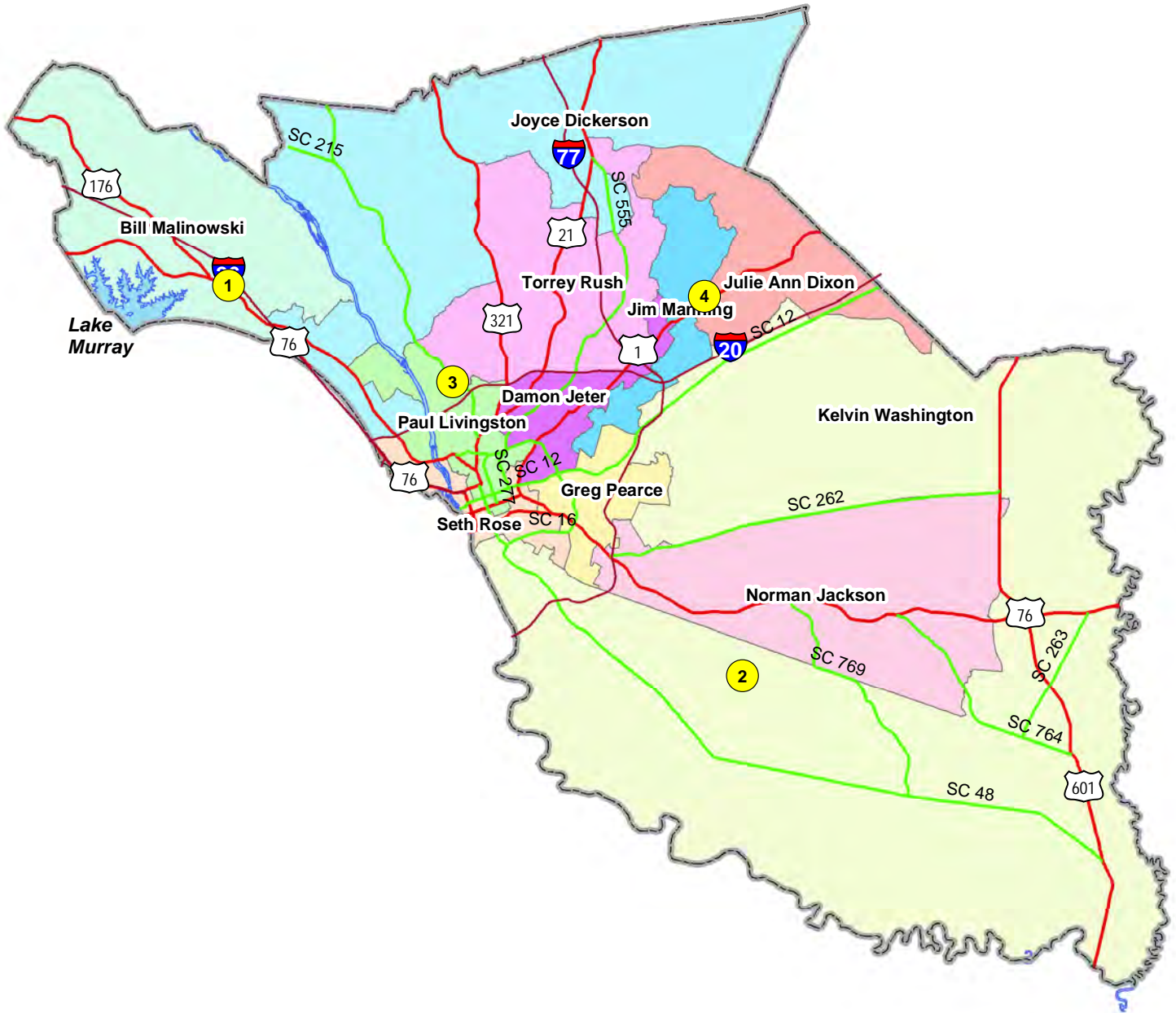


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



APRIL 22, 2014

*RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING
APRIL 22, 2014*



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-02 MA	Noralba Hurtado	03300-06-10	10356 Broad River Rd.	Malinowski
2. 14-03 MA	Preston Young	21615-04-26	Cabin Creek Rd.	Washington
3. 14-06 MA	Jimmy Derrick	09401-06-09	6405 Monticello Rd.	Livingston
4. 14-07 MA	W.D. Morris	22804-04-10	Two Notch & Brickyard Rds.	Dixon



