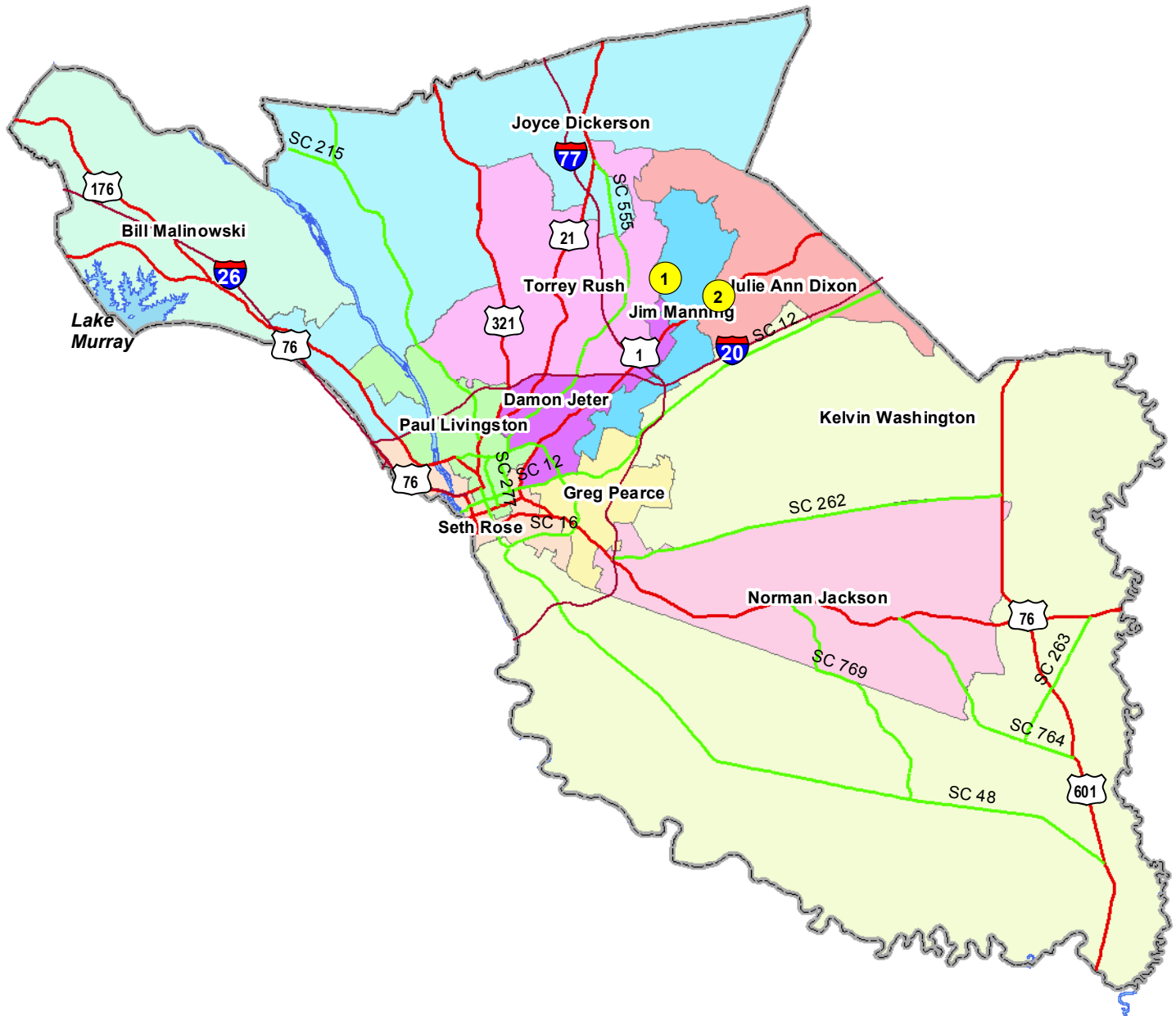


**RICHLAND COUNTY
PLANNING COMMISSION**



FEBRUARY 2, 2015

RICHLAND COUNTY PLANNING COMMISSION FEBRUARY 2, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-40 MA	Carl Parrott	20100-02-26	908 North Brickyard Rd	Manning
2. 14-41 MA	PGM Retail, LLC	22905-02-02	Mill Field Rd	Dixon

