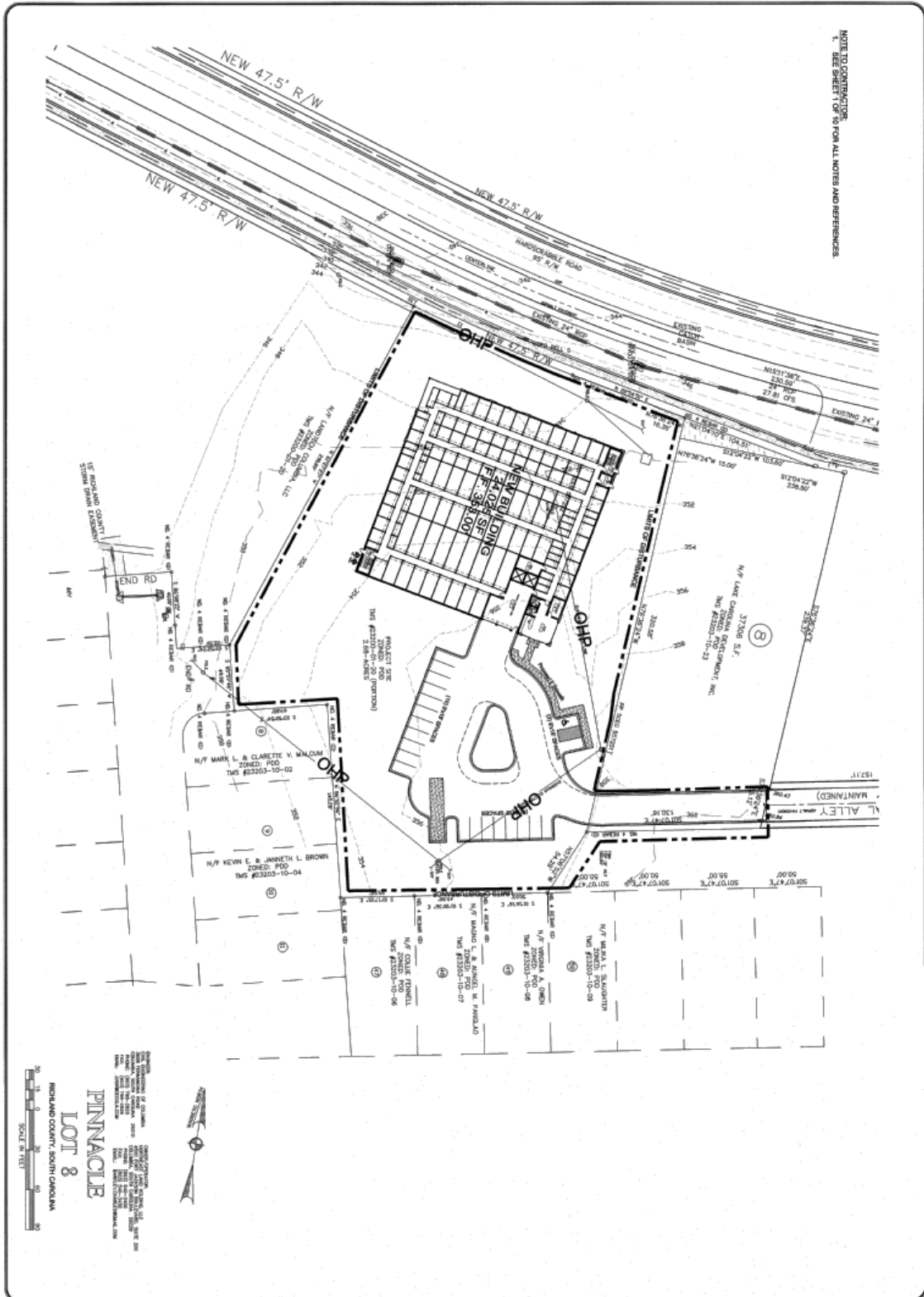
- Approved.

5. GIS:

- BLDG1 present but not correct.
- PAVEDGE1 missing or not closed.
- EASBLD missing or not closed.
- ROW1 missing or not closed.
- CARPRK1, CTour1, SDNode, SSNode, WTRNode, FIREHYD, SDLINK, CTourVAL missing.

6. Addressing:

- Since SCDOT won't permit curb cuts off Hard Scrabble Rd and the primary access for future development will be along the "unnamed alley" off Channel Drive; please submit a street name for review and approval.



NOTE TO CONTRACTOR:
SEE SHEET 07-10 FOR ALL NOTES AND REFERENCES.

INGHAM COUNTY, SOUTH CAROLINA
PINNACLE
LOT 8
 SCALE: 1" = 30'

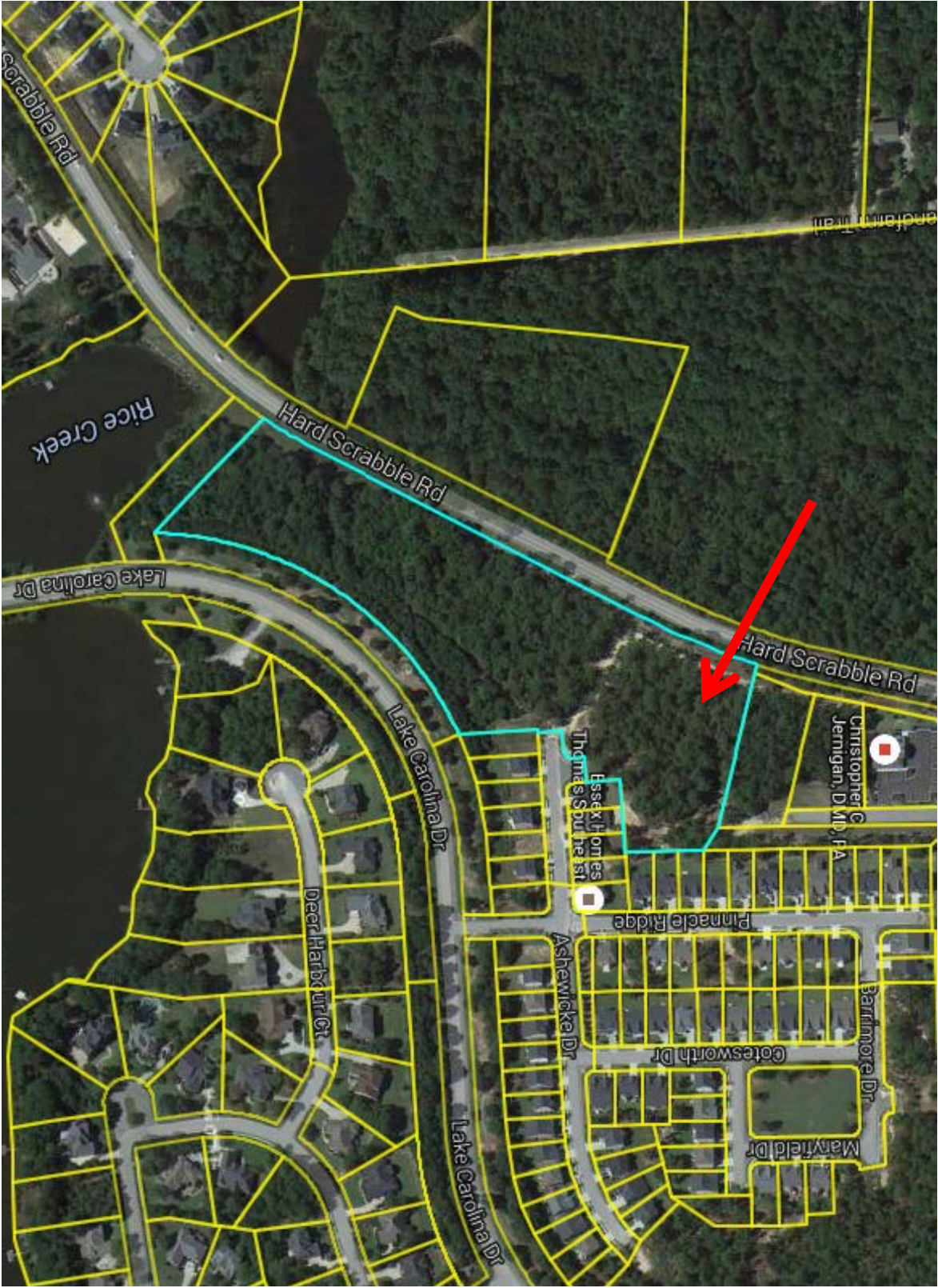
SCALE: 1" = 30'	STAKING & ALIGNMENT PLAN
DATE: SEPTEMBER 8, 2011	PROJECT FOR: NORTHEAST LAND HOLDINGS, LLC COLUMBIA, SOUTH CAROLINA
DRAWN: DMV	CHECKED BY: [Signature]
DESIGNED: DMV	JOB NUMBER: 15074
DRAWING NUMBER: 3 OF 10	



CIVIL ENGINEERS of COLUMBIA
 CONSULTING ENGINEERING, SURVEYING AND PLANNING
 3408 TERNAHOMBA ROAD, COLUMBIA, SOUTH CAROLINA 29210
 TELEPHONE: (803) 768-2850 FAX: (803) 768-2858



NO.	DATE	DESCRIPTION	BY





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 5, 2015
RC PROJECT: 15-36 MA
APPLICANT: David Stuck

LOCATION: 825 Hallbrook Rd

TAX MAP NUMBER: R19100-07-01 & 02
ACREAGE: 16.25 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: October 23, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

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: 243 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD	Multi-family dwellings
<u>South:</u>	GC	Grocery/Food Store
<u>East:</u>	RS-LD/RS-LD	Residence/Residences
<u>West:</u>	RS-LD/RS-LD	Residence/Residences

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Hallbrook Road. Both parcels are somewhat wooded and undeveloped with a portion of both parcels recently timbered. There are sidewalks along this section of Hallbrook Road. The surrounding area is characterized by residential uses west, north and east of the subject parcels with and commercial uses south of the subject parcels. The parcels east and west of the subject parcels are developed with single-family residences. South of the site is a grocery/food store. North of the subject parcels is a multi-family development.

Public Services

The subject parcel is within the boundaries of School District One. The Mill Creek Elementary School is located .13 miles east of the subject parcel on Universal Drive. The Capital View fire station (station number 30) is located on Burdell Drive, approximately .43 miles northeast of the subject parcel. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

Plans & Policies

The Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Neighborhood Activity Center**.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center's shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 374) located south of the subject parcel on Hallbrook Road identifies 5,600 Average Daily Trips (ADT's). This section of Hallbrook Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Hallbrook Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

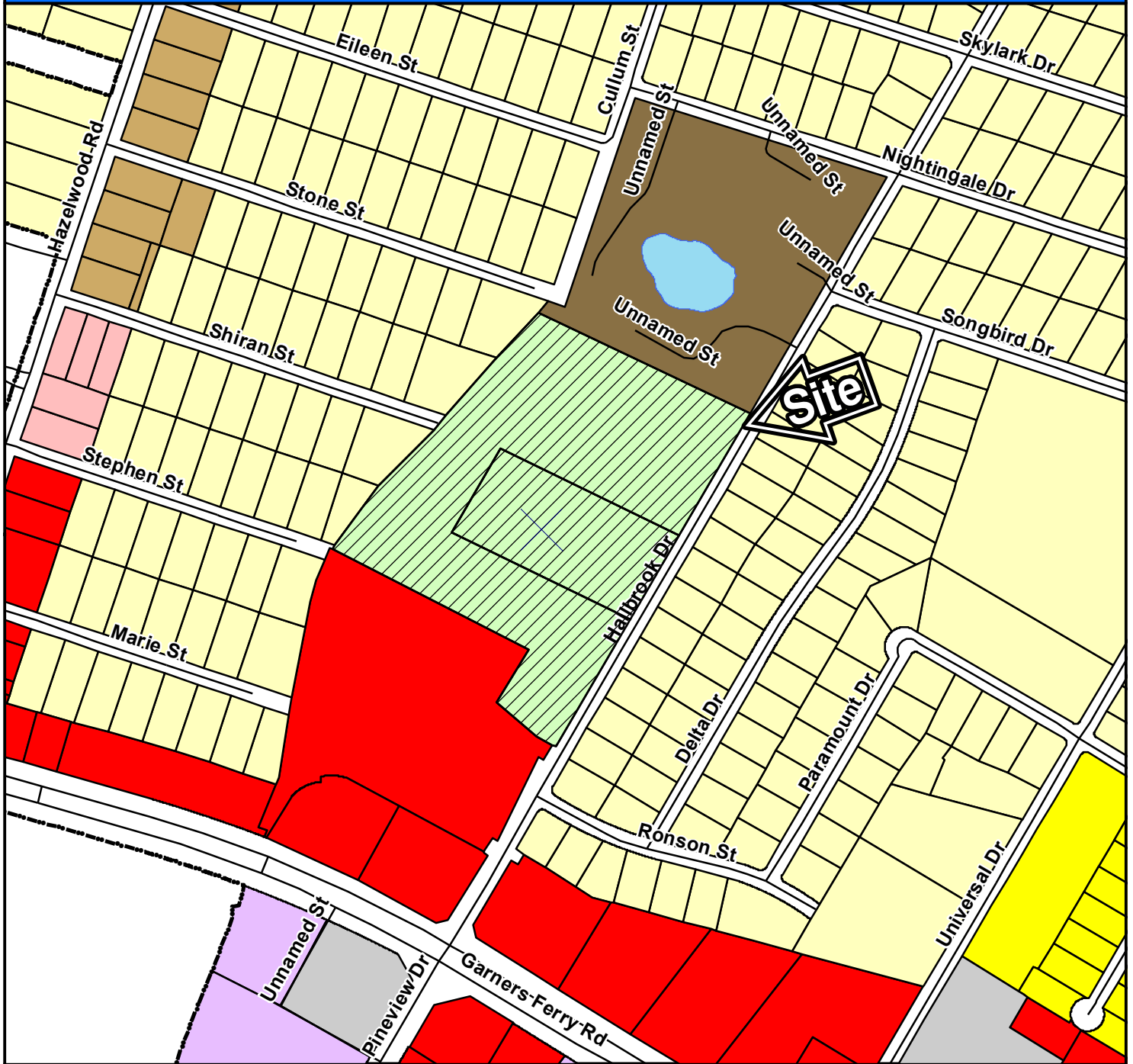
The request is not located near a traffic junction. Staff believes approving commercial zoning outside of traffic junctions where a clear terminus has been established for where commercial zoning and uses would not maximize the existing commercial zoning in the immediate area and would further spread commercial zoning into areas where more transitional zoning may be more appropriate. Approval of the rezoning request would be out of character with the existing, surrounding development pattern and zoning districts in the area.

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

Zoning Public Hearing Date

November 24, 2015.

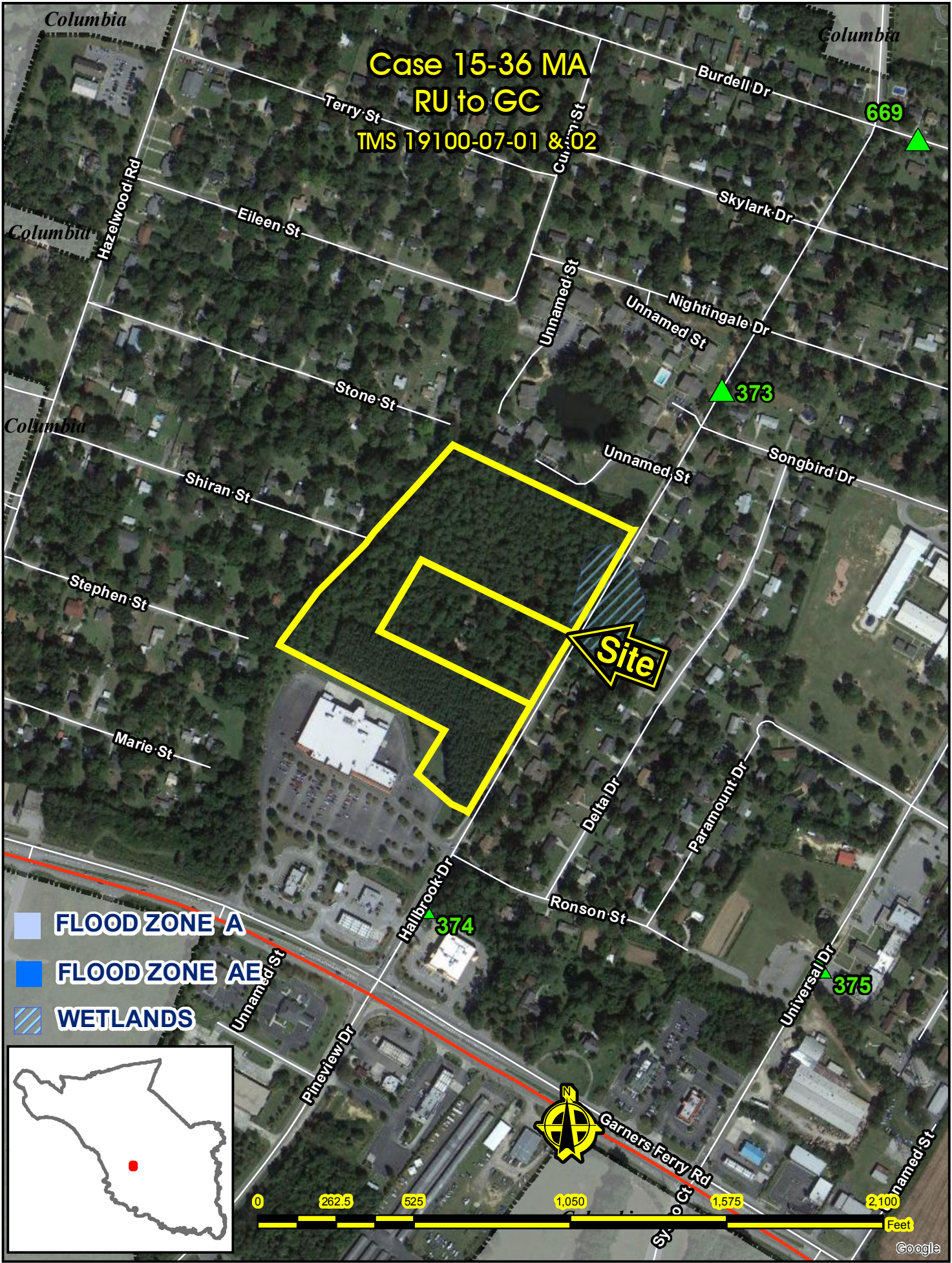
Case 15-36 MA RU to GC



ZONING CLASSIFICATIONS

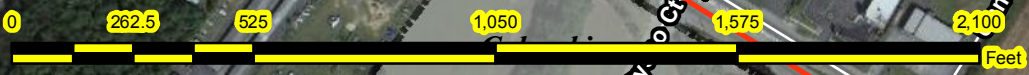
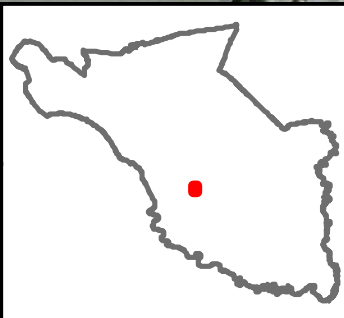
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		