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, April 22, 2014
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

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

CALL TO ORDERHonorable Norman Jackson
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 14-02 MA
Noralba Hurtado
RU to GC (.45 acres)
10356 Broad River Rd.
TMS# 03300-06-10 **[FIRST READING]**
Planning Commission Approved 7-0
Page 1

2. Case # 14-03 MA
Preston Young
RU to OI (1.5 acres)
Cabin Creek Rd.
TMS# 21615-04-26 **[FIRST READING]**
Planning Commission Approved 6-1
Page 15

3. Case # 14-06
Jimmy Derrick
RS-MD to NC (3.83 acres)
6405 Monticello Rd.
TMS# 09401-06-09 **[FIRST READING]**
Planning Commission Approved 7-0
Page 25

4. Case # 14-07
W.D. Morris
GC to LI (3.2 acres)
Two Notch Rd. & Brickyard Rd.
TMS# 22804-04-10 **[FIRST READING]**
Planning Commission Approved 7-0
Page 35

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B), STANDARDS; PARAGRAPH (1); SUBPARAGRAPH H; SO AS TO INCLUDE BROWN AND DARK GREEN POLES.

[FIRST READING] Planning Commission Approved 7-0
Page 43

2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; SO AS TO ONLY ALLOW SHIPPING CONTAINERS AS AN ACCESSORY USE IN THE LI (LIGHT INDUSTRIAL) AND HI (HEAVY INDUSTRIAL) ZONING DISTRICTS.

[FIRST READING] Planning Commission Denied 6-2
Page 45

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 3, 2014
RC PROJECT: 14-02 MA
APPLICANT: Noralba Hurtado

LOCATION: Broad River Road

TAX MAP NUMBER: R03300-06-10
ACREAGE: .45
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: February 06, 2014

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 west of the site were rezoned from RU to C-3 under Ordinance Number 052-03HR (case number 03-057MA). The parcels have been annexed into the Town of Irmo.

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: 7 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residences/Agricultural
<u>South:</u>	RU	Agricultural
<u>East:</u>	RU	Residences/Agricultural
<u>West:</u>	RU/GC	Restaurant/Undeveloped (Town of Irmo)

Discussion

Parcel/Area Characteristics

The parcel has two hundred and eighty (286) feet of frontage along Broad River Road and minimal screening or vegetation. The parcel contains a non-residential, commercially-designed structure with three garage doors and a small office that is operating as a non-conforming minor automobile repair shop (JCA Auto Repair). Broad River Road is a two lane minor arterial road without sidewalks or streetlamps. The immediate area is primarily characterized by scattered, low density, farm-based residential, commercial and agricultural uses.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five (5). H.E. Corley Elementary School is located .77 miles southwest of the site on Chadford Road. Water and sewer is provided by the City of Columbia. There is a fire hydrant located along Broad River Road at the intersection of Koon Road and Broad River Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately .88 miles west of the subject parcel.

Plans & Policies

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

Compliance: The subject property is located at the intersection of Broad River Road and Koon Road and is surrounded by commercial and farm-based residential/agricultural uses. The proposed zoning is in compliance with the recommended objective for Suburban commercial/office activities in the Comprehensive Plan, as the site is located at a traffic junction where existing commercial and of fice uses are located. The proposed zoning would not encroach upon any established residential areas.

Traffic Impact

The 2012 SCDOT traffic count (Station # 147) located east of the subject parcel on Broad River Road identifies 18,800 Average Daily Trips (ADT’s). Broad River Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Broad River Road is currently operating at Level of Service (LOS) “F”.

There are no planned or programmed improvements for this section of Broad River Road.

Conclusion

The proposed request is in compliance with the recommendations of the Comprehensive Plan as it is situated in the vicinity of commercial uses and zoning districts. The requested zoning is in character with the zoning or existing uses of the adjacent parcels.