RICHLAND COUNTY PLANNING COMMISSION

Monday, February 2, 2015

Agenda

1:00 PM

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

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

PUBLIC MEETING CALL TO ORDERPatrick Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

ELECTION OF OFFICERS

PRESENTATION OF MINUTES FOR APPROVAL

December 2014 Minutes

ADOPTION OF THE AGENDA

ROAD NAMES [ACTION]

MAP AMENDMENTS [ACTION]

1. Case # 14-40 MA
Carl Parrott
RS-LD to OI (3.5 acres)
908 North Brickyard Rd
TMS# 20100-02-26
Page 1
2. Case # 14-41 MA
PGM Retail, LLC
HI to GC (18.04 acres)
Mill Field Rd.
TMS# 22905-02-02
Page 9

OTHER BUSINESS

COMPREHENSIVE PLAN UPDATE

DIRECTOR'S REPORT OF ACTION

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

ADJOURNMENT

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

TO: Planning Commission Members; Interested Parties

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

DATE: November 20, 2014

SUBJECT: December's Street Name(s) Approval Request

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

The proposed street name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 emergency road naming requirements.

Action Requested: The Planning Commission Board approval.

PROPOSED STREET NAME(S)	APPLICANT/CONTACT	DEVELOPEMENT NAME	PROPERTY TMS#	COUNCIL DISTRICT (HONORABLE)
1. Branch Creek Drive 2. Fly Cast Lane 3. Stone Fly Lane 4. Troutman Lane	Mike Dinkins, Civil Engineering of Columbia	Proposed Oaks at Branch Creek	R02416-01-017 R02509-04-02 & 03; R02412-02-02 & 06	Bill Malinowski (1)





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 2, 2015
RC PROJECT: 14-40 MA
APPLICANT: Carl Parrott

LOCATION: 908 North Brickyard Rd

TAX MAP NUMBER: R20100-02-26
ACREAGE: 3.5 Acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: OI

PC SIGN POSTING: January 14, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Low Density District (RS-1). With the adoption of the 2005 Land Development Code the RS-1 District was designated Residential Single-Family Low Density District (RS-LD).

A Special Exception for a Place of Worship was granted on March 3, 2010 for the subject property under Case Number 09-27MA

Zoning History for the General Area

A parcel west of the site was rezoned from RU to Residential Single-Family Medium Density District (RS-MD) in 2004 under ordinance number 010-04HR (case number 04-23MA).

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>	RS-LD	Residence/undeveloped
<u>South:</u>	RS-LD	Residence
<u>East:</u>	RS-LD	Residence
<u>West:</u>	RS-LD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along North Brickyard Road, has little slope, contains a place of worship and a single-family residential structure to the rear. North Brickyard Road is a two lane collector road, without sidewalks or streetlamps along this section. The immediate area is primarily characterized by residential uses with single-family residential subdivisions west and east.

Public Services

The subject parcel is within the boundaries of School District Two. Killian Elementary School is located .8 miles to the northwest of the subject parcel on Clemson Road.

The Killian fire station (number 27) is located 1.5 miles northwest of the subject parcel on Farrow Road. There are no fire hydrants located along this section of North Brickyard Road. Water is provided by the City of Columbia.

Plans & Policies

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

Objective: “Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.”

Non-Compliance: The site is not located at a traffic junction, nor is it located near commercial or office uses.