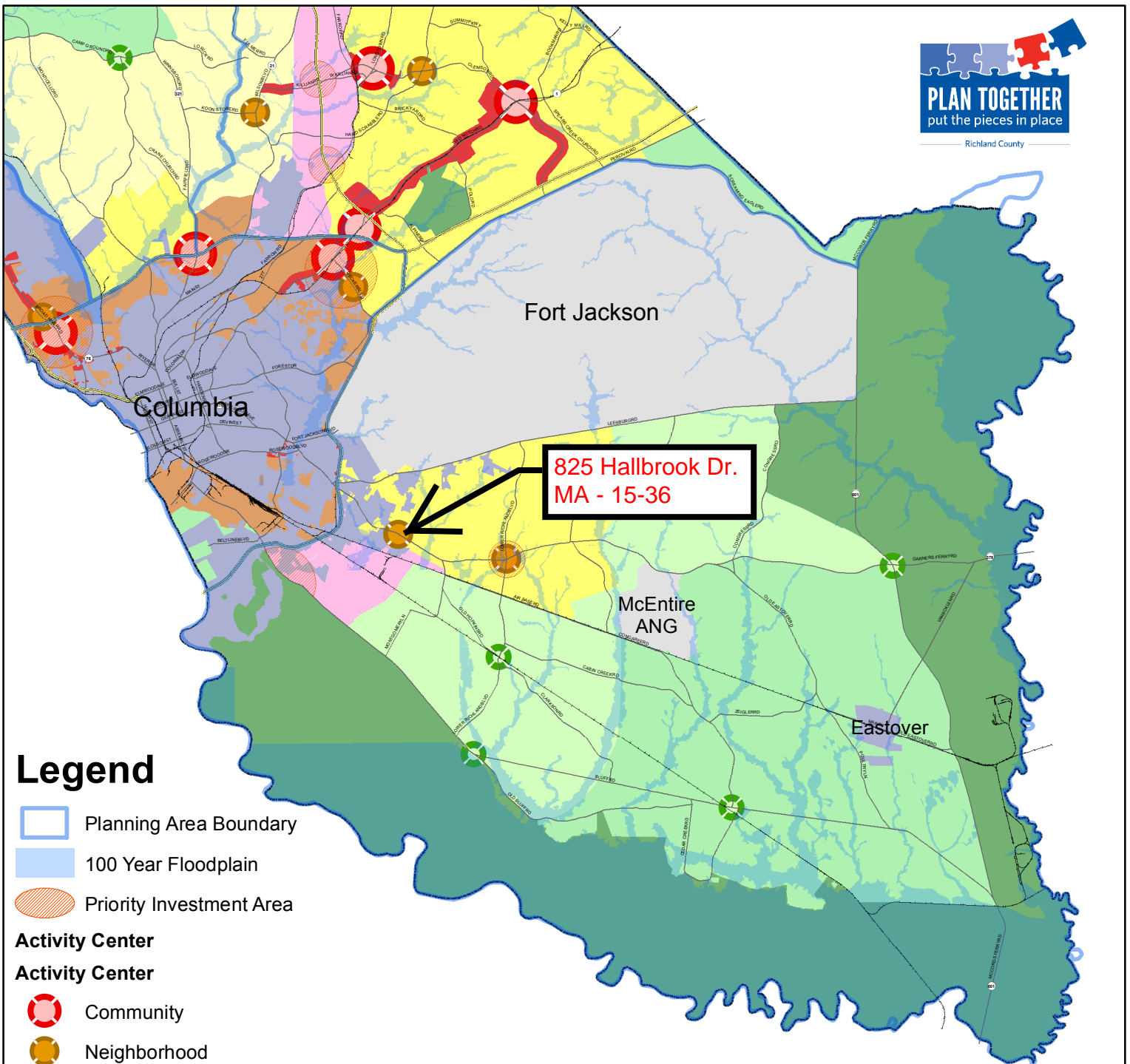




**Case 15-36 MA
RU to GC
TMS 19100-07-01 & 02**

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS





Legend

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

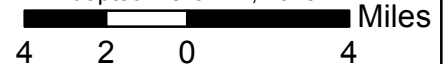
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

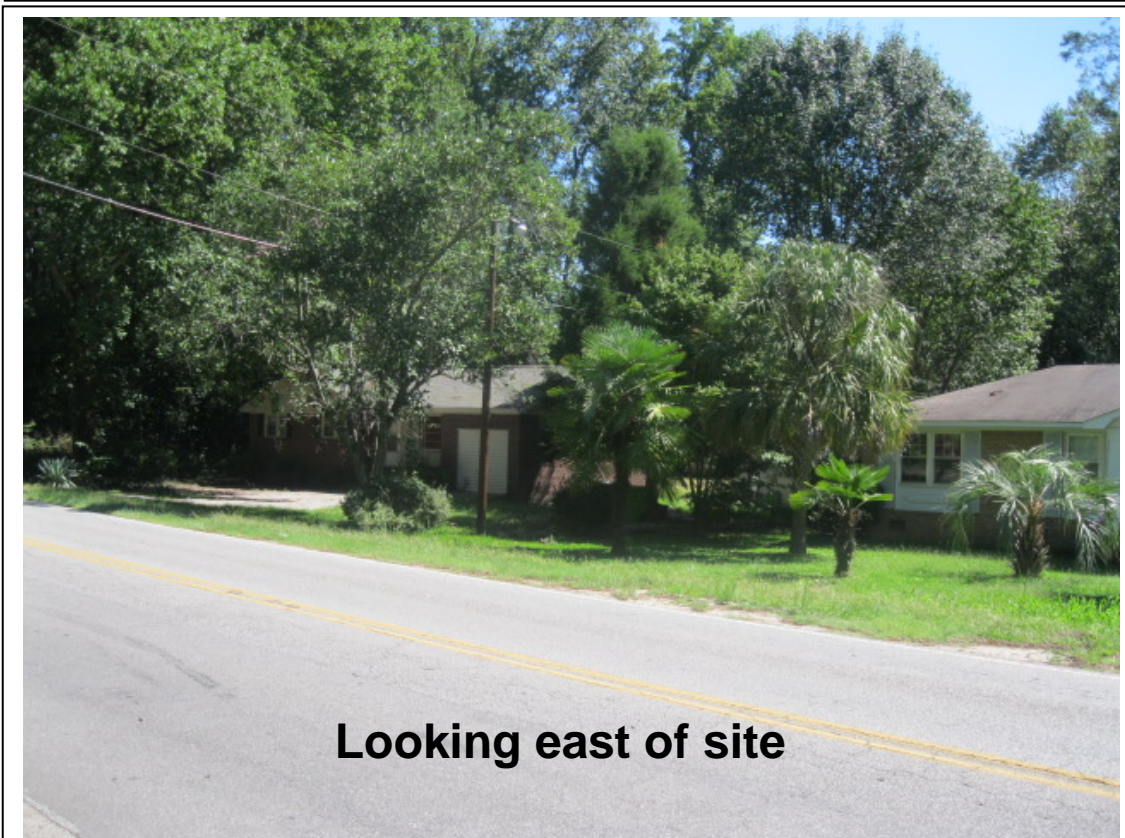


CASE 15-36 MA

From RU to GC

TMS# R19100-07-01 & 02

825 Hallbrook Rd



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

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

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

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

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

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

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

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

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

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

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

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



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 5, 2015
RC PROJECT: 15-37 MA
APPLICANT: Jonathan Yates

LOCATION: 4600 Hardscrabble Rd

TAX MAP NUMBER: R20300-03-03 & 04
ACREAGE: 19.692 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: October 23, 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 Planned Development District (PDD) parcel, northwest of the subject parcels was rezoned from D-1 under case number 85-060MA and further amended under case number 97-048MA.

The Planned Development District (PDD) parcel, northwest of the subject parcels was rezoned from RU under case number 00-032MA.

The Planned Development District (PDD) parcels (The Summit), north, east and south of the subject parcels were rezoned under case number 88-040MA (Ordinance number 1792-88HR) on November 15th, 1988.

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: 313 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Single-family dwellings
<u>South:</u>	PDD/PDD	Restaurant & Video Store/ School
<u>East:</u>	PDD	Single-family dwellings
<u>West:</u>	PDD/PDD	Gas Station/ Strip Retail Development

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Hardscrabble Road. One parcel contains a telecommunications tower and the other is undeveloped. There are no sidewalks or streetlights along this section of Hardscrabble Road. The surrounding area is characterized by residential uses north and east, with commercial uses south and west of the subject parcels. The parcels east and north of the subject parcels are developed with single-family residences. South of the site is a Restaurant & Video Store/ School. West of the subject parcels is a convenience store with pumps and a strip retail development.

Public Services

The subject parcel is within the boundaries of School District Two. The Lake Murray (northeast campus) Montessori School is adjacent (south) to the subject parcels Elders Pond Drive. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 337 feet south of the subject parcel. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

Plans & Policies

The 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

The 2014 SCDOT traffic count (Station # 430) located south of the subject parcel on Hardscrabble Road identifies 23,900 Average Daily Trips (ADT's). This section of Hardscrabble Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. This segment of Hardscrabble Road is currently operating at Level of Service (LOS) "F".

This section of Hardscrabble Road is scheduled for widening from three to five lanes through SCDOT and the County Penny Sales Tax program.

Conclusion

The request is located at a traffic junction along an arterial road. As the intent of the GC District is to orient commercial/office activities primarily to major traffic arteries or within areas of commercial/office usage, staff is of the opinion that the request is in compliance with the purpose statement of the proposed district.

Further, it is in compliance with the Comprehensive Plan's recommendations for non-residential uses within the future land use category.

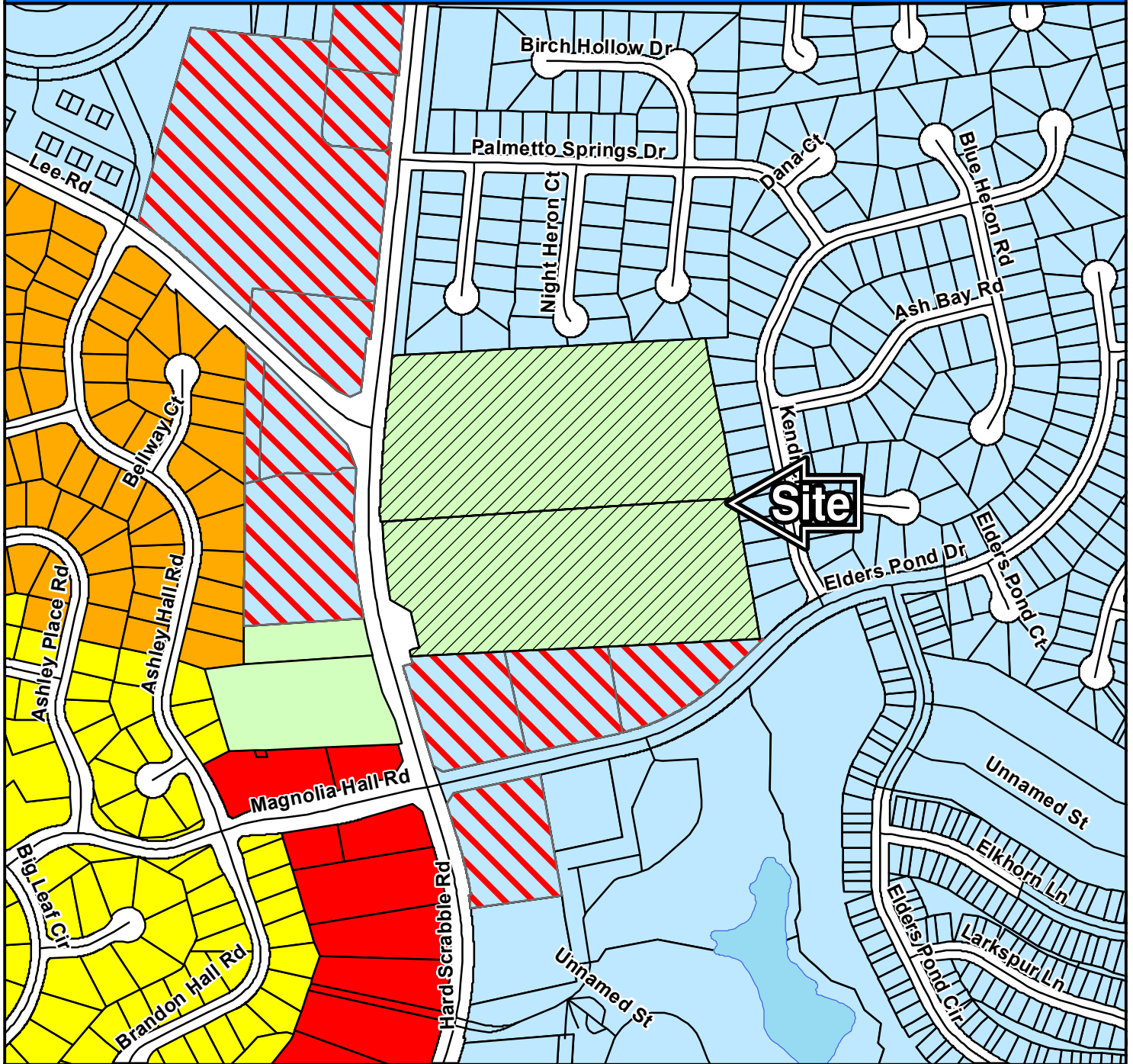
Approval of the rezoning request would be in character with the existing, surrounding development pattern and zoning districts in the area.

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

Zoning Public Hearing Date

November 24, 2015.