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

Zoning Public Hearing Date

March 25, 2014

Planning Commission Action

At their meeting of **March 3, 2014** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed amendment** for **RC Project # 14-02 MA**.

Case 14-02 MA

RU to GC



ZONING CLASSIFICATIONS

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

Case 14-02 MA
RU to GC
TMS 03300-06-10

Irmo

Site

26

I26E I26W

I26

I26

Nature Creek Trl
Caedmons Creek Dr
Abbey Ct
Poet Walk



Farming Creek Rd

Calvin Koon Rd

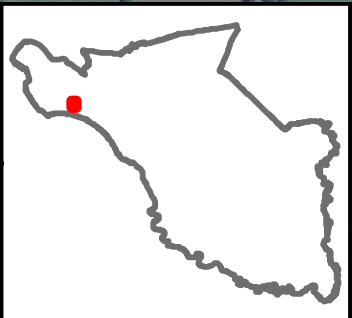
Koon Rd

Broad River Rd

James Ballentine Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

 147



CASE 14-01 MA

From RU to GC

TMS# 03300-06-10

10356 Broad River 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
Battling 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,	SR

Appliance and Electronics	
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 03300-06-10 FROM RU (RURAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 03300-06-10 from RU (Rural District) zoning to GC (General Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: March 25, 2014
2nd Public Hearing: April 22, 2014 (tentative)
First Reading: April 22, 2014 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 3, 2014
RC PROJECT: 14-03 MA
APPLICANT: Preston Young

LOCATION: Cabin Creek Road and Horrell Hill Road

TAX MAP NUMBER: R21615-04-26
ACREAGE: 1.5
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: February 06, 2014

Staff Recommendation

Disapproval

Background

Zoning History

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

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	Residence
<u>South:</u>	RU	Hopkins Elementary School/Residence
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Residence/Magistrates Office

Discussion

Parcel/Area Characteristics

The site is located near the intersection of Lower Richland Boulevard, Horrell Hill Road and Cabin Creek Road. The parcel has three hundred and seven (307) feet of frontage along Cabin Creek Road, little-to-no slope and scattered residential vegetation. The parcel also has two hundred and twenty one (221) feet of frontage along Horrell Hill Road. The parcel contains a non-residential structure and two residential structures that are unoccupied. Cabin Creek Road is a two lane collector road with sidewalks along the southern side near the School and scattered streetlamps along this section. Horrell Hill Road is a two lane collector road with sidewalks along the eastern side. The immediate area is primarily characterized by residential uses with the institutional use (Hopkins Elementary) south of the site and the Magistrates office located to the west. Otherwise, located to the north, west and east of the subject parcel are single family residential properties.

Public Services

The subject parcel is within the boundaries of Richland School District One. Hopkins Elementary School is south of the site on Cabin Creek Road. Water is provided by well and sewer is provided by septic. There are no fire hydrants located along Horrell Hill Road or Cabin Creek Road. The Hopkins fire station (station number 23) is located on Clarkson Road, approximately 2.2 miles southeast of the subject parcel.

Plans & Policies

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

Objective: Commercial/Office activities should be located at major traffic junctions where existing commercial and office uses are located and not encroach or penetrate established residential areas. Small scale agricultural related commercial uses, located on-site with residences, are appropriate provided adequate buffering/setbacks are available and the commercial use is in character with the area.

Non-Compliance: The proposed zoning is not in compliance with the recommended objective for rural commercial/office activities in the Comprehensive Plan. The subject property is located at the intersection of Cabin Creek Road and Horrell Hill Road, near the intersection of Lower Richland Boulevard and Cabin Creek Road. However, these roads are designated as collector roads and would not be considered a major intersection. The requested zoning is not in character with the surrounding zoning of the adjacent parcels and developments.

Traffic Impact

The 2012 SCDOT traffic count (Station # 405) located south of the subject parcel on Lower Richland Boulevard identifies 1,900 Average Daily Trips (ADT's). Lower Richland Boulevard is classified as a two lane undivided 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”.

The 2012 SCDOT traffic count (Station # 407) located east of the subject parcel on Cabin Creek Road identifies 1,200 Average Daily Trips (ADT's). Cabin Creek Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Cabin Creek Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for this section of Lower Richland Boulevard and/or Cabin Creek Road.