Proposed 2014 Comprehensive Plan

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

The proposed change also would not be appropriate when applying the proposed draft 2014 Richland County Comprehensive Plan recommendations. The Neighborhood Medium Density Future Land Use designation notes that nonresidential uses should be focused at primary arterial intersections, preferably within Neighborhood and Community Activity Centers, and should be designated to be easily accessible to surrounding neighborhoods via multiple transportation modes. Although the 2014 draft Comprehensive Plan has not been adopted, staff feels it is important to consider the draft plan’s recommendations where they may impact current decisions, given the amount of public input and long-range visioning that has recently occurred.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 445) located east of the subject parcel on North Brickyard Road identifies 11,600 Average Daily Trips (ADT's). North Brickyard Road is classified as a two lane collector, maintained by SCDOT with a design capacity of 8,600 ADT's. North Brickyard Road is currently operating at Level of Service (LOS) "F".

There are no planned or programmed improvements to North Brickyard Road, either through SCDOT or the County Penny Tax Program.

Conclusion

The subject property is surrounded on all four sides by residential development and residential zoning districts. North Brickyard Road is a ditch-to-ditch-designed, residential collector road intended to serve the needs of residential development. Although the site contains a place of worship, which is non-residential in nature, places of worship are allowed with Special Requirements and by Special Exception in residential districts, as they provide services for the community, similar to schools, parks and libraries.

Staff is of the opinion, that were the site to be rezoned, doing so would set a precedent for additional rezoning applications nearby and could serve to the detriment of the established residential nature of this community by allowing for more non-residential uses in proximity. Furthermore, the proposed request is not in compliance with the recommendations of the Comprehensive Plan, as it is not located near commercial and office uses or a traffic junction.

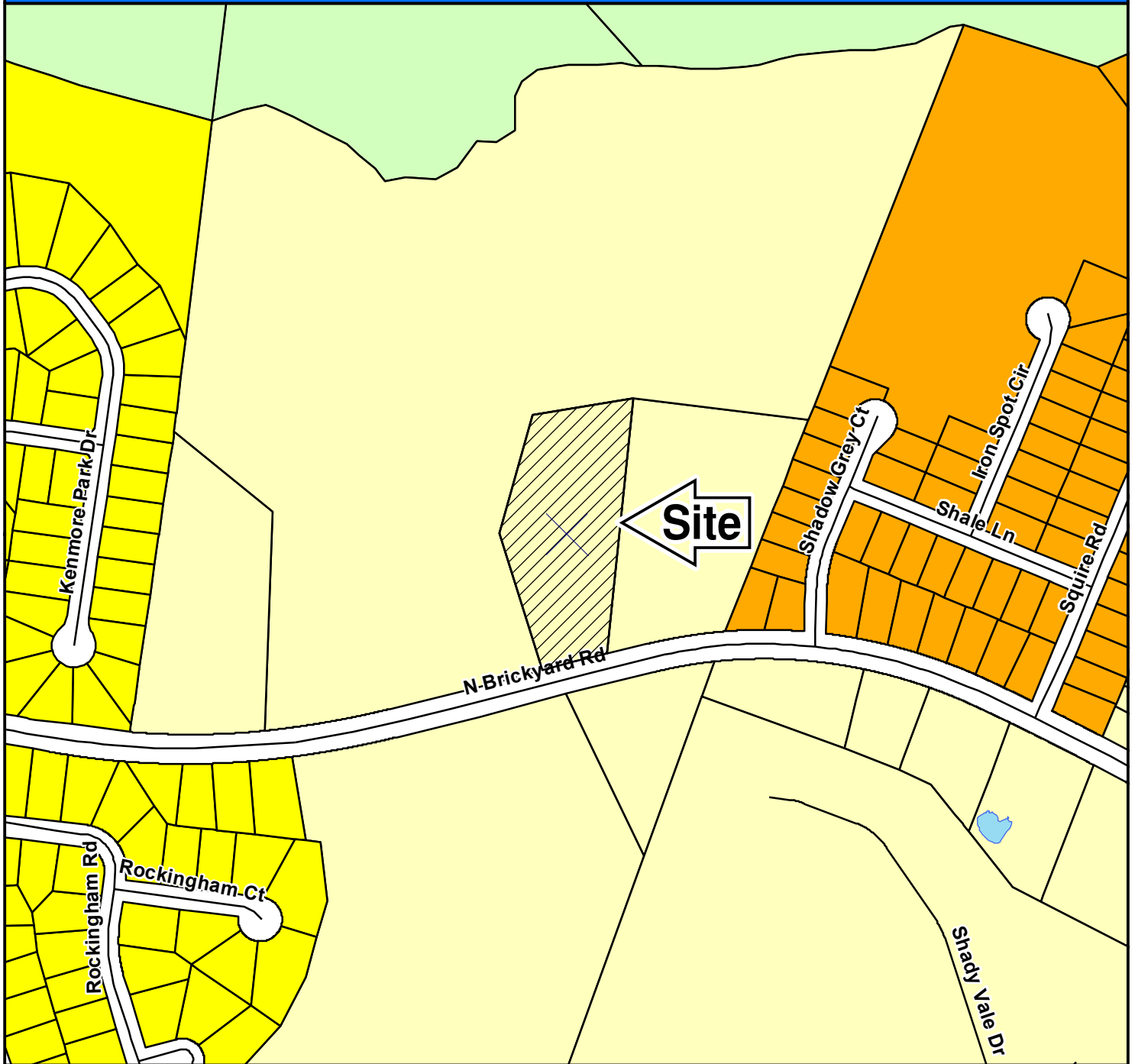
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