Case 15-37 MA RU to GC



ZONING CLASSIFICATIONS



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

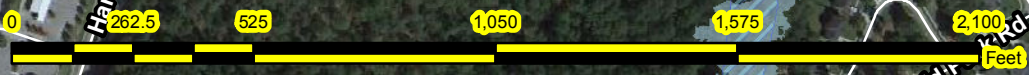
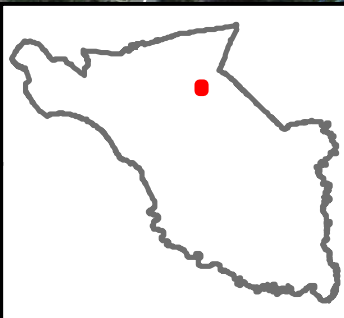


**Case 15-37 MA
RU to GC
TMS 20300-03-03 & 04**

437

Site

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

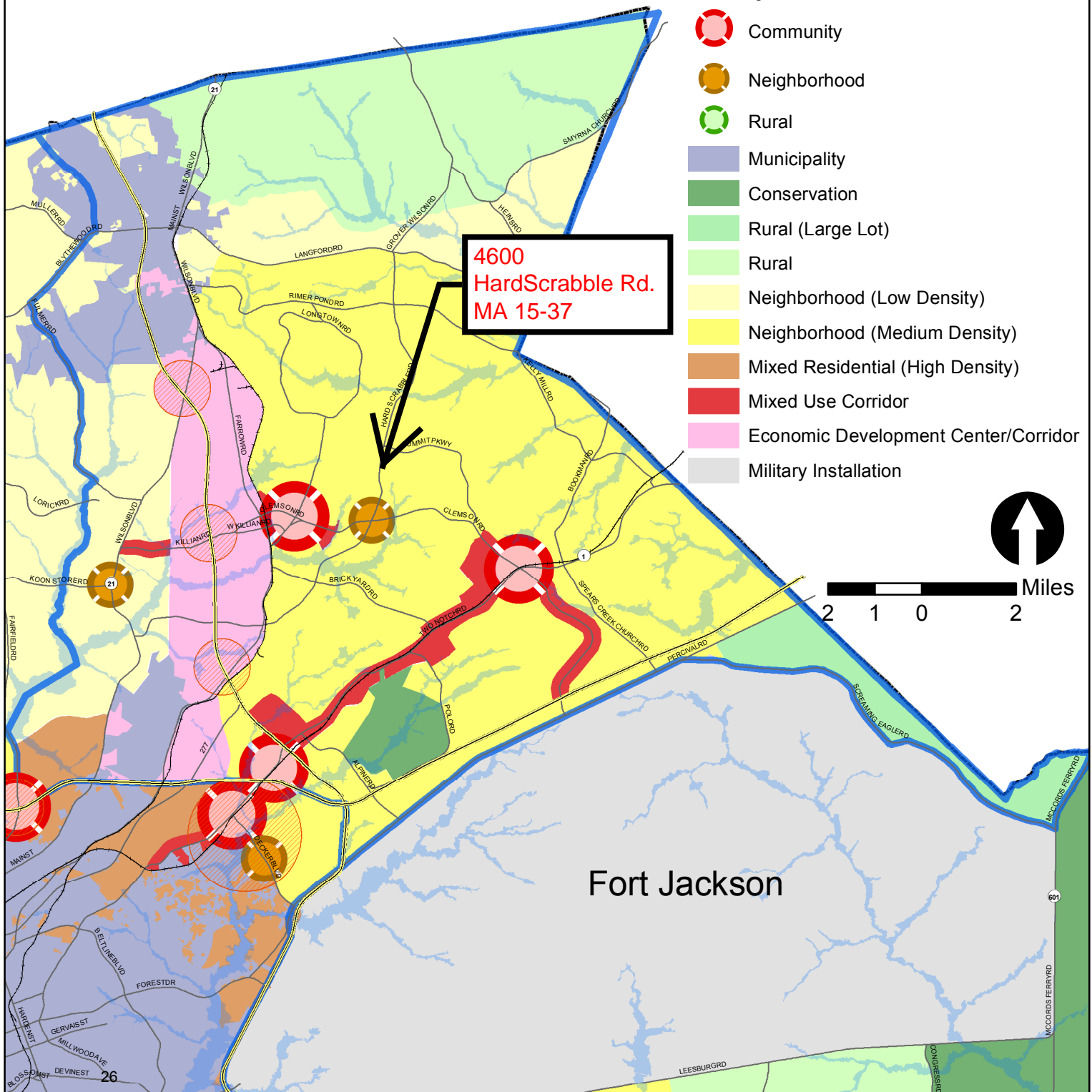


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



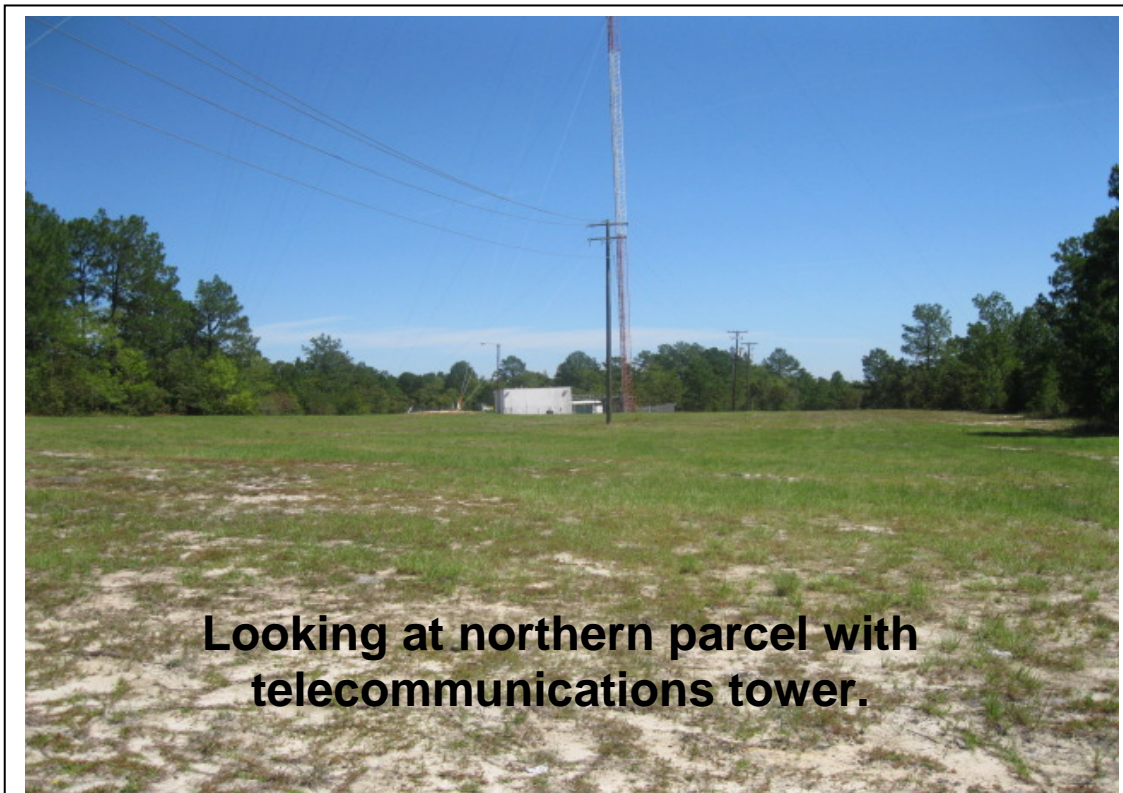
Fort Jackson

CASE 15-37 MA

From RU to GC

TMS# R20300-03-03 & 04

4600 Hardscrabble Rd



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

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

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

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

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

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

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

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

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

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

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

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 5, 2015
RC PROJECT: 15-38 MA
APPLICANT: Robert Frazier

LOCATION: 5430 Lower Richland Blvd

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

PC SIGN POSTING: October 23, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

The parcel was part of a precious request under case 14-27MA from RS-LD to neighborhood Commercial District (NC). The request was denied by County Council.

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC.

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

Discussion

Parcel/Area Characteristics

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

Public Services

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

Plans & Policies

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

Land Use and Character

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Lower Richland Neighborhood Master Plan

Rural Residential Area

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

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station #405) located south of the subject parcel on Lower Richland Boulevard, identifies 1850 Average Daily Trips (ADT's). This segment of Lower Richland Boulevard is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Lower Richland Boulevard is currently operating at Level of Service (LOS) "A".

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

Conclusion

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

Further staff believes that the proposed rezoning would not be consistent with the intentions of the Lower Richland Neighborhood Master Plan as it would not respect the current rural residential standard.

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

Zoning Public Hearing Date

November 24, 2015.

Case 15-38 MA

RS-LD to OI

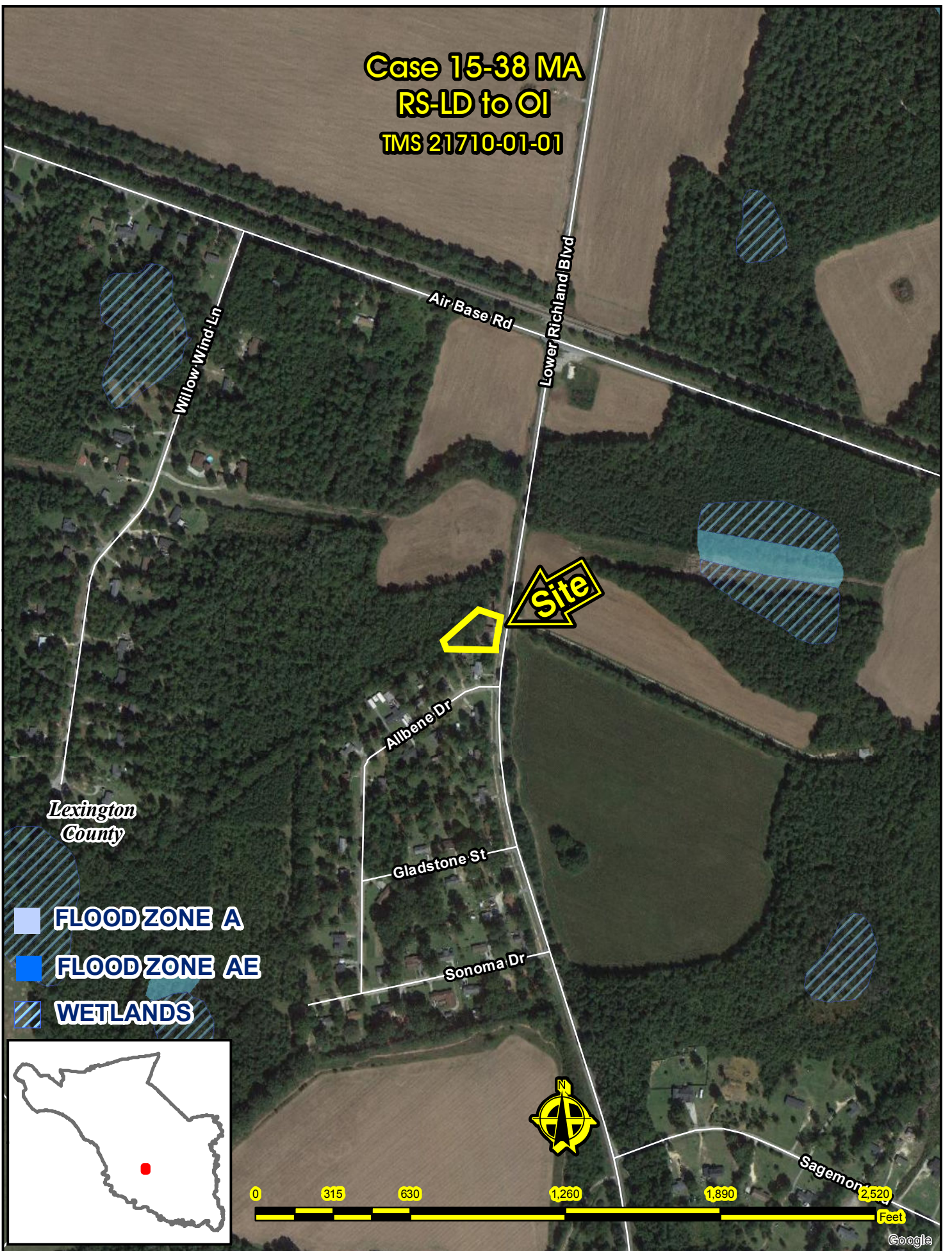


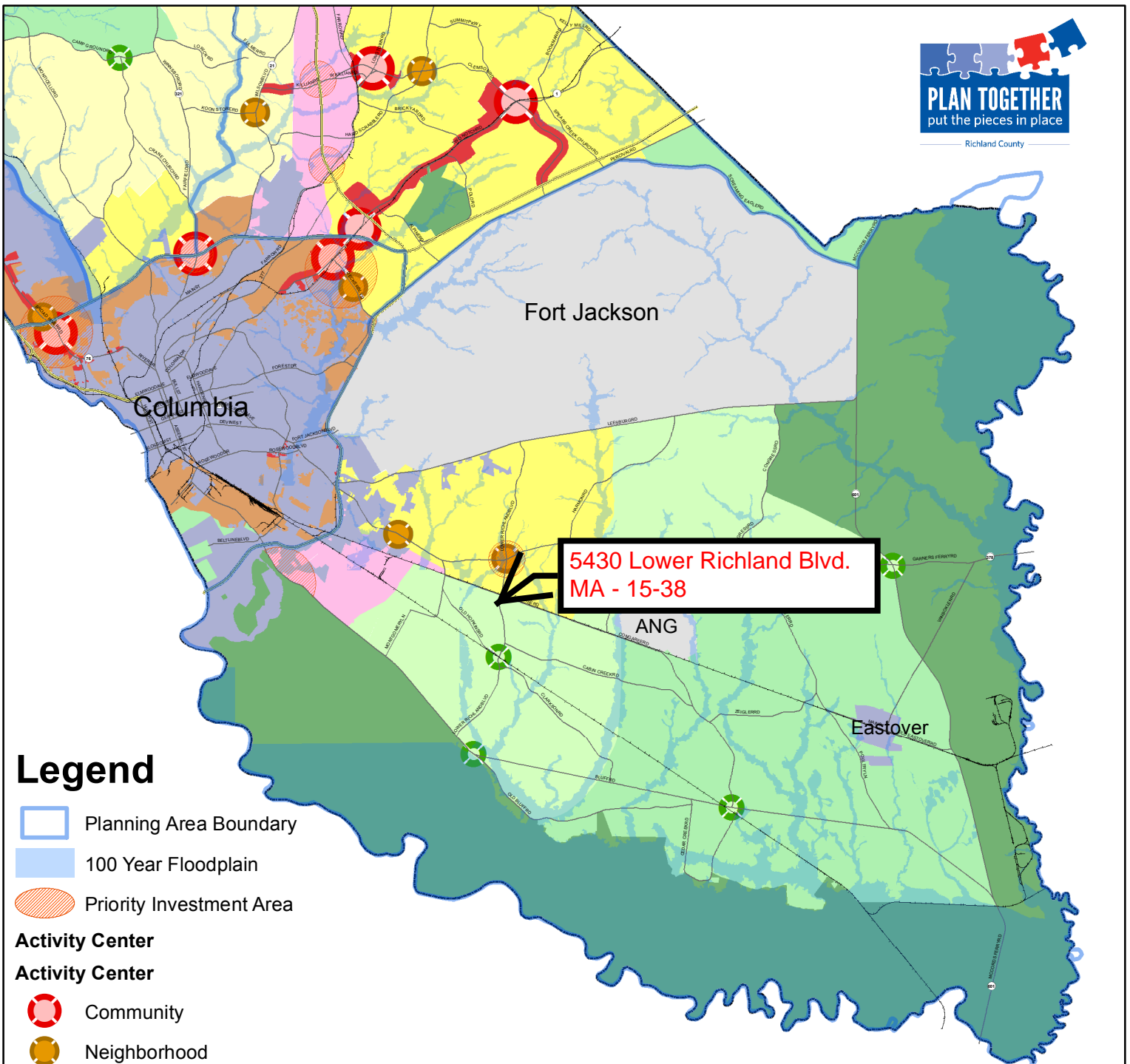
ZONING CLASSIFICATIONS

	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 15-38 MA
RS-LD to OI
TMS 21710-01-01**





Legend

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

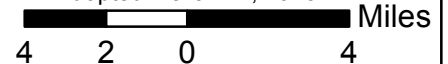
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

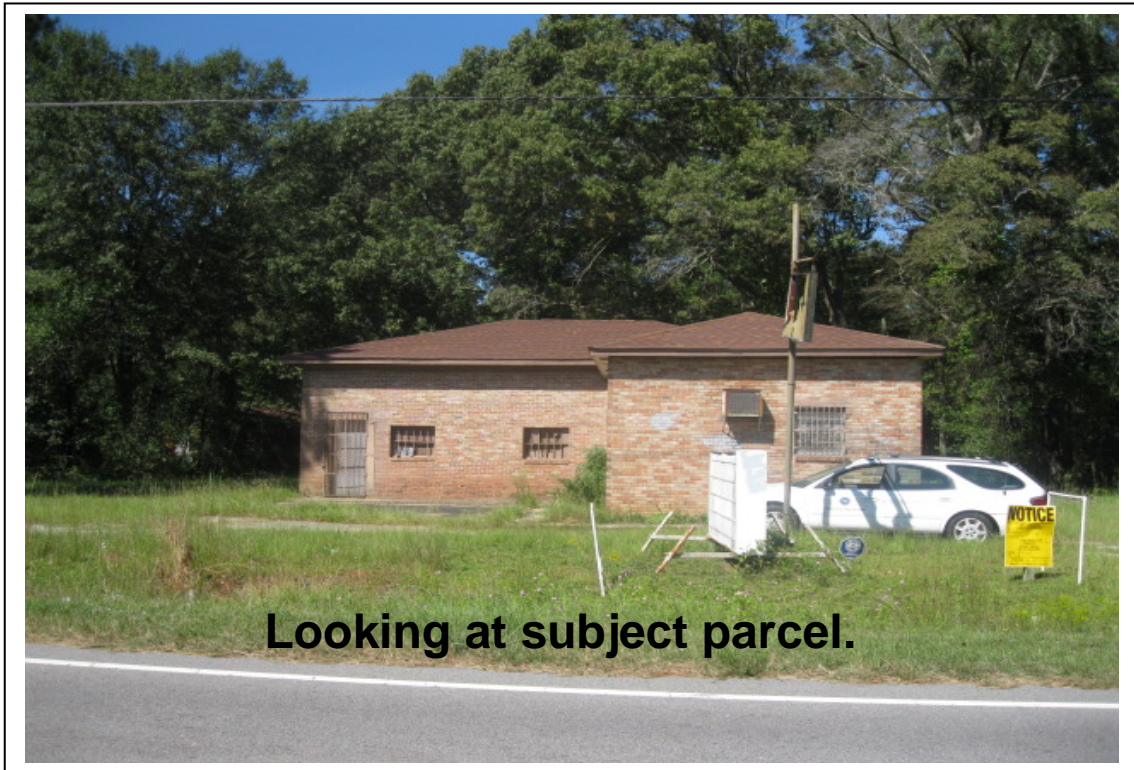


CASE 15-38 MA

From RS-LD to OI

TMS# R21710-01-01

5430 Lower Richland Blvd



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

USE TYPES	OI
Continued Care Retirement Communities	SR
Dormitories	SE
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Special Congregate Facilities	SE
Bowling Centers	
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
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

Nursing and Convalescent Homes	P
Orphanages	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SE
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Kennels	SR
Laundry and Dry Cleaning Services, Non- Coin Operated	P

[Type text]

Legal Services (Law Offices, Etc.)	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	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
Real Estate and Leasing Offices	P
Research and Development Services	SR
Travel Agencies (without Tour Buses or Other Vehicles)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	P
Caterers, No On Site Consumption	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P

Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 5, 2015
RC PROJECT: 15-39 MA
APPLICANT: Nelson Lindsay

LOCATION: Community Road

TAX MAP NUMBER: R15100-03-02 & 03
ACREAGE: 17 and 9.6 acres (26.6 total acres)
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: October 23, 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 parcels north, west and south were part of a map amendment request in the Town of Blythewood. The subject parcels are zoned Light Industrial 2 District (LI2).