Conclusion

The proposed request is not in compliance with the recommendations of the Comprehensive Plan as it is not located at a major intersection. The requested zoning is not in character with the surrounding zoning of the adjacent parcels and developments.

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

Zoning Public Hearing Date

March 25, 2014

Planning Commission Action

At their meeting of **March 3, 2014** the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:




























- The area is already institutional in nature

The PC recommends the County Council **approve the proposed Amendment** for **RC Project # 14-03 MA**.

Case 14-03 MA RU 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 14-03 MA
RU to OI
TMS 21615-04-26**



CASE 14-03 MA

From RU to OI

TMS# 21615-04-26

Cabin Creek 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		P
Dormitories	SE	Orphanages	P
Multi-Family, Not Otherwise Listed	P	Places of Worship	P
Single-Family, Zero Lot Line, Common	SR	Post Offices	P
Single-Family, Zero Lot Line, Parallel	SR	Schools, Administrative Facilities	P
Fraternity and Sorority Houses	P	Schools, Business, Computer and Management Training	P
Group Homes (10 or More)	SE	Schools, Fine Arts Instruction	P
Rooming and Boarding Houses	SE	Schools, Junior Colleges	P
Special Congregate Facilities	SE	Schools, Including Public and Private, Having a Curriculum Similar to those Given in Public Schools)	P
Athletic Fields	P	Schools, Technical and Trade (Except Truck Driving)	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Dance Studios and Schools	P	Advertising, Public Relations, and Related Agencies	P
Martial Arts Instructional Schools	P	Automatic Teller Machines	P
Physical Fitness Centers	P	Automobile Parking (Commercial)	P
Ambulance Services, Transport	P	Banks, Finance, and Insurance Offices	P
Auditoriums, Coliseums, Stadiums	P	Barber Shops, Beauty Salons, and Related Services	P
Colleges and Universities	P	Computer Systems Design and Related Services	P
Community Food Services	P	Clothing Alterations/Repairs; Footwear Repairs	P
Courts	P	Construction, Building, General Contracting, without Outside Storage	P
Government Offices	P	Construction, Special Trades, without	P
Hospitals	P		
Individual and Family Services, Not Otherwise Listed	P		
Libraries	P		
Museums and Galleries	P		
Nursing and Convalescent Homes	P		

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

Outside Storage		
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)		SR
Operated in Connection with Veterinary Services)		
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
Convenience Stores (with Gasoline Pumps)		P
Convenience Stores (without Gasoline Pumps)		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

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

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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 21615-04-26 FROM RU (RURAL DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 21615-04-26 from RU (Rural District) zoning to OI (Office and Institutional District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: March 25, 2014
2nd Public Hearing: April 22, 2014 (tentative)
First Reading: April 22, 2014 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: April 7, 2014
RC PROJECT: 14-06 MA
APPLICANT: Jimmy Derrick

LOCATION: 6405 Monticello Road

TAX MAP NUMBER: 09401-06-09
ACREAGE: 3.83 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: NC

PC SIGN POSTING: March 10, 2014

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of a previous zoning request under case 13-37MA from RS-MD to GC. That case was withdrawn.

Zoning History for the General Area

The Commercial District (CC-3) parcels north of the site were rezoned from GC to CC-3 under Ordinance Number 027-10HR. This zoning district was adopted in conjunction with the adoption of the Crane Creek Master Plan.

The CC, Crane Creek Neighborhood District contains four (4) sub-district classifications designed to meet the development goals for unique zones within the district. These sub-districts are categorized by the mixture and intensity of uses allowed. Each of these sub-districts is subject to unique form-based design standards.