February 24, 2015.

Case 14-40 MA

RS-LD to OI

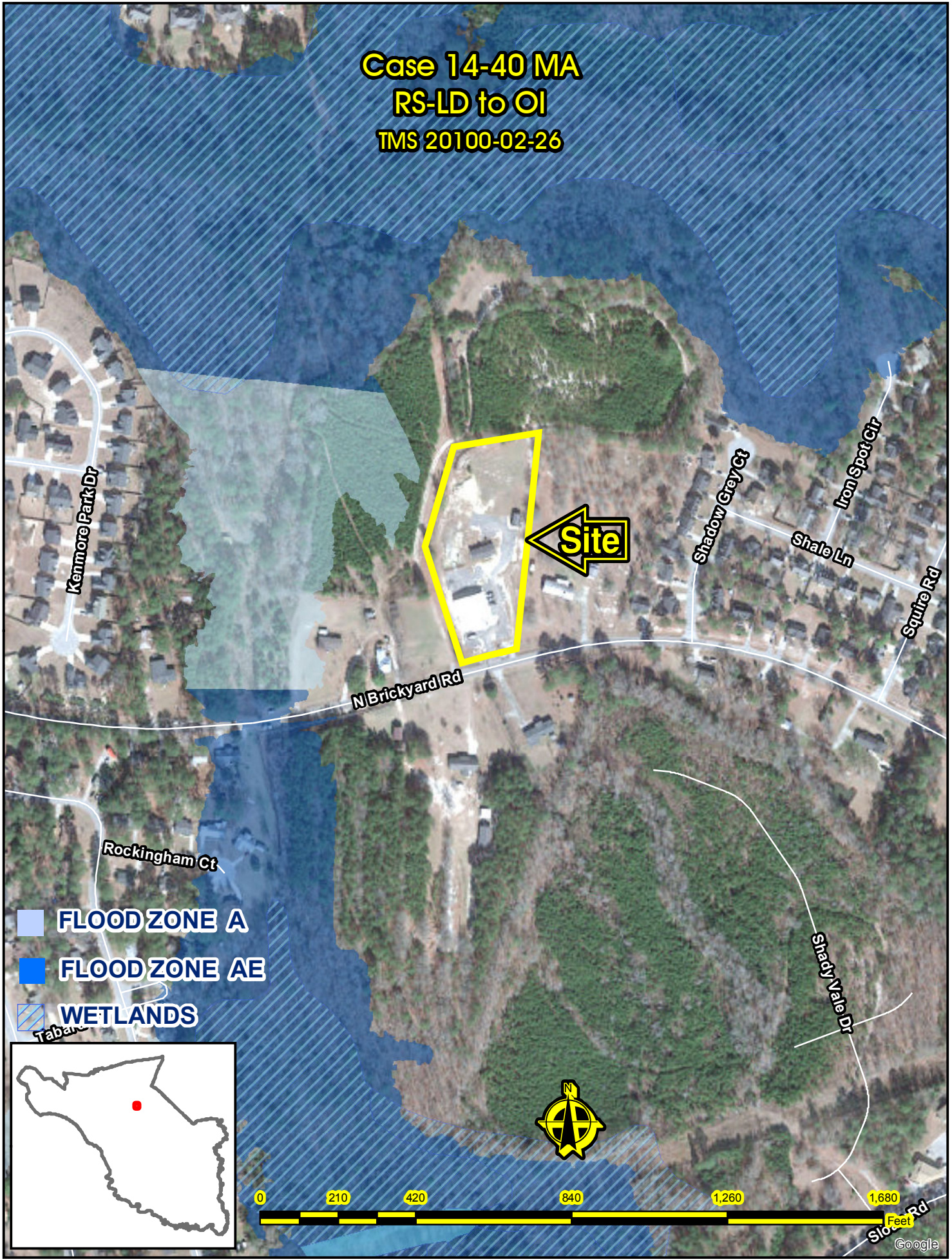





ZONING CLASSIFICATIONS

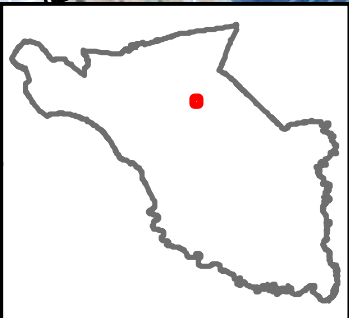
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 14-40 MA
RS-LD to OI
TMS 20100-02-26**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 14-40 MA

From RS-LD to OI

TMS# R20100-02-26

908 North Brickyard Rd



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
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	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

[Type text]

Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Kennels	SR
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
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: February 2, 2015
RC PROJECT: 14-41 MA
APPLICANT: PGM Retail, LLC

LOCATION: Mill Field Road

TAX MAP NUMBER: R22905-02-02
ACREAGE: 18.04
EXISTING ZONING: HI
PROPOSED ZONING: GC

PC SIGN POSTING: January 14, 2015

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code the M-2 District was designated Heavy Industrial District (HI).

Zoning History for the General Area

The Light Industrial District (LI) parcel west of the subject parcel with frontage on Woodley Way was approved under Ordinance No. 023-14HR (case number 14-007MA).

The General Commercial District (GC) parcels west of the subject parcel with frontage on North Brickyard Road were approved under Ordinance No. 057-12HR (case number 12-026MA).

The Heavy Industrial District (HI) parcels east of the subject parcel with frontage along Sparkleberry Lane Extension were approved for the proposed zoning change from HI to GC (case number 14-038MA).

The Residential Single-family Medium Density District (RS-MD) parcel at the corner of North Springs Road and Mill Field Road has proposed a change from RS-MD to Neighborhood Commercial District (NC) under case number 14-035MA.