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	LI2	Undeveloped (Town of Blythewood)
<u>South:</u>	LI2	Undeveloped (Town of Blythewood)
<u>East:</u>	N/A	Interstate 77
<u>West:</u>	LI2	Undeveloped (Town of Blythewood)

Discussion

Parcel/Area Characteristics

One parcel has frontage along Community Road, a two lane local road. The subject properties are undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Community Road. The surrounding area is characterized by undeveloped, heavily wooded parcels. East of the subject properties is Interstate 77. West, north and south of the subject parcels are undeveloped parcels. The parcels west, north and south of the subject parcels are currently zoned Light Industrial 2 District (LI2). The LI-2 District permits a mix of uses from commercial to a mix of light industrial and heavy industrial uses.

Public Services

The subject parcel is within the boundaries of School District Two. Blythewood High School is located .48 miles east of the subject parcel on Wilson Boulevard. The Blythewood fire station (number 26) is located on Main Street, approximately 1.38 miles northeast of the subject parcel. There are no fire hydrants along Community Road. Records indicate that the parcel is north of the City of Columbia's water service area. The parcel is located in Palmetto Utilities sewer service area.

Plans & Policies

The Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Neighborhood Low Density**.

Comprehensive Plan

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 490) located north of the subject parcel on Blythewood Road identifies 7,500 Average Daily Trips (ADT's). Blythewood Road is classified as a two lane collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) "C".

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

Conclusion

The request is adjacent to industrial zoned parcels in the Town of Blythewood. While industrial uses are discouraged by the future land use category adopted for the subject area, staff is of the opinion that the request is compatible with the surrounding zoning districts in the Town of Blythewood. The Comprehensive Plan supports discretion in determining the appropriate use of a property near the boundaries of other future land use categories based on factors such as the existing development context and the surrounding development activity or proposed activity. Further, the LI District does not permit heavy industrial uses, which could have off site impacts such as noise, smoke or odor.

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan.

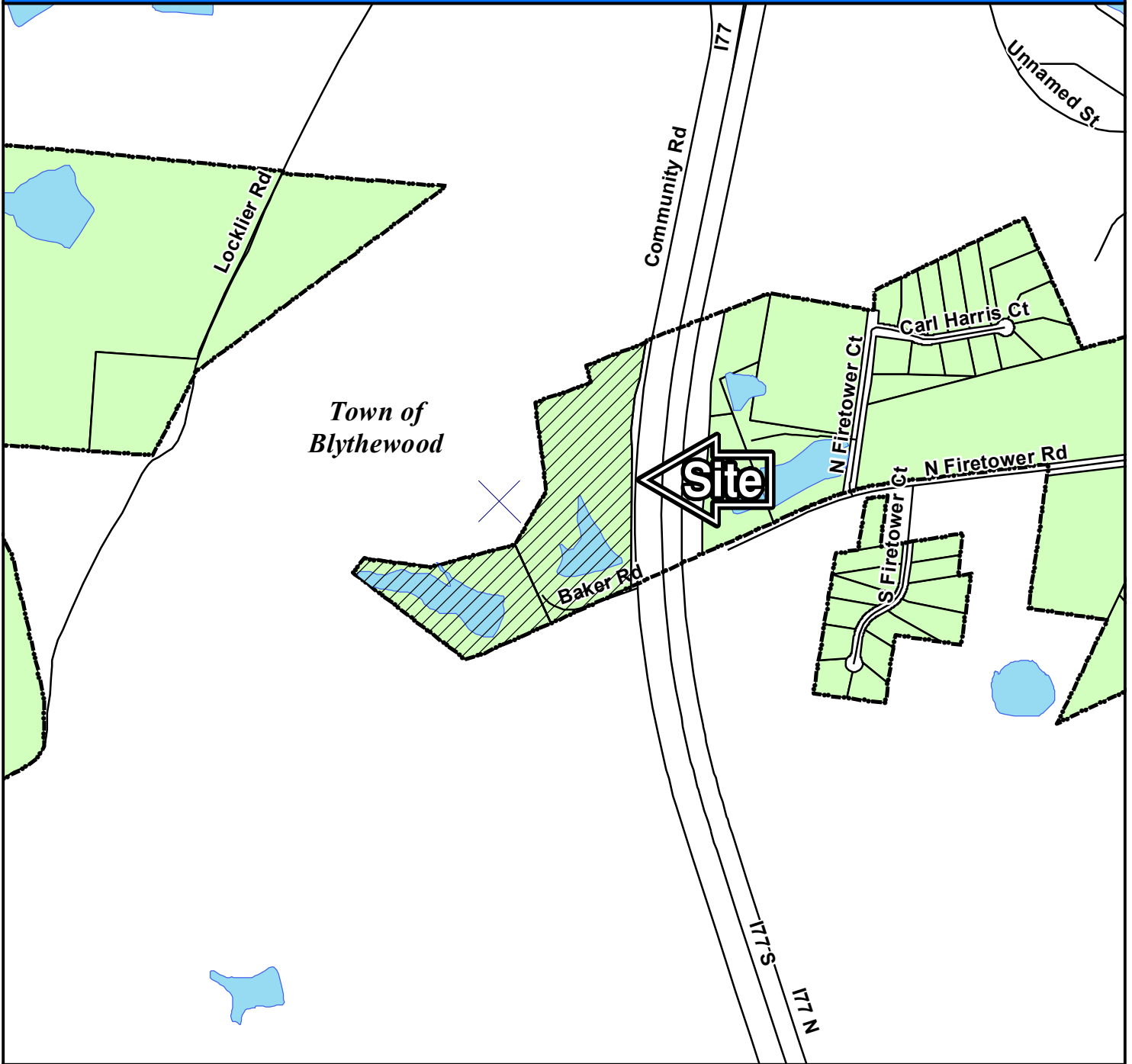
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

November 24, 2015.

Case 15-39 MA

RU to LI



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 15-39 MA
RU to LI
TMS 15100-03-02 & 03**

Locklier Rd

177
177 S

Community Rd

N Firetower Ct

Unnamed St

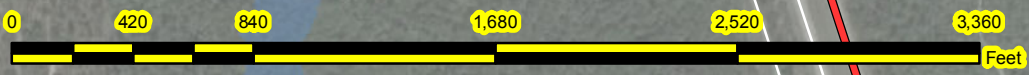
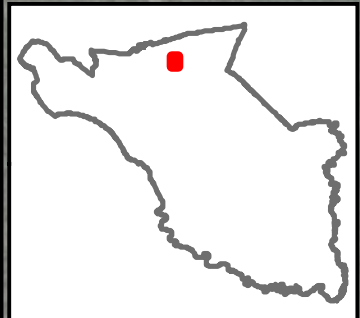
N Firetower Rd

S Firetower Ct

Blythewood

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

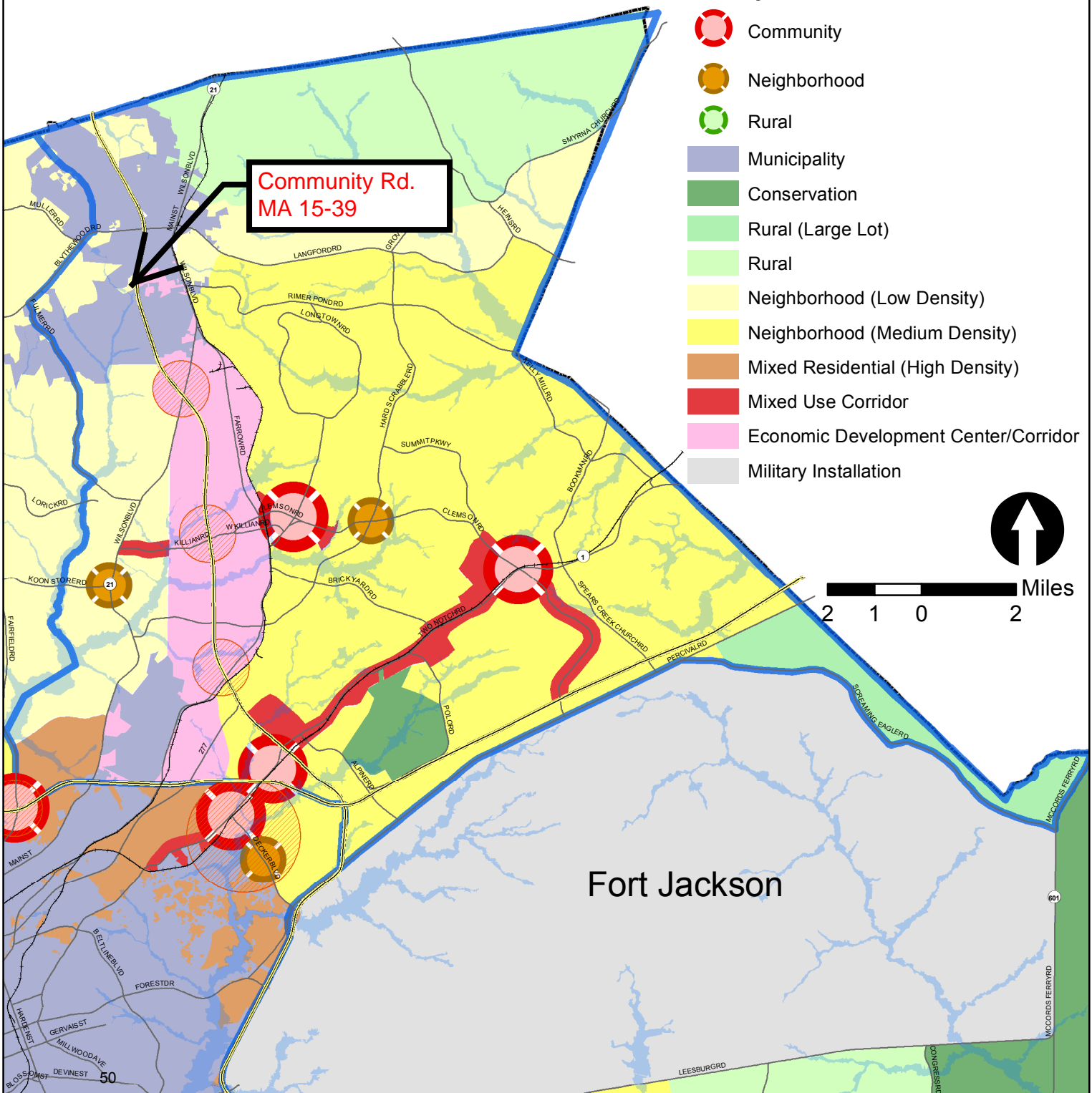


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



CASE 15-39 MA

From RU to LI

TMS# R15100-03-02 & 03

Community Rd



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

USE TYPES	LI
Amusement or Water Parks, Fairgrounds	SR
Batting Cages	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Community Food Services	P
Government Offices	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
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
Automobile Towing, Including Storage Services	P
Banks, Finance, and Insurance Offices	P
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
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Building, General Contracting, without Outside Storage	P
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P

Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Linen and Uniform Supply	P
Management, Scientific, and Technical Consulting Services	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
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P

Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	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
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Fruit and Vegetable Markets	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
Truck Stops	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P

Furniture and Home Furnishings	P
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Airports or Air Transportation Facilities and Support Facilities	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P

Charter Bus Industry	P
Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	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)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE

Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 5, 2015
RC PROJECT: 15-40 MA
APPLICANT: Jay Dalal

LOCATION: Piney Grove Road

TAX MAP NUMBER: R04914-02-31
ACREAGE: 1.71
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: September 15, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Rural District (RU), reflects the original zoning as adopted September 7, 1977.

Zoning History for the General Area

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

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

Zoning District Summary

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

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	OI/RU	Place of Worship/ Residence
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Piney Grove Road. The subject parcel is undeveloped and partially wooded. The immediate area is characterized by an institutional use to the south and residential uses, with no sidewalks or streetlights in the vicinity. Further west of the parcel (.25 miles) are multiple parcels with commercial uses.

East of the subject parcel is undeveloped. The parcels south contain a place of worship and a residence. West and north of the subject parcel are residences. The parcel is approximately a 2,400 feet east from the interchange of Piney Grove Road and Interstate 26.

Public Services

The subject parcel is within the boundaries of School District One. The Piney Grove Elementary School is located 1.7 miles southeast of the subject parcel on Huffstetler Drive. The Harbison fire station (number 16) is located 1.4 miles northwest of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located southwest of the site along Piney Grove Road. Water and sewer service is provided by the City of Columbia.

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

[Urban Edge] Mixed Residential (uemr)

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

Traffic Characteristics

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

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

Conclusion

The surrounding properties are mostly zoned Rural, with a mix of residential uses and one institutional use. The proposed amendment does not meet the intent of the zoning district as it would not be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

Further, staff is of the opinion that the request is not in compliance with the intentions of the desired development pattern described in the Comprehensive Plan, as the site is not located within an activity center or in a mixed use corridor, but rather where residential uses are encouraged.

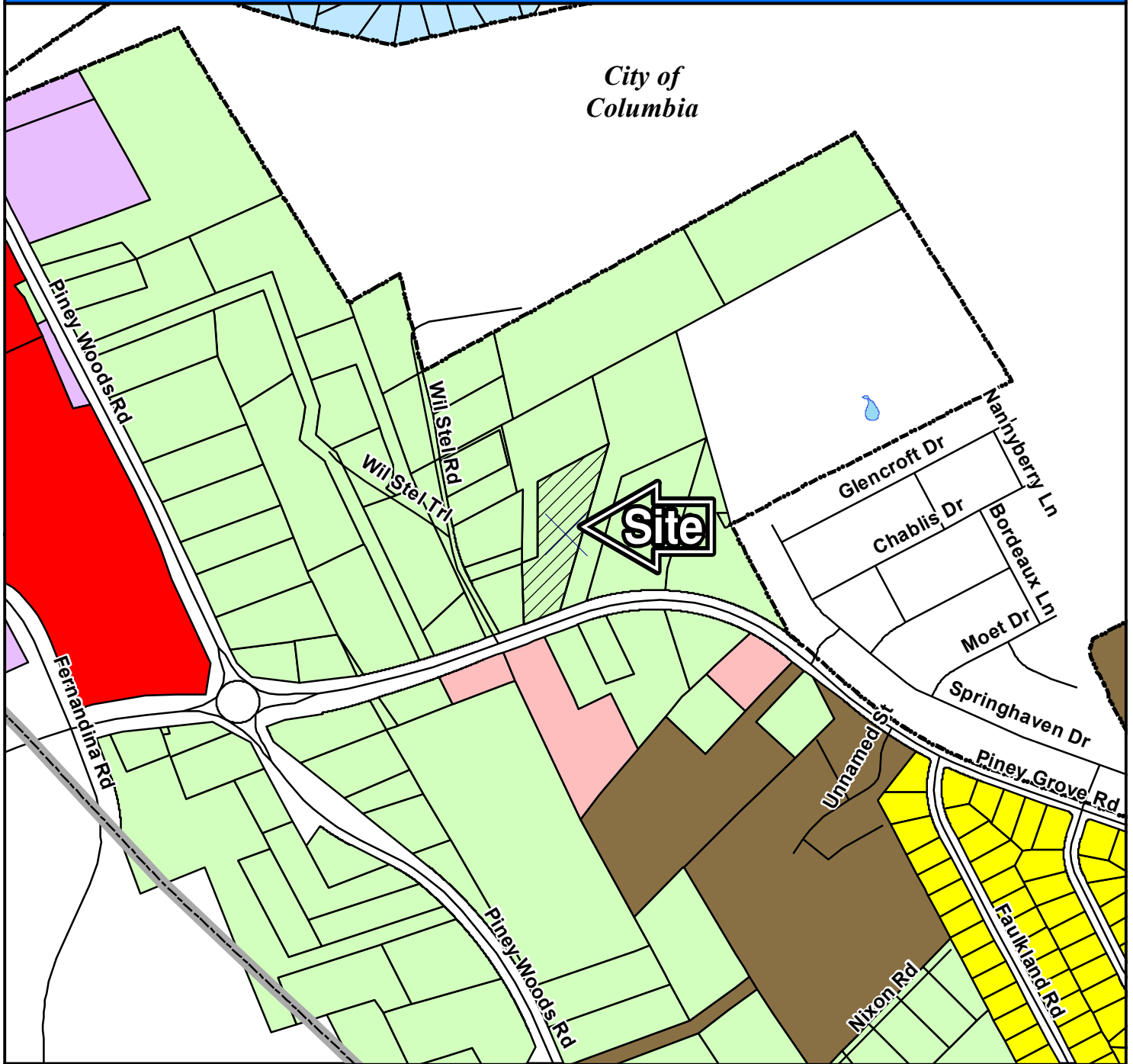
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

October 27, 2015.