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>	CC-3	Retail use (Dollar General Store)
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	RS-MD	Residence
<u>West:</u>	OI/ RS-MD	Residence/Undeveloped

Discussion

Parcel/Area Characteristics

The parcel contains two hundred and two feet (202) of frontage along Monticello Road, has moderate slopes, is cleared along the frontage and remains wooded to the rear. Monticello Road is a five-lane undivided Minor Arterial with sidewalks and streetlights. The immediate area is primarily characterized by residential uses, undeveloped parcels, and scattered, commercial uses. Due to the size and configuration of the subject parcel, any development will be constrained by setbacks and buffers. The setbacks for the GC District are twenty-five (25) feet for the front and ten (10) feet for the rear. The Office and Institutional District parcel to west contains a residence.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Forest Heights Elementary School is located 1.59 miles north of the subject parcels on Blue Ridge Terrace. Eau Claire High School is located 1.59 miles southeast of the subject parcels on Monticello Road. Water and sewer service would be provided by the City of Columbia. There is a fire hydrant located east of the site at the intersection of Clover Street and Monticello Road. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.2 miles east of the subject parcels. The proposed map amendment would not negatively impact public services or traffic.

Plans & Policies

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates this area as **Suburban** in the **North Central 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 major traffic junction. There is a commercial use north of the site; however, this site is part of the Crane Creek Neighborhood Master Plan. Rezoning this site to commercial/office activity would allow for encroachment upon the developed and undeveloped residentially zoned properties to the northwest, west and south.

Traffic Impact

The 2012 SCDOT traffic count (Station # 249), north of the subject parcel on Monticello Road shows 9,100 Average Daily Trips (ADT's). The 2012 SCDOT traffic count (Station # 247), south of the subject parcel on Monticello Road shows 11,200 Average Daily Trips (ADT's). Monticello Road is classified as a four lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Monticello Road is currently operating at a Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Monticello Road, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

The parcel north of the site is zoned CC-3 and subject to unique form-based design standards, supporting the Crane Creek Master Plan. The surrounding parcels located east and south of the site are zoned residential. The parcel west is zoned Office and Institutional District (OI) and contains a residence. Due to the depth of the property, staff believes that rezoning could encroach on the surrounding residential properties. The requested zoning is not compatible with the zoning and existing uses of the adjacent parcels and developments and, as such, is not in compliance with the Comprehensive Plan.

Staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

April 22, 2014

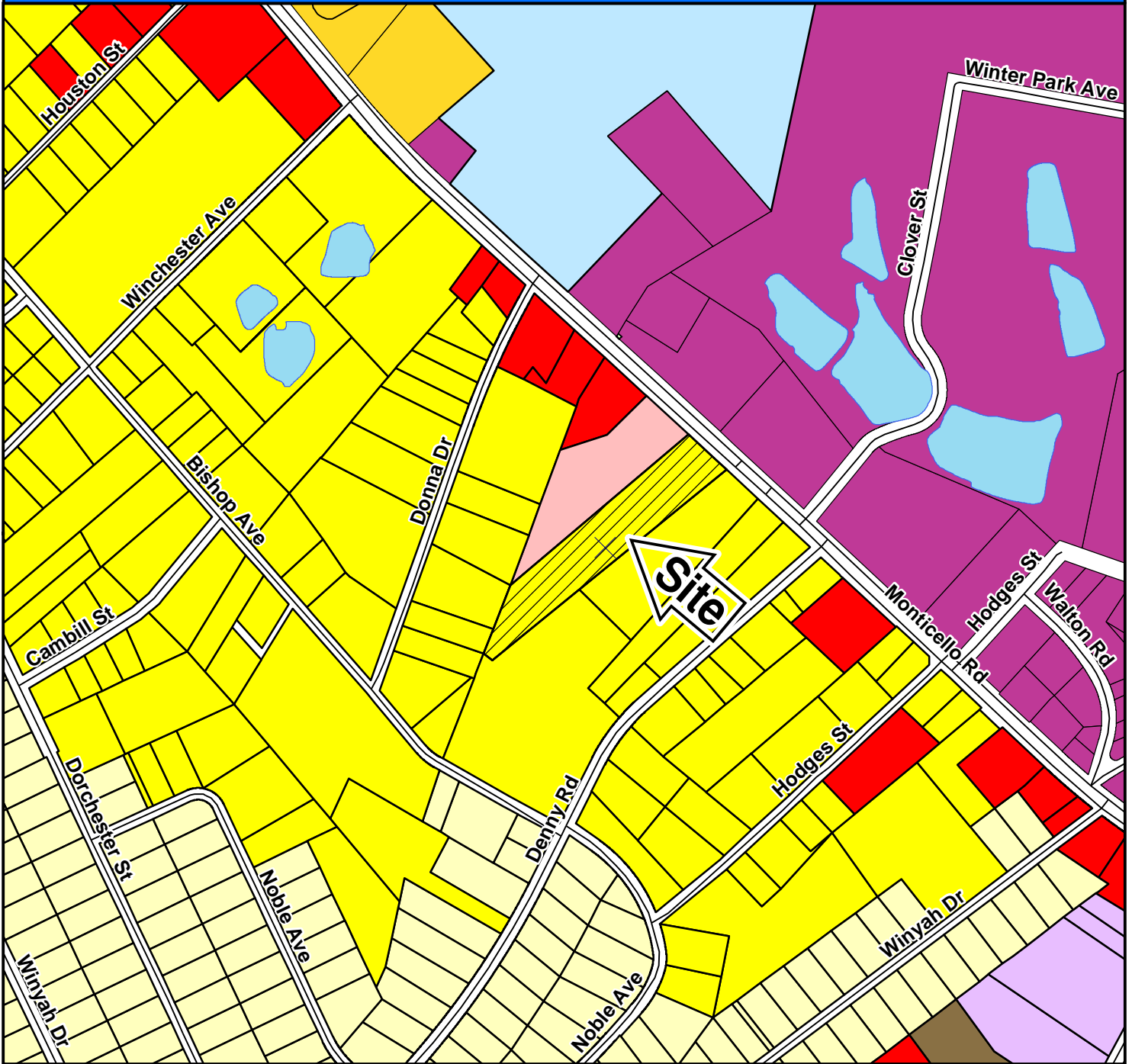
Planning Commission Action

At their meeting of **April 7, 2014** the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- By its definition neighborhood commercial (NC) suits this area
- The impact on the residential areas will be minimal and are warranted

The PC recommends the County Council **approve the proposed Amendment** for **RC Project # 14-06 MA**.

Case 14-06 MA RS-MD to NC



ZONING CLASSIFICATIONS

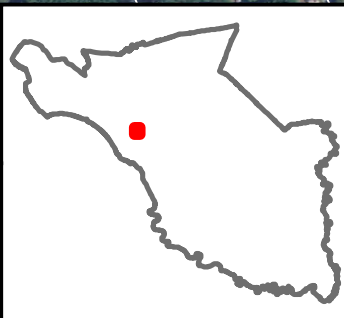
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 14-06 MA
RS-MD to NC
TMS 09401-06-09**

Site

-  **FLOODZONE A**
-  **FLOODZONE AE**
-  **WETLANDS**



CASE 14-06 MA

From RS-LD to NC

TMS# 09401-06-09

Monticello Road



Looking at subject parcel



Looking northwest at commercial use

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

USE TYPES	NC
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Athletic Fields	SR
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
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
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
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
Police Stations, Neighborhood	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
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
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
Research and Development Services	
Security and Related Services	
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
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
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
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 09401-06-09 FROM RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICT) TO NC (NEIGHBORHOOD COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 09401-06-09 from RS-MD (Residential, Single-Family – Medium Density District) TO NC (Neighborhood Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: April 22, 2014 (tentative)
First Reading: April 22, 2014 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 7, 2014
RC PROJECT: 14-07 MA
APPLICANT: W.D. Morris

LOCATION: Two Notch Road

TAX MAP NUMBER: R22804-04-10
ACREAGE: 3.2
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: March 10, 2014

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (HI). The subject parcel was rezoned from HI to General Commercial District (GC) under ordinance number 016-12HR (case number 12-05MA).

Zoning History for the General Area

The GC District parcels west of the site were rezoned from HI District to GC under Ordinance Number 057-12HR (case number 12-26MA).