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: 288 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Single-Family Residential Homes
<u>South:</u>	GC/M-1	Restaurants/Retail Uses
<u>East:</u>	HI/GC	Offices/Warehouse Self Storage Annex
<u>West:</u>	HI/HI	Cement Production/Warehouse

Discussion

Parcel/Area Characteristics

The parcel only has frontage along Mill Field Road. Along the southernmost boundary of the property is a railroad track with associated right of way. The parcel is undeveloped, mostly wooded, with very little slope. There are no sidewalks or streetlights along this section of Mill Field Road. The immediate and surrounding areas are primarily characterized by commercial and industrial uses with residential uses north of the site. The surrounding parcels are zoned Residential Single-family Medium Density (RS-MD) District, Light Industrial (M-1) District, Heavy Industrial District (HI) and GC District.

The County’s Economic Development Director was contacted regarding this application and indicated that GC would be more suitable at this location.

Public Services

The subject parcels are within the boundaries of School District Two. Spring Valley High School is .19 miles south west of the subject parcels on Sparkleberry Lane. Water would be provided by the City of Columbia and sewer would be provided by East Richland County Public Service District. There is a fire hydrant west of the subject parcels on Mill Field Road. The Sandhill fire station (station number 21) is located on Sparkleberry Lane, approximately .58 miles south of the subject parcels.

Plans & Policies

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

Priority Investment Area

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

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

2014 Comprehensive Plan

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

Land Use and Character

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

Desired Development Pattern

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

Staff believes that the proposed change would also comply with the proposed 2014 Richland County Comprehensive Plan recommendations. Although the 2014 draft Comprehensive Plan is in the process of adoption by County Council, staff feels it is important to consider the plan’s recommendations where they may impact current decisions, given the amount of public input and long-range visioning that has recently occurred.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 492) located north of the subject parcel on North Springs Road identifies 12,200 Average Daily Trips (ADT’s). This segment of North Springs Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. North Springs Road is currently operating at Level of Service (LOS) “F”.

The 2013 SCDOT traffic count (Station # 117) located southwest of the subject parcel on Two Notch Road identifies 30,800 Average Daily Trips (ADT’s). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. This segment of Two Notch Road is currently operating at Level of Service (LOS) “C”.

Intersection improvements are planned at North Springs Road and Risdon Way, North Springs Road and Harrington Road, and North Springs Road and Clemson Road/Rhame Road as part of the County’s Transportation Penny program.

There are no planned improvements for Two Notch Road or Mill Field Road in this area, either through SCDOT or the County Penny Tax program.

Conclusion

This area is unique from the perspective that the surrounding properties are zoned RS-MD and HI and have developed over the years with heavy and light industrial uses to the west and residential uses to the north. Because of this unique geographic location, staff is of the opinion that this parcel could serve as a transitional piece between the industrial uses west of the site and the residential uses north of the site.