Case 15-40 MA RU to NC

City of
Columbia

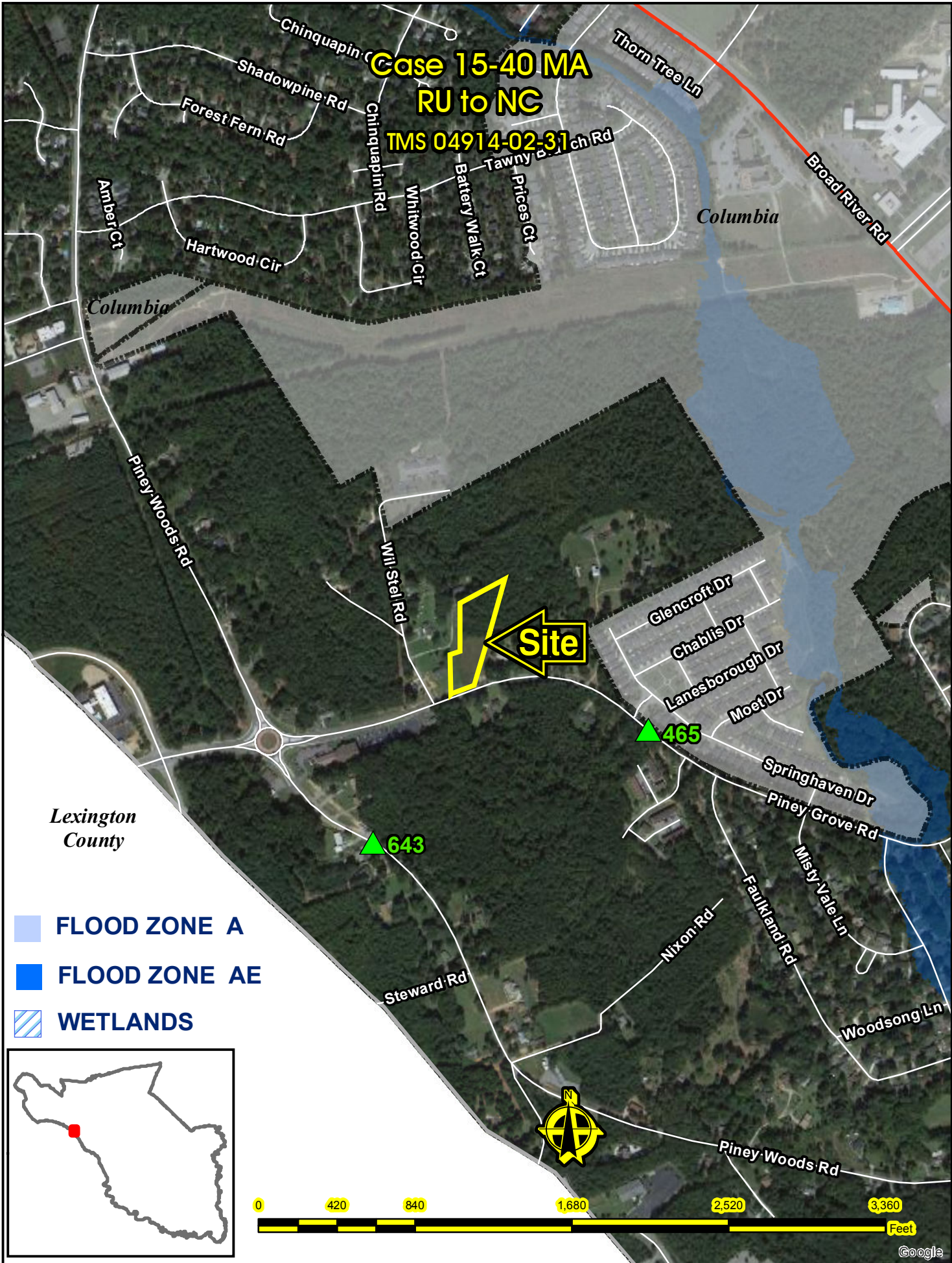


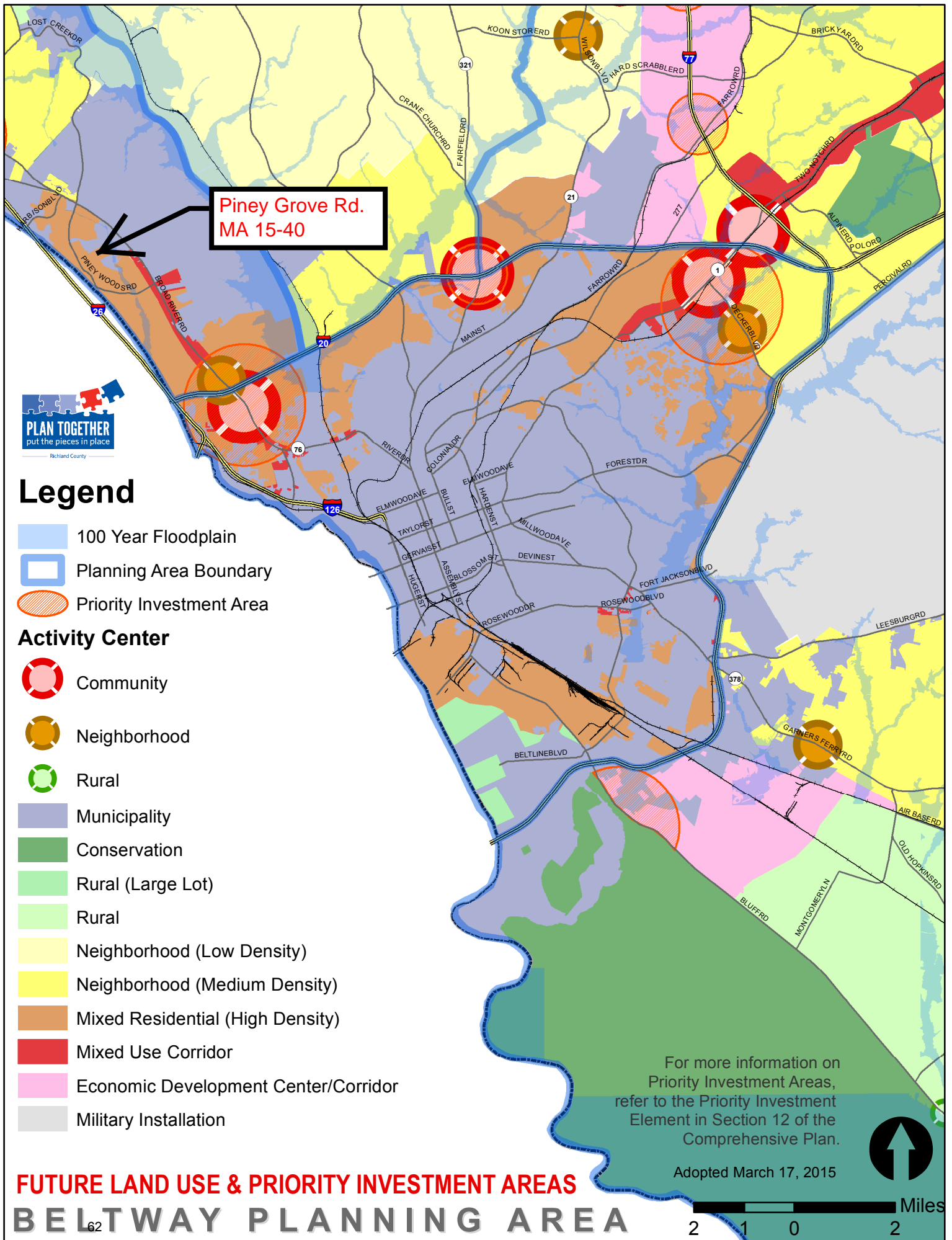
ZONING CLASSIFICATIONS

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



**Case 15-40 MA
RU to NC
TMS 04914-02-31**





Piney Grove Rd.
MA 15-40



Legend

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

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS

BELTWAY PLANNING AREA



CASE 15-40 MA

From RU to GC

TMS# R04914-02-31

Piney Grove Rd



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

USE TYPES	NC
<u>Residential Uses</u>	
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
<u>Accessory Uses and Structures</u>	
<u>Recreational Uses</u>	
Amusement Arcades	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
<u>Institutional, Educational and Civic Uses</u>	
Community Food Services	P
Courts	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P

Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Laundromats, Coin Operated	P

Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SE

Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P

Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, without Drive- Thru	P
Fabric and Piece Goods Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P

Liquor Stores	P
Manufactured Home Sales	
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P

<p><u>Transportation, Information, Warehousing, Waste Management, and Utilities</u></p>	
<p>Utility Company Offices</p>	<p>P</p>
<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)</p>	<p>SR</p>



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 5, 2015
RC PROJECT: 15-41 MA
APPLICANT: David Brandes

LOCATION: Piney Grove Road

TAX MAP NUMBER: R04913-02-12
ACREAGE: 2.02 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: October 23, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

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

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

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU/OI	Place of Worship
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU/RU	Residence/Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Piney Grove Road. There are no sidewalks or streetlights along this section of Piney Grove Road. The site is undeveloped and wooded.

The immediate area is characterized by an institutional use to the south with residential uses west and east of the subject parcel. Further west of the parcel (.22 miles) are multiple parcels with commercial uses. North of the subject parcel are undeveloped parcels. The parcels south contain a place of worship. West of the subject parcel are two residences. The parcel is approximately a 1700 feet east of the Interstate 26 interchange.

Public Services

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

[Urban Edge] Mixed Residential (uemr)

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

Traffic Characteristics

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

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

Conclusion

The surrounding properties are mostly zoned Rural, with a mix of residential uses and one institutional use. The proposed amendment does not meet the intent of the zoning district as it would not be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

Further, staff is of the opinion that the request is not in compliance with the intentions of the desired development pattern described in the Comprehensive Plan, as the site is not located within an activity center or in a mixed use corridor, but rather where residential uses are encouraged.

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

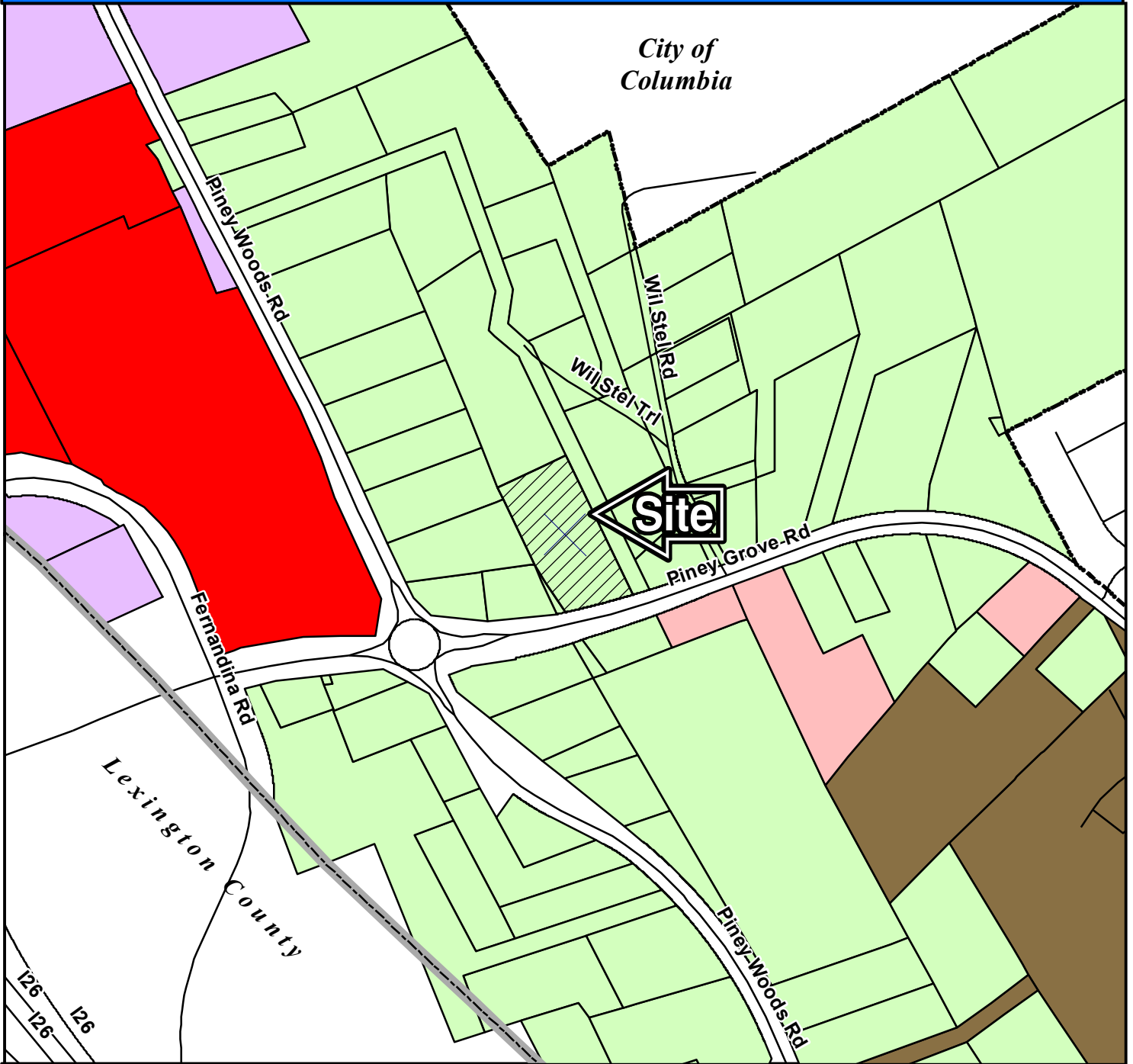
Zoning Public Hearing Date

November 24, 2015.