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>	RS-LD	Spring Valley Subdivision
<u>South:</u>	GC	Strip Development
<u>East:</u>	HI/ HI	Woodley's Garden Center/ Keeler Landscaping
<u>West:</u>	HI/ HI	Undeveloped/ Restaurant (Polliwogs)

Discussion

Parcel/Area Characteristics

The parcel has one hundred and twenty six (126) feet of frontage along Woodley Way. The subject parcel is undeveloped, relatively flat, and sparsely wooded. The immediate area is primarily characterized by commercial and residential uses. Contiguous to the west of the subject parcel is a restaurant (Polliwogs) and an undeveloped, wooded, Heavy Industrial District (HI) parcel. Otherwise, nearby along North Brickyard Road are several small scale offices of various types. East of the subject parcel is a garden center and north of the parcel on the north side of North Springs Road is the Spring Valley subdivision. The existing ceramic company (Carolina Ceramics) west of the site on North Brickyard Road is a remnant of past times when the railroad served as the primary industrial access and there was little or no commercial and residential development in the immediate area. According to the assessor's data, the property has been owned by Carolina Ceramics since 1911.

Public Services

The subject parcel is within the boundaries of School District Two. Lonnie B Nelson Elementary School is located seven hundred and thirteen (713) feet west of the subject parcel. The Sand Hill fire station (number 24) is located 2.3 miles southeast of the subject parcel on Sparkleberry Lane. There is a fire hydrant located one hundred and twenty seven (127) feet north of the subject property on South Springs Road. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by East Richland County Public Service District.

Plans & Policies

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

Objective: Industrial activities should be compatible with the surrounding land uses and should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure, and access to major arterials and/or highways. Sites will be considered during the rezoning process and periodically updated.

Compliance: The proposed zoning is in compliance with the recommended objective for light industrial activities in the Comprehensive Plan, as the site is located adjacent to commercial and industrial uses. There is existing water and sewer service in the area although the lines would need to be extended to the parcel.

Traffic Impact

The 2012 SCDOT traffic count (Station # 117) located east of the subject parcel on Two Notch Road identifies 30,100 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. Two Notch Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Two Notch Road, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

This area is unique from the perspective that the surrounding properties are zoned GC and HI and have developed over the years with small scale office and commercial uses to the south and west, as well as light industrial uses with outdoor storage along the railroad line. There have been existing scattered industrial uses located in the vicinity since the early 1900's. However, over time and with the widening of Two Notch Road, the subject parcel and adjacent parcels have found themselves between suburban residential uses to the north and the commercial/light industrial development to the south along the railroad. Because of this unique geographic location, staff is of the opinion that this parcel serves as a transitional piece between the commercial uses to the south and west and the industrial properties to the east. An industrial zoning would be compatible with the surrounding industrial zoning district and commercial land uses.