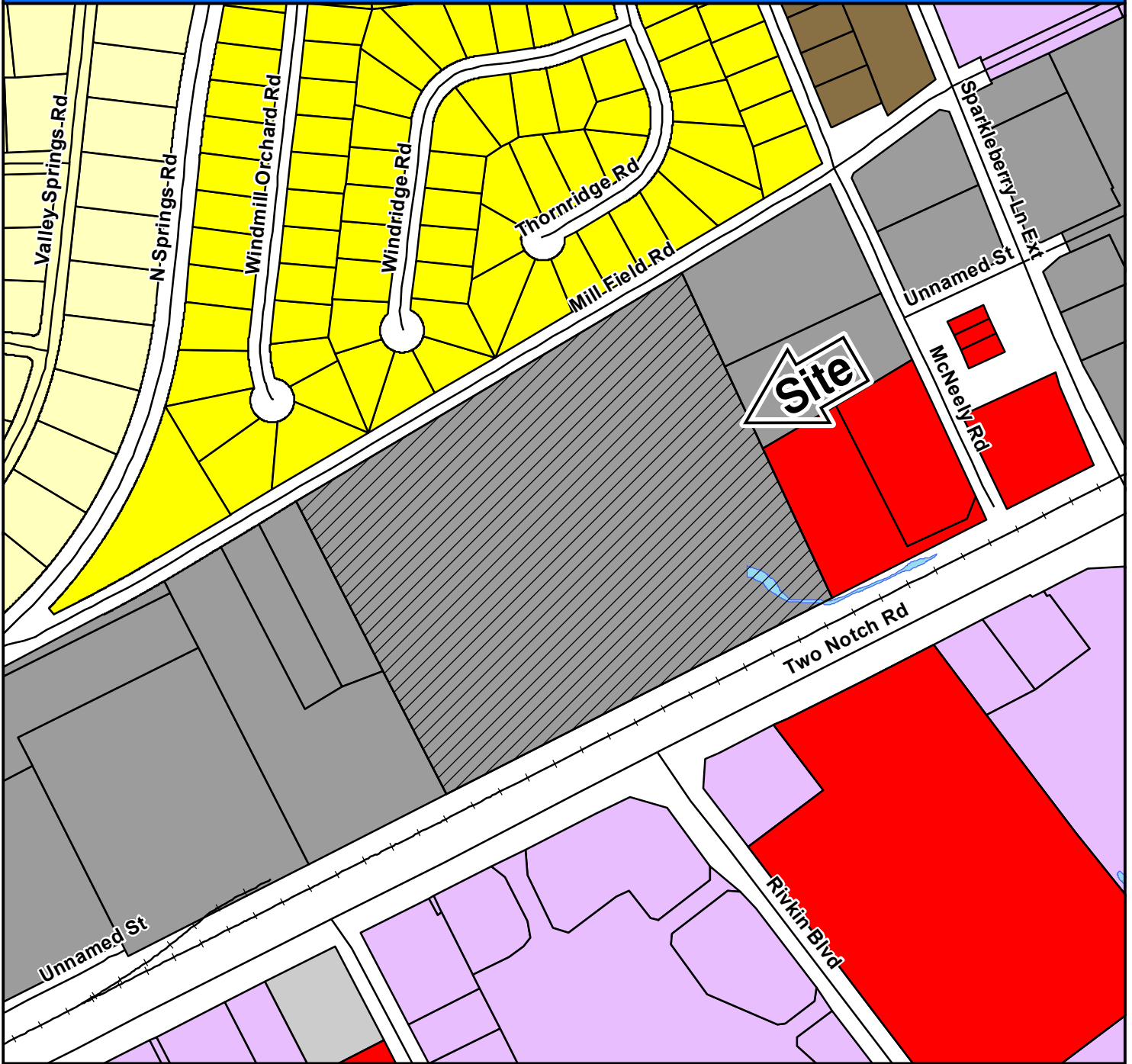
Staff believes that the proposed rezoning would be consistent with the recommended intent of the Comprehensive Plan for commercial as outlined in the Suburban Priority Investment Area Land Use designation.