Case 15-41 MA

RU to OI

City of
Columbia

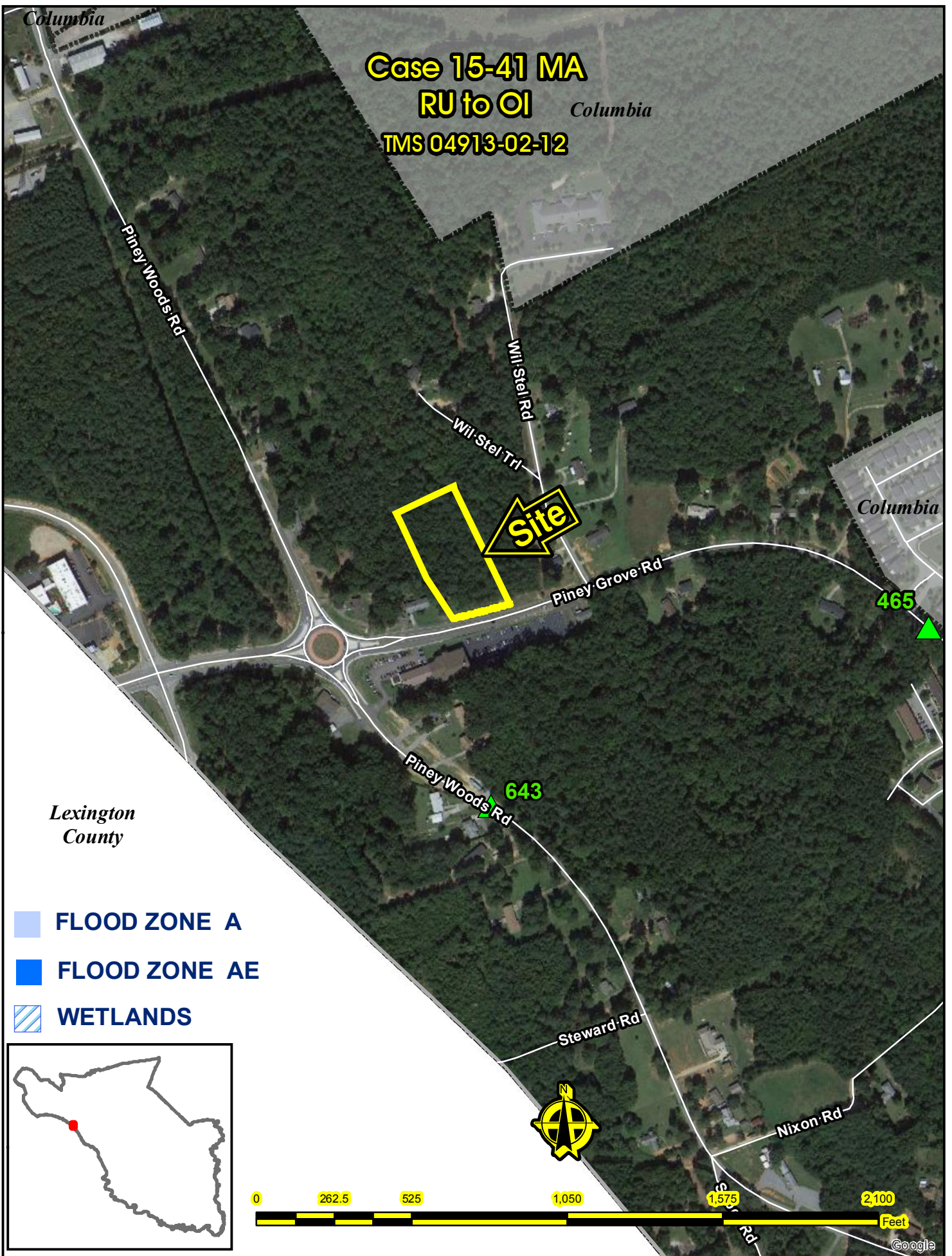


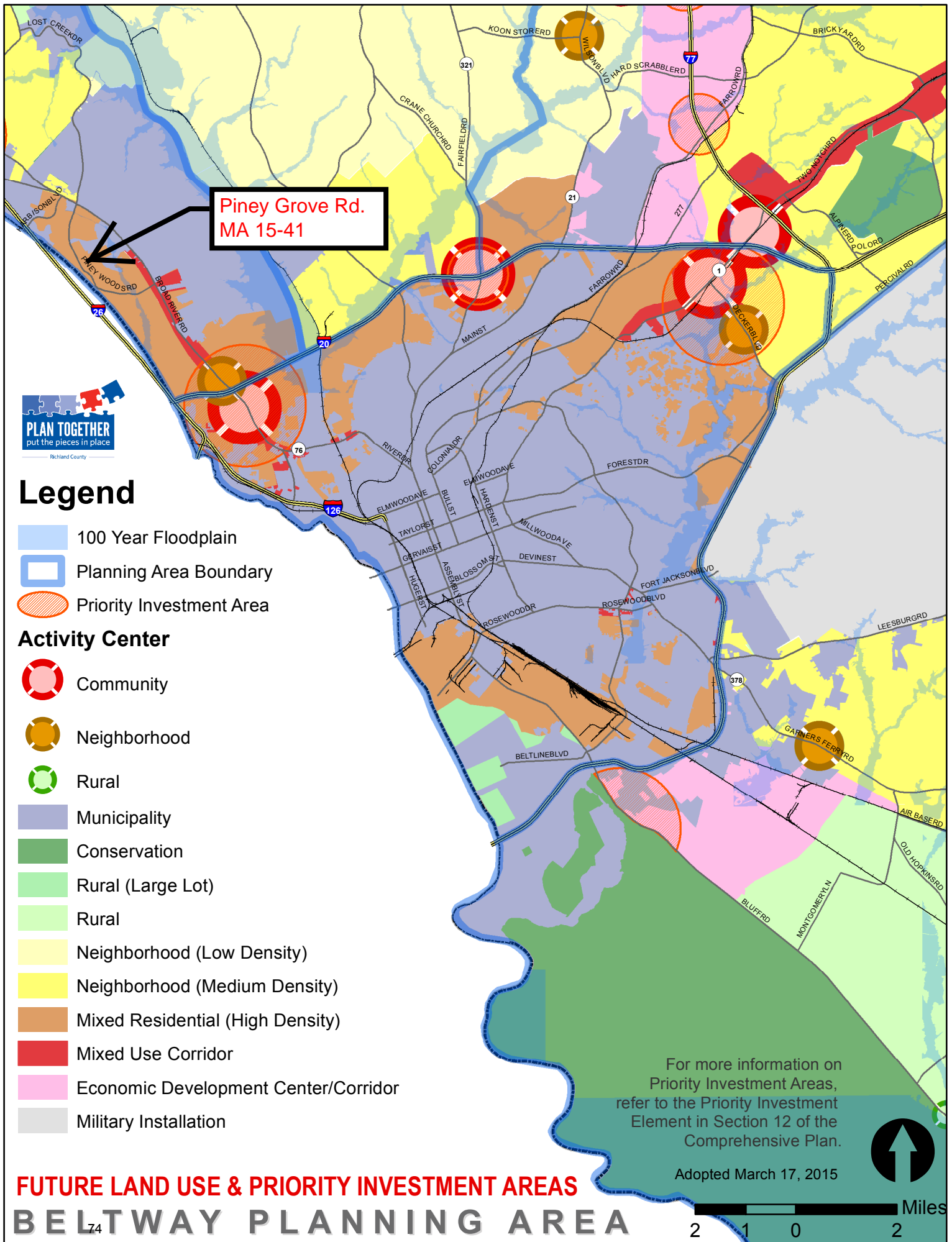
ZONING CLASSIFICATIONS

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



Case 15-41 MA
RU to OI Columbia
TMS 04913-02-12





Piney Grove Rd.
MA 15-41



Legend

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

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA



CASE 15-41 MA

From RU to OI

TMS# R04913-02-12

Piney Grove Rd



The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	OI
Dormitories	SE
Single-Family, Zero Lot Line, Common	SR
Single-Family, Zero Lot Line, Parallel	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Special Congregate Facilities	SE
Athletic Fields	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P

Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related 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
Funeral Homes and Services	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	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
Real Estate and Leasing Offices	P
Research and Development Services	SR

Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	P
Caterers, No On Site Consumption	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Record, Video Tape, and Disc Stores	
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Courier Services, Substations	P

Radio and Television Broadcasting Facilities (Except Towers)	P
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 5, 2015
RC PROJECT: 15-42 MA
APPLICANT: David Brandes

LOCATION: Piney Woods Rd & Piney Grove Rd

TAX MAP NUMBER: R04913-04-01, 02, 03, 11 & 14
ACREAGE: 8.52 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: October 23, 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 General Commercial District (GC) parcels, located northwest of the subject parcels, were rezoned from M-1 under case number 05-121MA.

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

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: 136 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Warehouse Clubs & Superstores (under construction)
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU/RU	Place of Worship/Residences
<u>West:</u>	D-1	Animal Hospital (Lexington County)

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Piney Grove Road and Piney Woods Road. The immediate area is characterized by an institutional and residential uses to the east and commercial uses to the north and west. Further west of the subject parcels are multiple parcels with commercial uses. The parcels are approximately a 900 feet east of the Interstate 26 interchange.

Public Services

The subject parcel is within the boundaries of School District One. The Piney Grove Elementary School is located 1.9 miles southeast of the subject parcel on Huffstetler Drive. The Harbison fire station (number 16) is located 1.3 miles northwest of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located southwest of the site along Piney Grove Road. Water and sewer service is provided by the City of Columbia.

Plans & Policies

2014 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future

opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

[Urban Edge] Mixed Residential (uemr)

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

Traffic Characteristics

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

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

Conclusion

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan since the proposed commercial use supported when located along a commercial corridor. Approval of the rezoning request would be in character with the existing commercial development patterns and zoning districts north and west of the subject parcels.

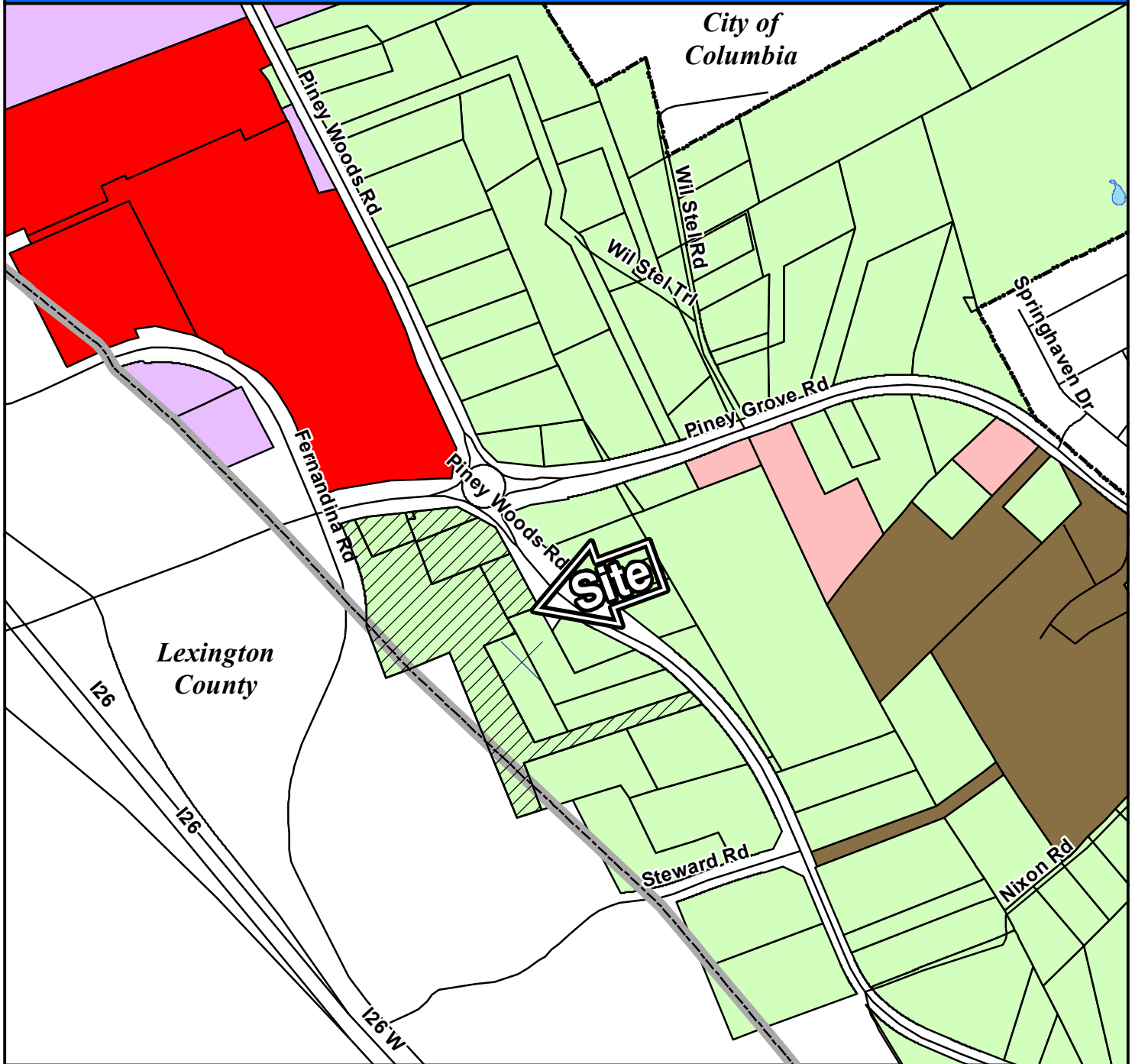
Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan.

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

Zoning Public Hearing Date

November 24, 2015.

Case 15-42 MA RU to GC



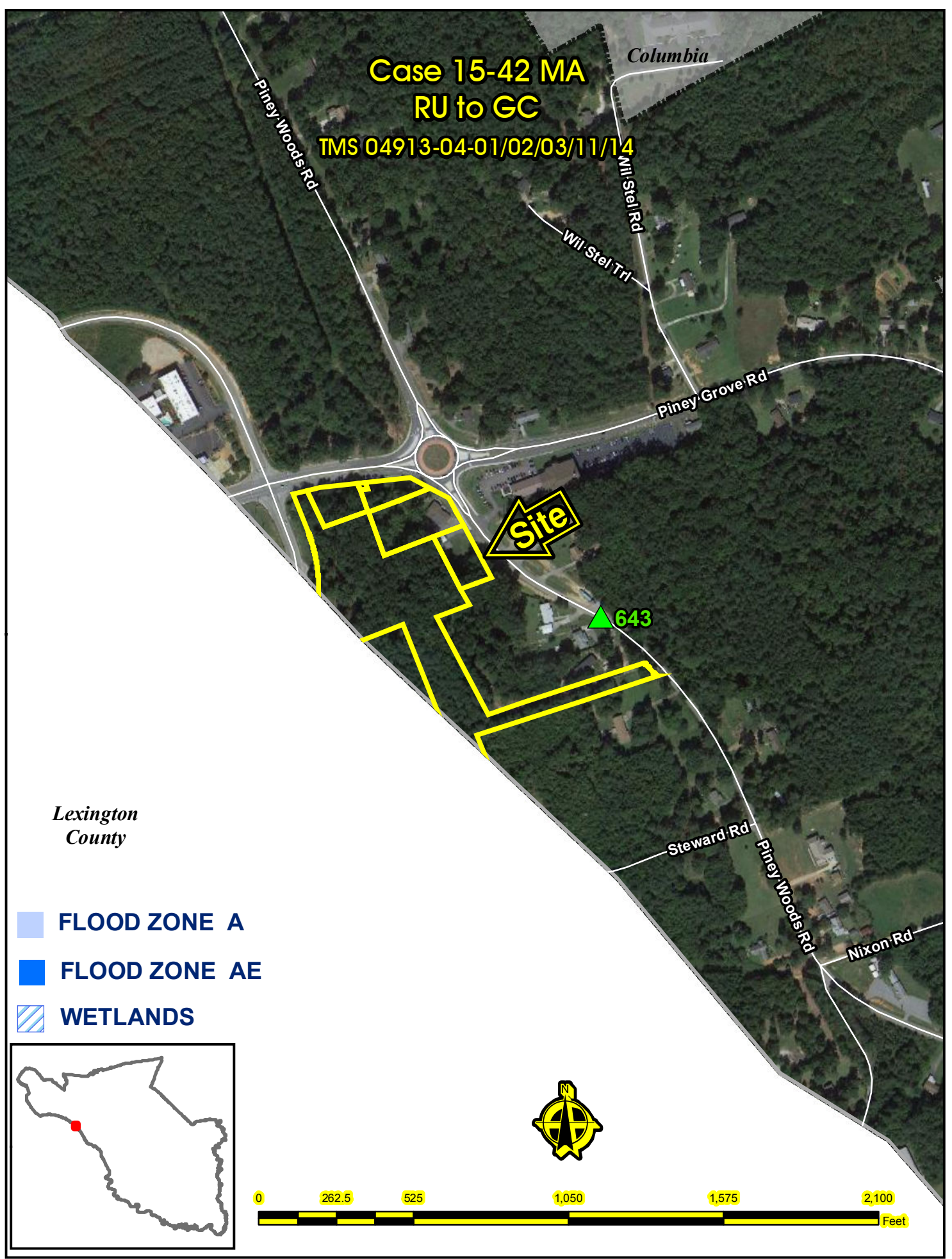
ZONING CLASSIFICATIONS

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



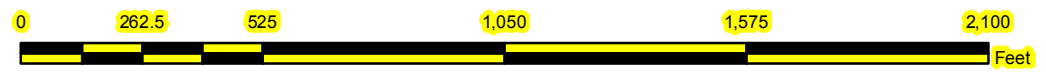
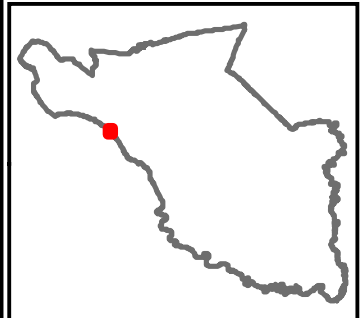
**Case 15-42 MA
RU to GC**