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
























Zoning Public Hearing Date

February 24, 2015,

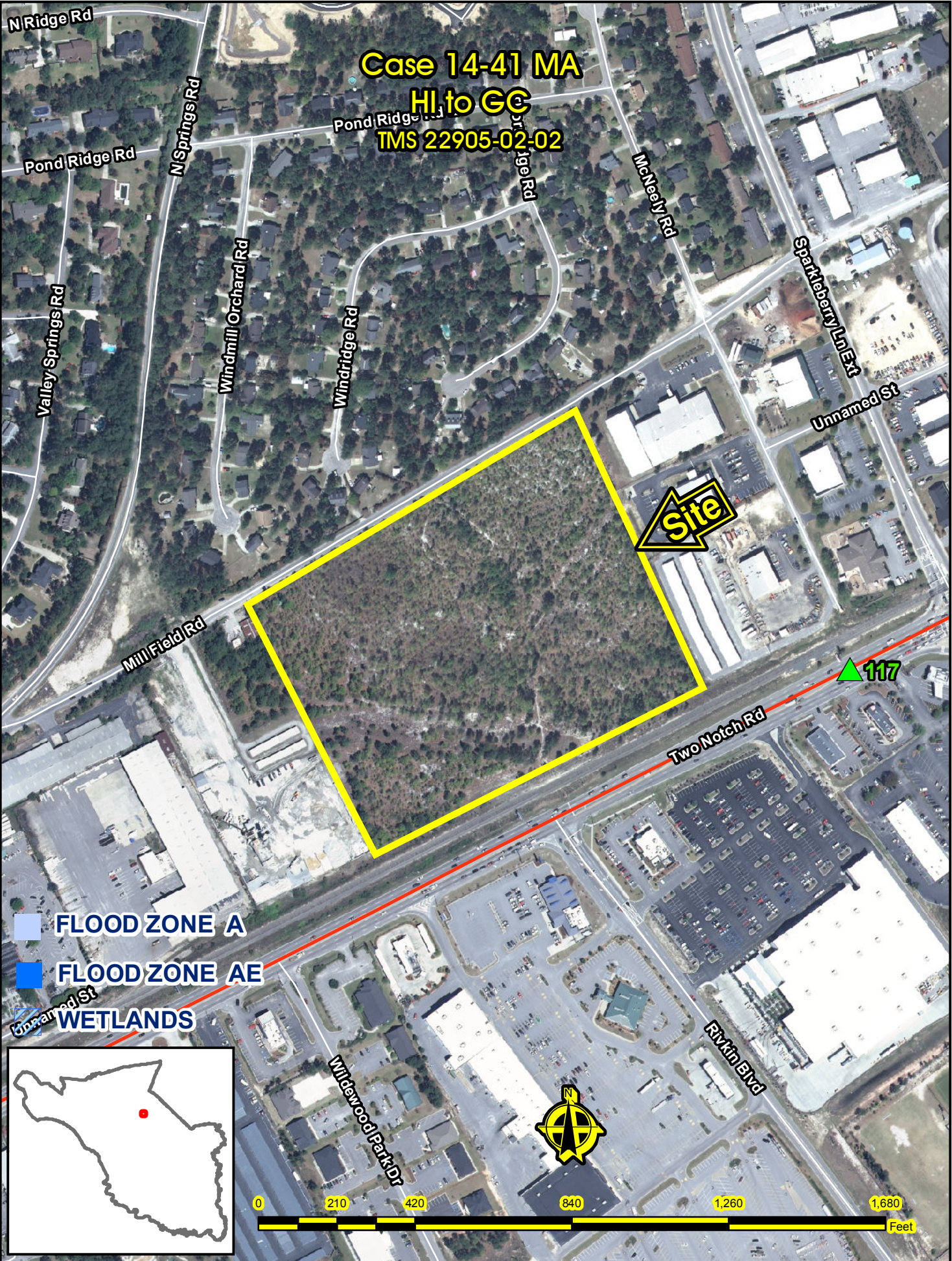
Case 14-41 MA HI to OI



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 14-41 MA

From HI to GC

R22909-02-02

Mill Field Road



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

USE TYPES	GC
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Home Occupations	SR
Swimming Pools	SR
Yard Sales	SR
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

Country Clubs with Golf Courses	SR
Dance Studios and Schools	P
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
Skating Rinks	P
Swim and Tennis Clubs	P
Swimming Pools	SR
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (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
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P

Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Body Piercing Facilities	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Hotels and Motels	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, 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
Motion Picture Production/Sound Recording	P
Office Administrative and Support	P

Services, Not Otherwise Listed	
Pet Care Services (Excluding Veterinary Offices and Kennels)	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, 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
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	P

Otherwise Listed	
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
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
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
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P

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

Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Paper and Paper Products	P
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

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

December 16, 2014

7:00 PM

Call to Order: Honorable Norman Jackson, Chair

Additions/Deletions to the Agenda: None.

Adoption of the Agenda: Approved unanimously.

Map Amendments:

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

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

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

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

Text Amendments:

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

Comprehensive Plan:

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

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



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