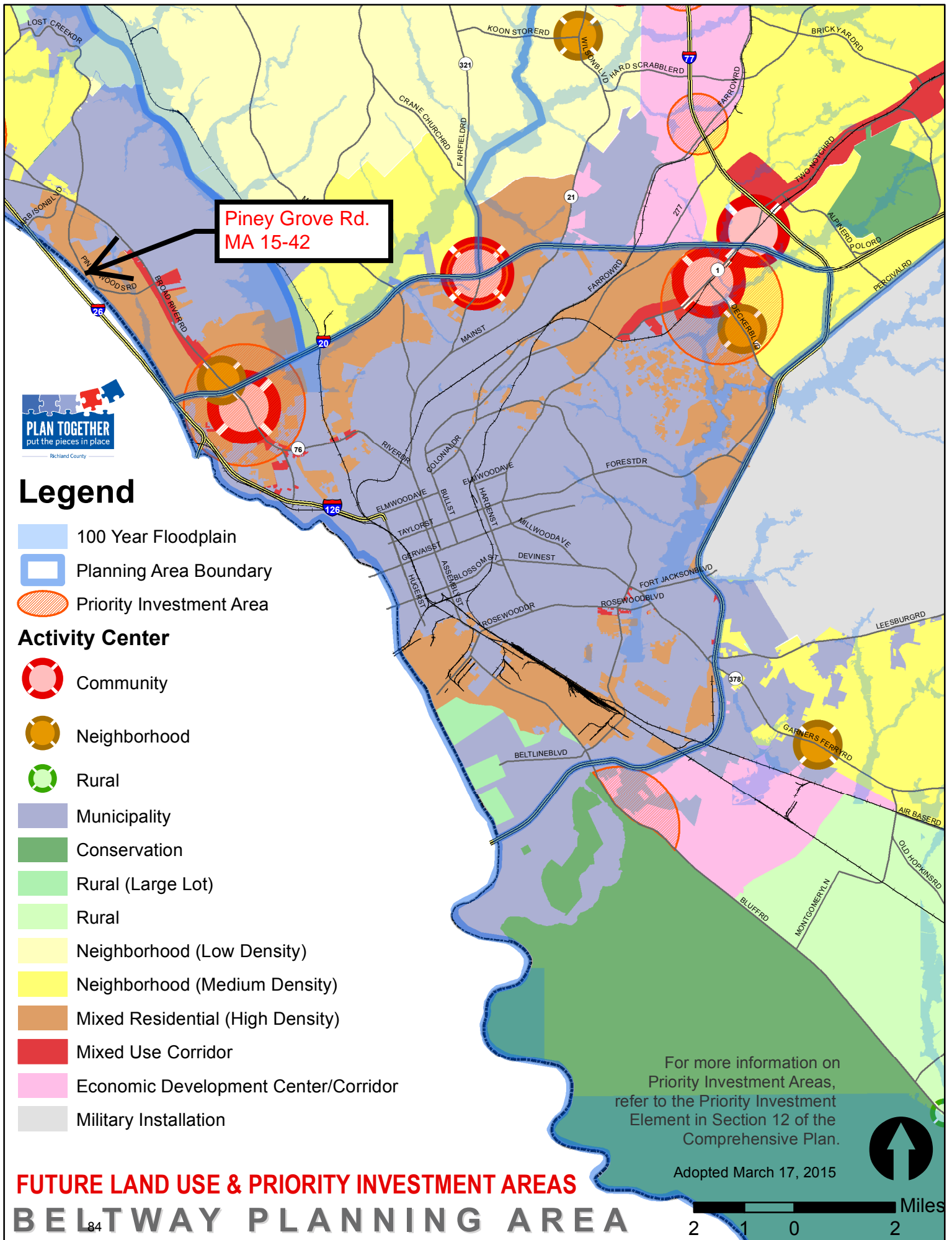
TMS 04913-04-01/02/03/11/14



*Lexington
County*

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





Piney Grove Rd.
MA 15-42



Legend

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

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS

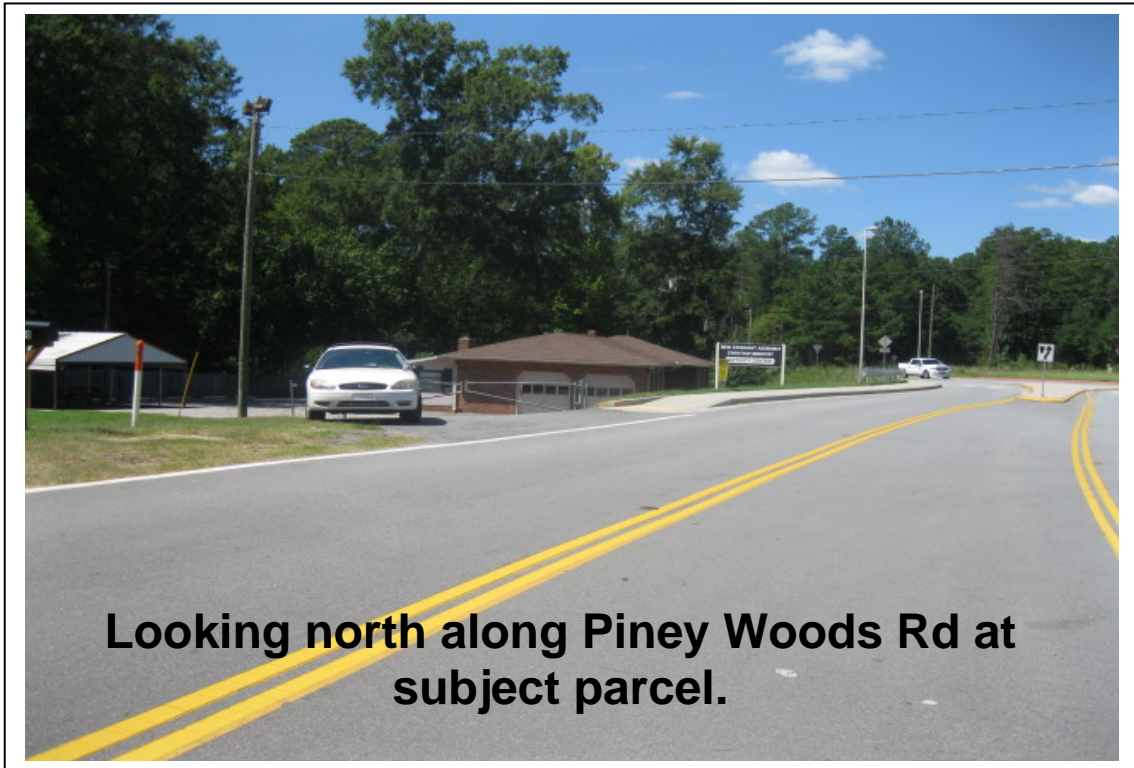
BELTWAY PLANNING AREA



CASE 15-42 MA

From RU to GC

TMS# R04913-04-01, 02, 03, 11 &14 Piney Woods Rd & Piney Grove Rd



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

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

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

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

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

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

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

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

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

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

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

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



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 2, 2015
RC PROJECT: 15-43 MA
APPLICANT: Hugh A. Palmer

LOCATION: Rimer Pond Rd and Longtown Road E

TAX MAP NUMBER: R20500-04-27(Portion of)
ACREAGE: 5.23 acres (portion of a 31.23 acre tract)
EXISTING ZONING: RS-MD
PROPOSED ZONING: RC

PC SIGN POSTING: October 23, 2015

Staff Recommendation

Approval

Background

Zoning History

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

The subject parcel was part of a previous zoning request from Residential Single-family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 015-09MA). The case was withdrawn by the applicant.

The subject parcel was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 081-08HR (case number 08-29MA).

Zoning History for the General Area

The parcel adjacent east of the site was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 080-08HR (case number 08-28MA).

The parcels southwest of the site along Longtown Road West were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 062-11HR (case number 11-14MA).

Zoning District Summary

The Rural Commercial District (RC) recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to

residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area/maximum density: Minimum lot area requirement: 22,000 square feet or as required by DHEC. Maximum density: there is no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RS-MD/RS-LD	Undeveloped/ Undeveloped
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU	Blythewood Middle School

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road and Longtown Road East. The site has little slope and is undeveloped except for a telecommunications tower. There are no sidewalks or streetlights along Rimer Pond Road and Longtown Road East. The surrounding area is primarily characterized by an institutional use, residential uses and undeveloped parcels. North of the site is a large lot residence. The parcels east of the site are part of a residential subdivision (SD13-13). West of the site is Blythewood Middle School. South of the site is undeveloped.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.25 miles northwest of the subject parcel in the Town of Blythewood. Records indicate that the parcel is in the City of Columbia’s water service area and located in Palmetto Utilities sewer service area.

Plans & Policies

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

Land Use and Character

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 option. Non-residential 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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

The 2014 SCDOT traffic count (Station # 705) located east of the subject parcel on Rimer Pond Road identifies 3,500 Average Daily Trips (ADT's). Rimer Pond Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Rimer Pond Road is currently operating at Level of Service (LOS) "A".

The 2014 SCDOT traffic count (Station # 713) located south of the subject parcel on Longtown Road East identifies 3,000 Average Daily Trips (ADT's). Longtown Road East is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Longtown Road East is currently operating at Level of Service (LOS) "A".

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

Conclusion

The subject property is located at a traffic junction and near institutional uses.

The intent of the RC District is to orient primarily to major traffic arteries or areas of commercial usage. Staff is of the opinion that the request is in compliance with the objective for commercial uses as outlined in the Suburban Future Land Use designation and the proposed rezoning would be consistent with the intentions of the 2014 Comprehensive Plan. Approval of the rezoning request would not be out of character with the existing, surrounding, development pattern and zoning districts for the area.

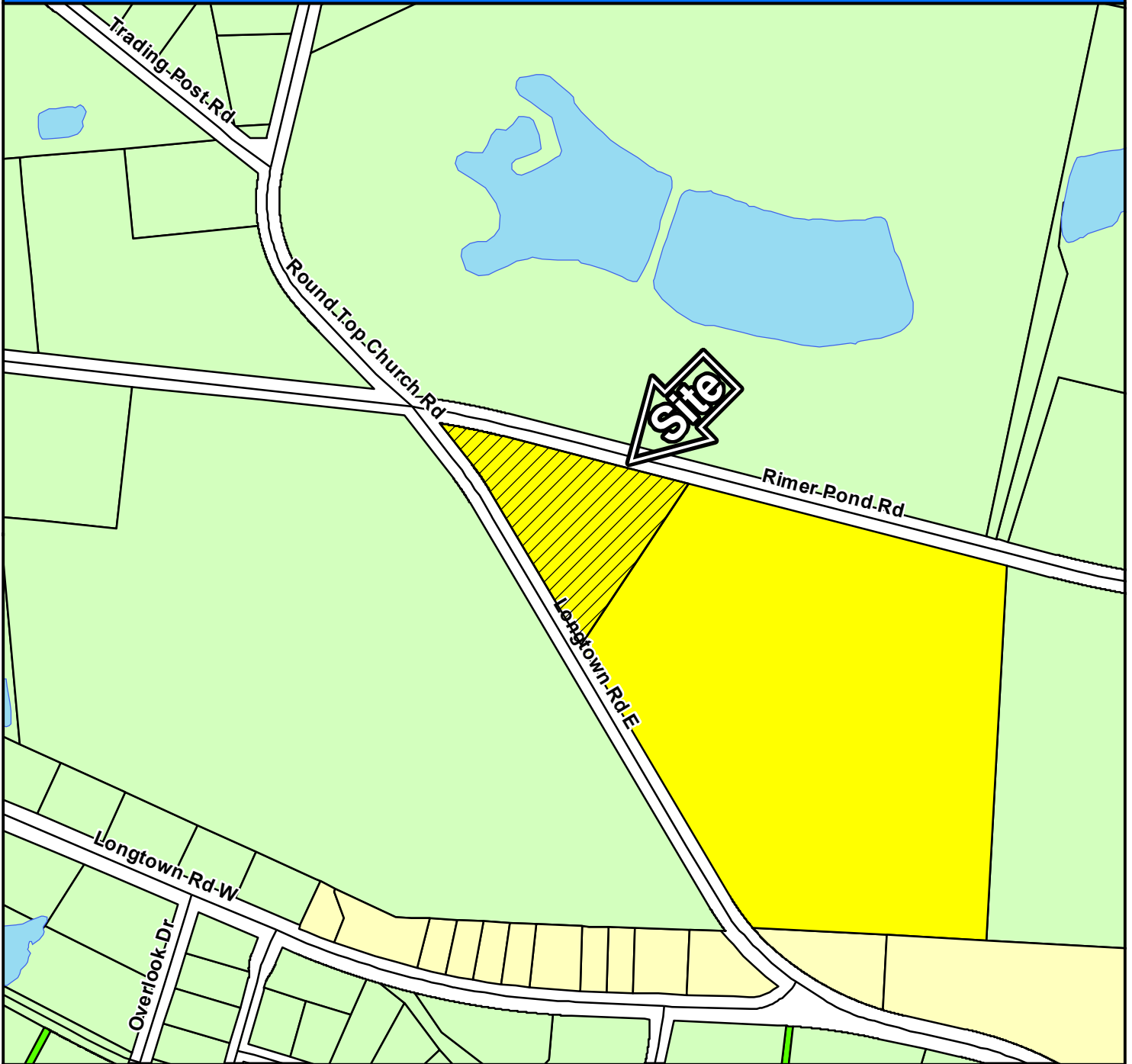
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

November 24, 2015.

Case 15-43 MA

RS-MD to RC

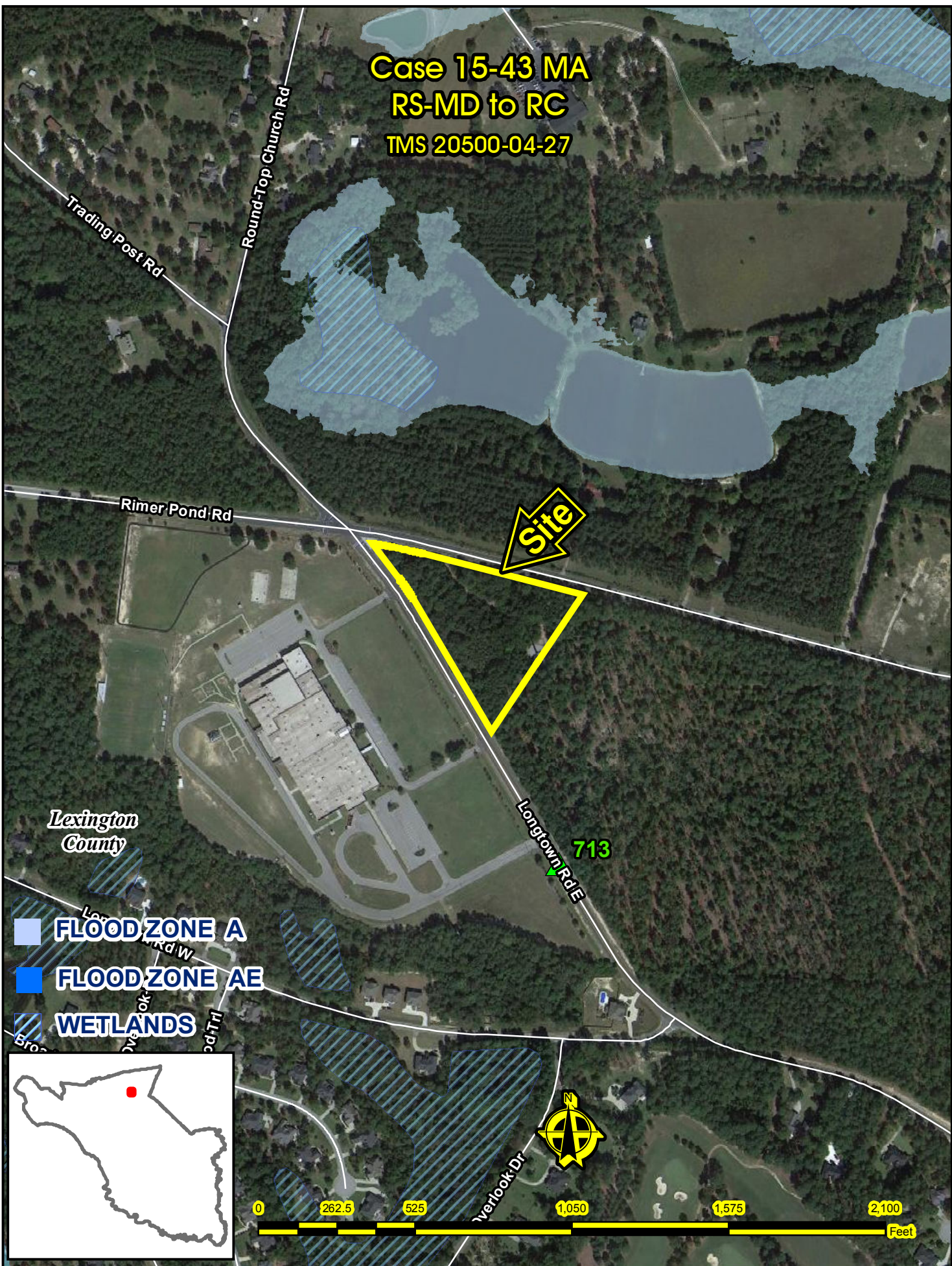


ZONING CLASSIFICATIONS

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



**Case 15-43 MA
RS-MD to RC
TMS 20500-04-27**



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

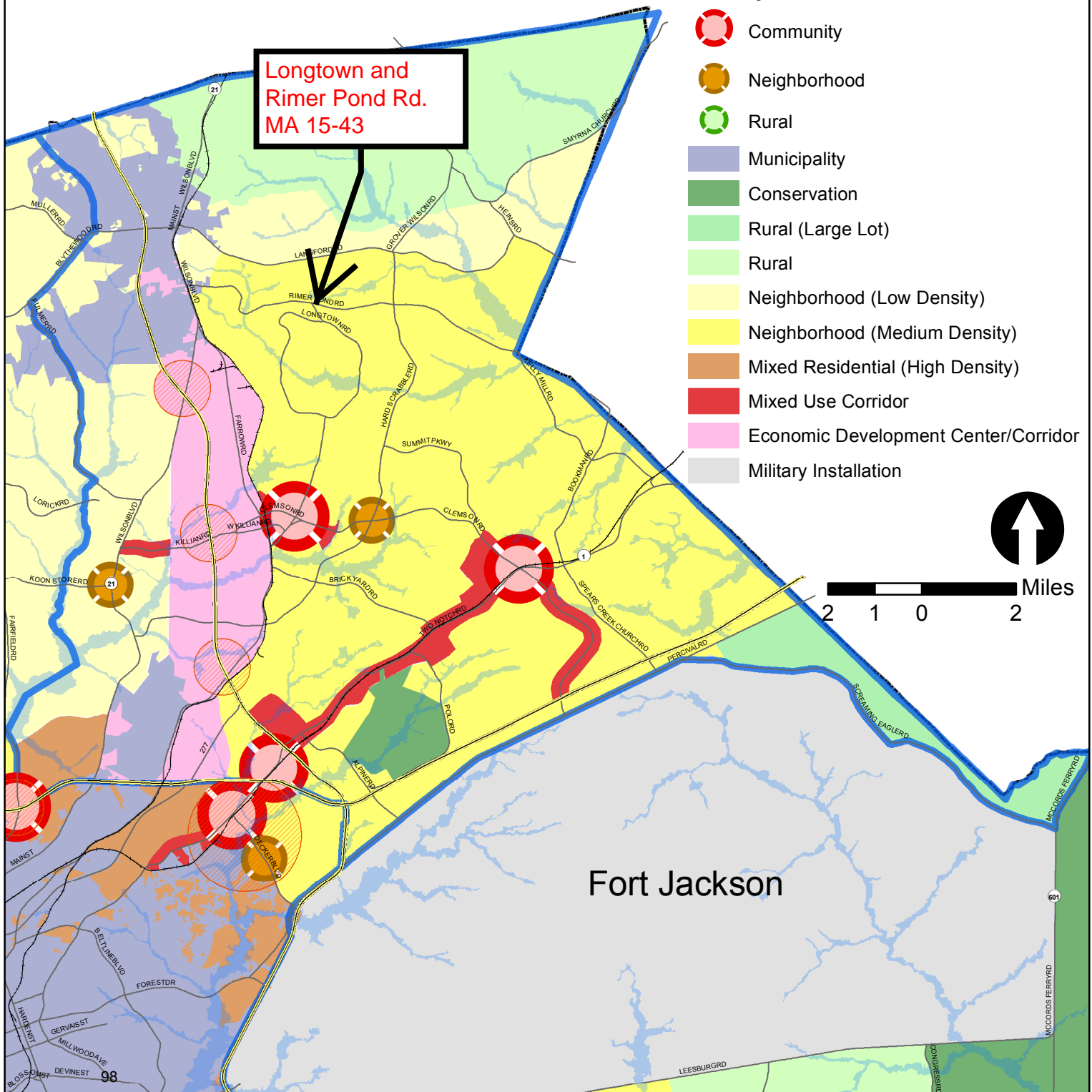


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



CASE 15-43 MA

From RS-MD to RC

TMS# R20500-04-27(Portion of) Rimer Pond Rd & Longtown Rd E



USE TYPES	RC
<u>Residential Uses</u>	
Continued Care Retirement Communities	SR
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
<u>Recreational Uses</u>	
Amusement Arcades	P
Athletic Fields	SR
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	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
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	SR
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SE
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	

Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related Services	P
Car and Light Truck Washes (See also Truck Washes)	SR
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
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
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical	P

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

Drive-Ins	
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P

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

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

Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
<u>Wholesale Trade</u>	
Flowers, Nursery Stock, and Florist Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Courier Services, Substations	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
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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 2, 2015
RC PROJECT: 15-44 MA
APPLICANT: Sean Heideman

LOCATION: 5209 Two Notch Rd

TAX MAP NUMBER: R14108-09-12
ACREAGE: 1 acre
EXISTING ZONING: OI
PROPOSED ZONING: GC

PC SIGN POSTING: October 23, 2015

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (2) b. 7.

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

Background

Zoning History

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

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: 16 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	OI	Auto Repair Services
<u>South:</u>	OI	Residence
<u>East:</u>	C-3	Strip Retail Development (Forest Acres)
<u>West:</u>	RS-MD	Residential

Discussion

Parcel/Area Characteristics

The site has frontage along Two Notch Road. The site has little slope and is undeveloped. There are sidewalks and some streetlights along this section of Two Notch Road. The surrounding area is primarily characterized by commercial and office uses along Two Notch Road and residential uses northwest of the site along Faye Avenue. Southeast of the site is a strip retail development. Southwest of the site is a residence. Northwest of the site is a residence. The parcel northeast of the site is a minor automobile repair shop.

Public Services

The Belvedere fire station (station number 11) is located on Blume Street, approximately .82 miles southwest of the subject parcel. Records indicate that the parcel is in the City of Columbia's water service area and located in East Richland County Public Service District sewer service area.

Plans & Policies

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

The 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.

Mixed Use Residential Future Land Use

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

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 105) located southwest of the subject parcel on Two Notch Road identifies 24,000 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "B".

The 2014 SCDOT traffic count (Station # 107) located northeast of the subject parcel on Two Notch Road identifies 21,600 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan since the proposed commercial use is supported when located along an existing commercial corridor. Approval of the rezoning request would be in character with the existing commercial development patterns and zoning districts southeast and northwest of the subject parcel.

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan.

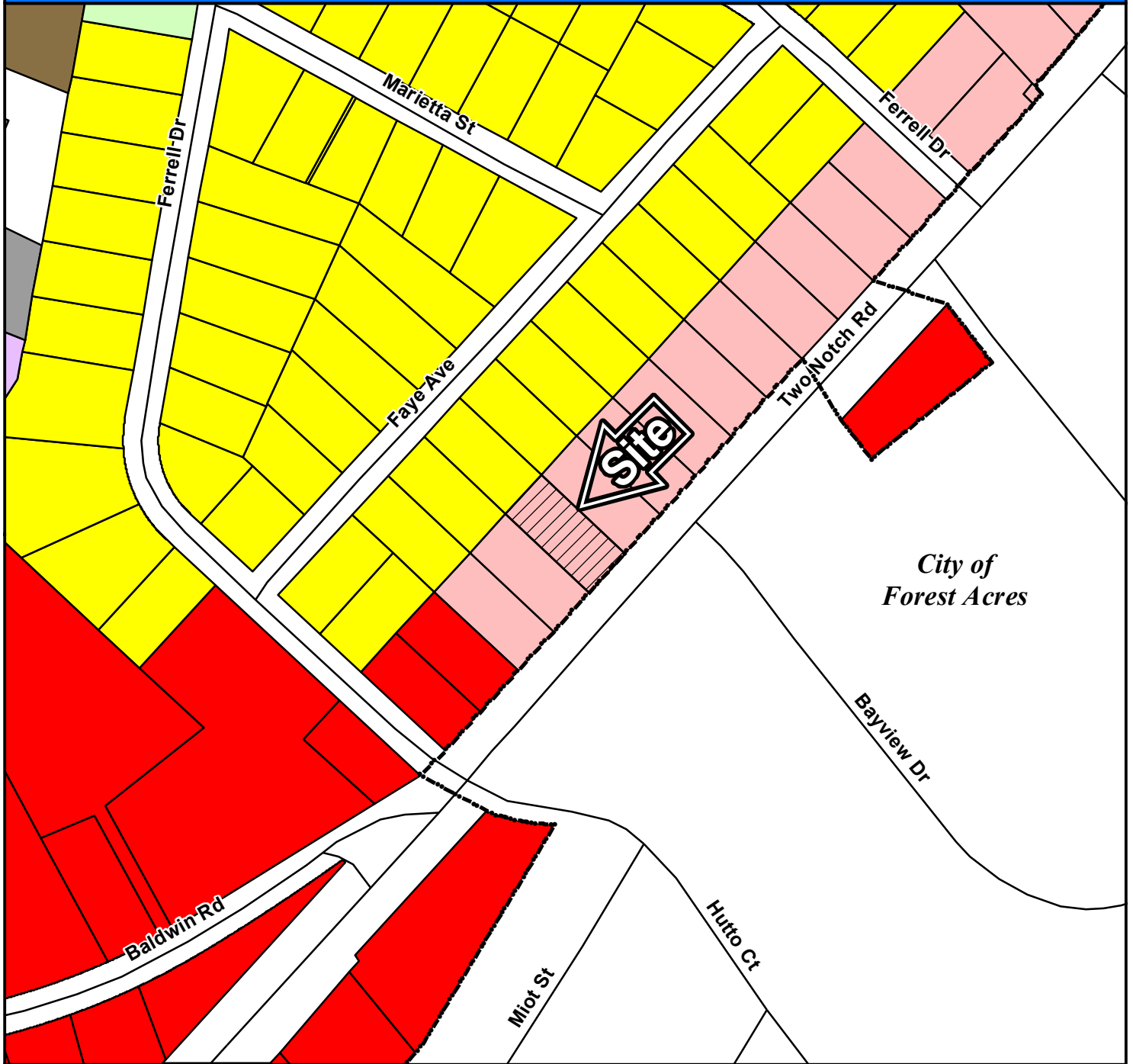
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

November 24, 2015.

Case 15-44 MA

OI to GC

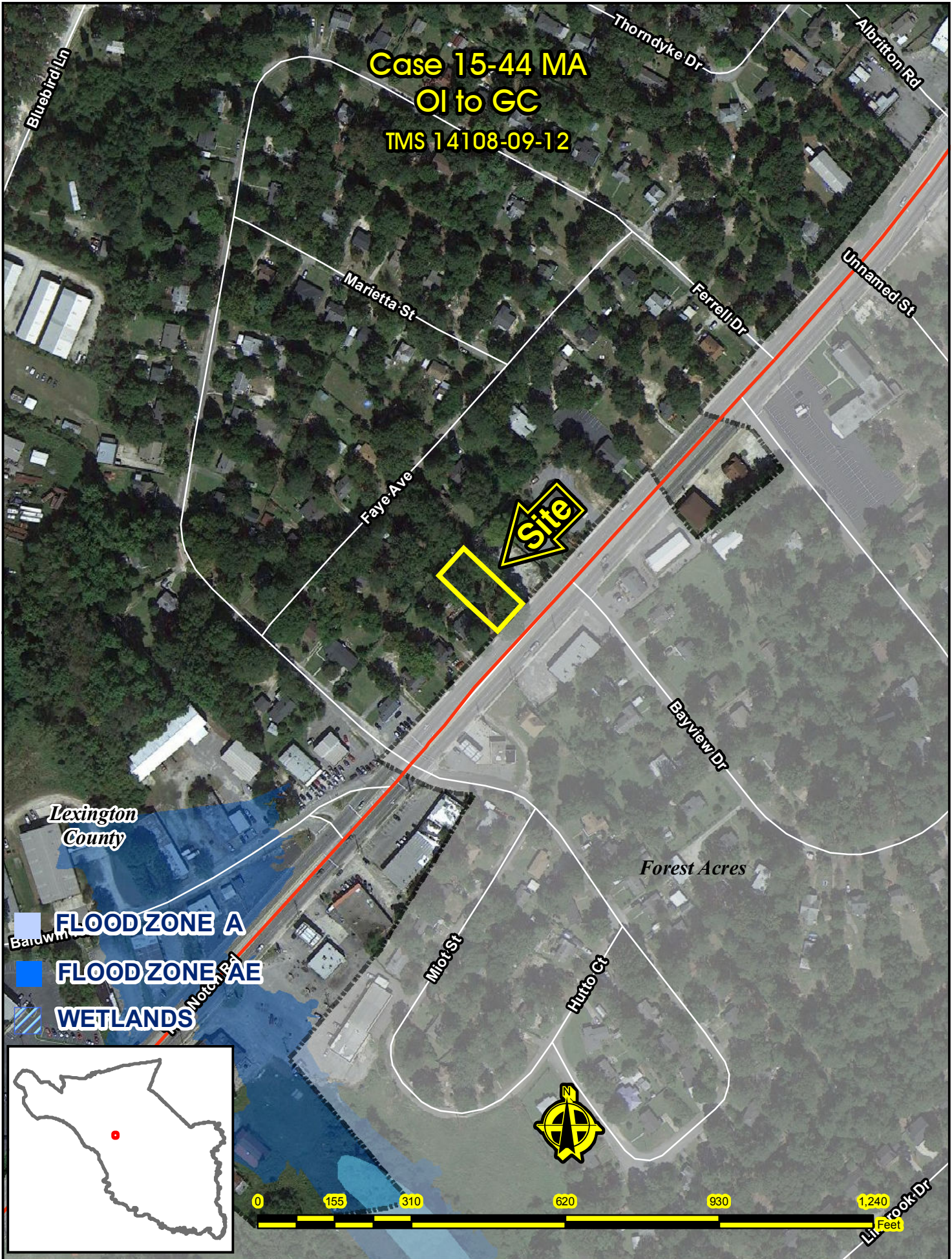


ZONING CLASSIFICATIONS

	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 15-44 MA
OI to GC
TMS 14108-09-12



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

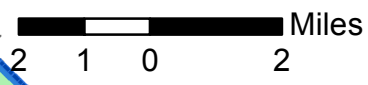
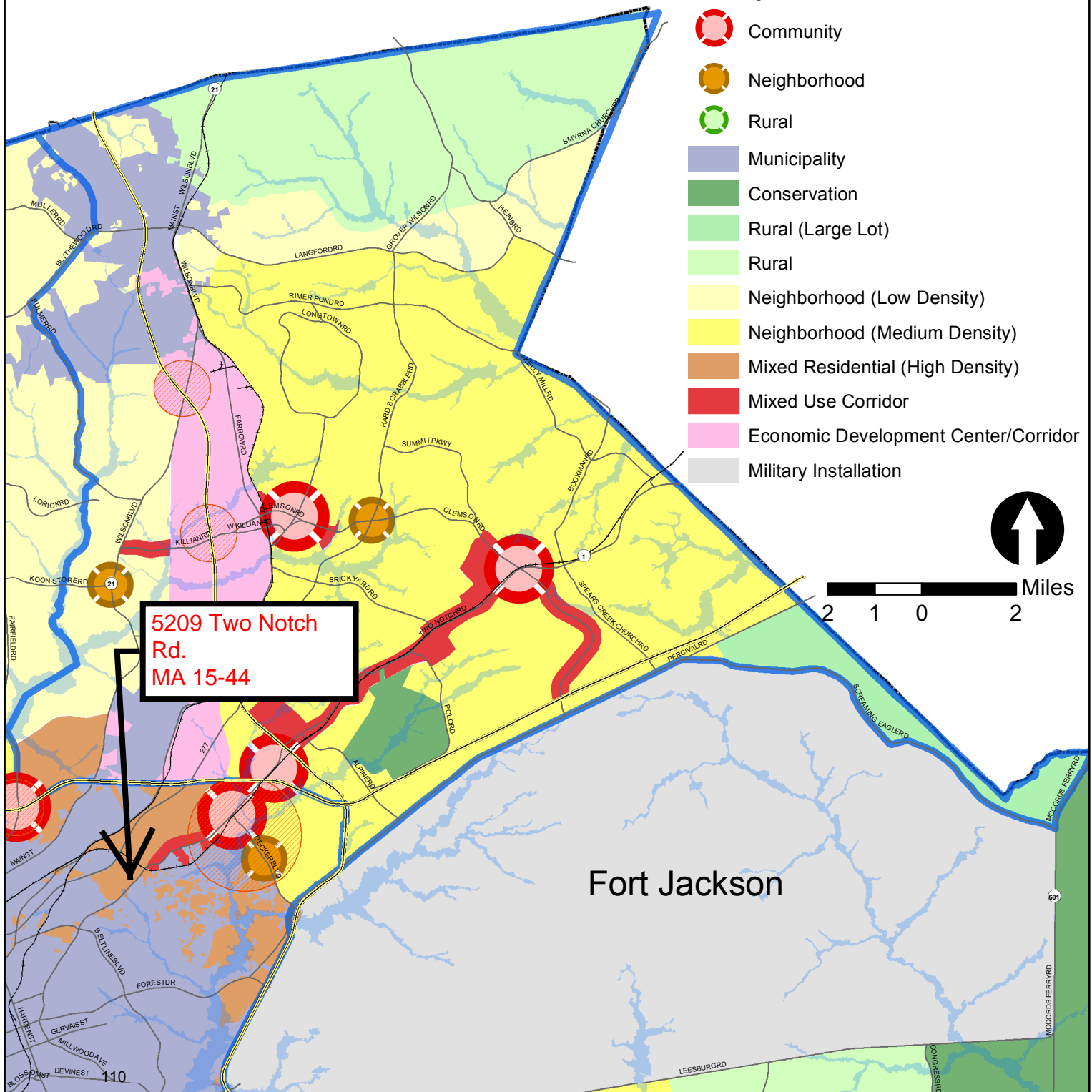


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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

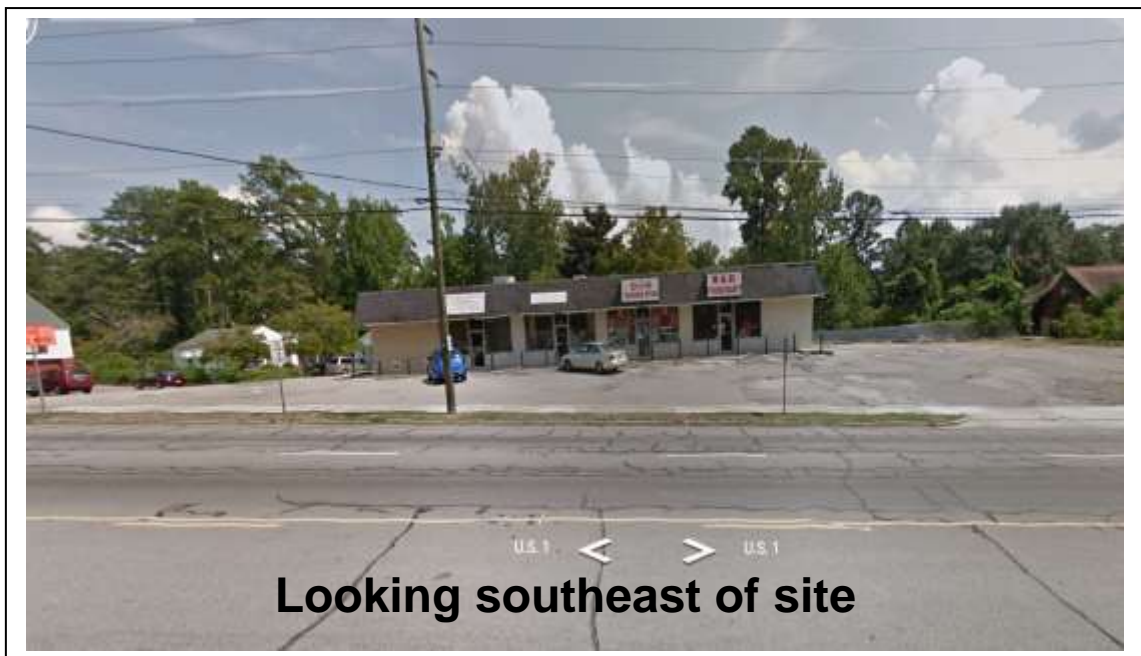


CASE 15-44 MA

From OI to GC

TMS# R14108-09-12

5209 Two Notch Road



RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING
September 22, 2015
7:00 PM**

Call to Order: Honorable Torrey Rush, Chair

Additions/Deletions to the Agenda: None.

Adoption of the Agenda: Approved unanimously.

Map Amendments:

Case # 15-34 MA, Tyson Reilly, RU to RS-E (202.56 acres), TMS # 23500-05-03, Heins Road: Council unanimously deferred the public hearing and the taking of any action until the October Zoning Public Hearing. [ACTION: PLANNING](#)

Case # 15-35 MA, Cynthia Weatherford, RS-HD to LI (1.3 acres), TMS # 16204-08-01, 2610 Harlem Street: Council unanimously deferred the public hearing and the taking of any action until the October Zoning Public Hearing. [ACTION: PLANNING](#)

Text Amendments: None.

Adjournment: Council adjourned at 7:03 p.m.



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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Fax (803) 576-2182