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

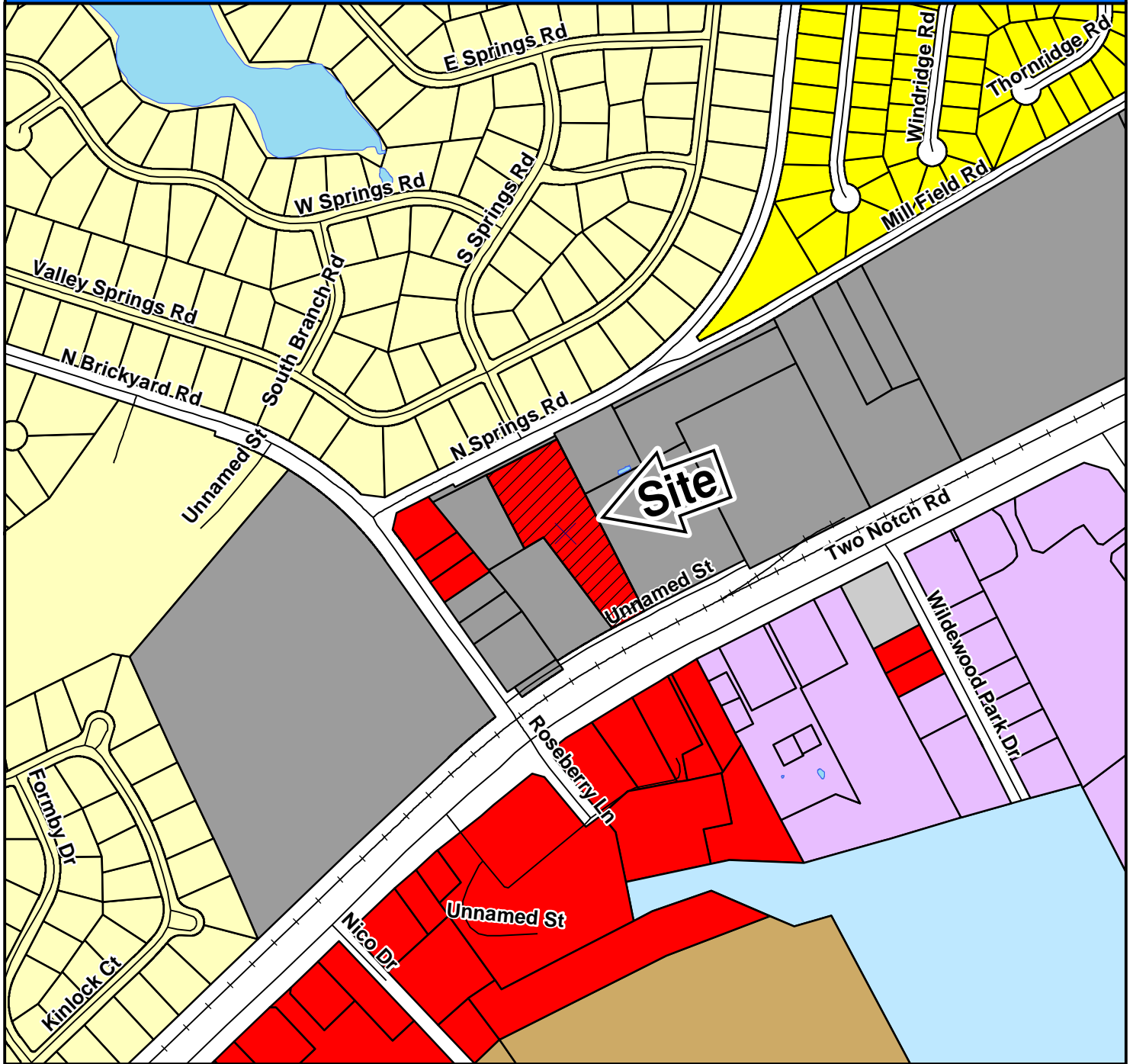
Zoning Public Hearing Date

April 22, 2014

Planning Commission Action

At their meeting of **April 7, 2014** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed amendment** for **RC Project # 14-07 MA**.

Case 14-07 MA GC to LI



ZONING CLASSIFICATIONS

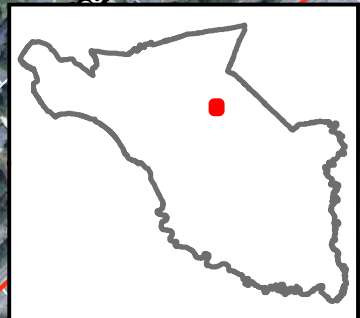
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 14-07 MA
GC on to LI Rd
TMS 22804-04-10

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 14-07 MA

From GC to LI

TMS# 22804-04-10

Two Notch Rd



Looking at subject parcel



Looking north at Spring Valley Subdivision

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 22804-04-10 FROM GC (GENERAL COMMERCIAL DISTRICT) TO LI (LIGHT INDUSTRIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 22804-04-10 from GC (General Commercial District) zoning to LI (Light Industrial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: April 22, 2014 (tentative)
First Reading: April 22, 2014 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B), STANDARDS; PARAGRAPH (1); SUBPARAGRAPH H; SO AS TO INCLUDE BROWN AND DARK GREEN POLES.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-177, Lighting Standards; Subsection (b), Standards; Paragraph (1); Subparagraph h.; is hereby amended to read as follows:

- h. All poles must be the color of silver, grey, brown, dark green, or black. New poles proposed to be located within an approved development that is at least seventy-five percent (75%) developed may be of the same color as the majority of the existing poles. In addition, historic structures and/or historic sites may use pole colors that are consistent with the era of the structure and/or site.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2014

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: April 22, 2014 (tentative)
First Reading: April 22, 2014 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION; DEFINITIONS; AND ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SUBSECTION (F), TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SO AS TO ONLY ALLOW SHIPPING CONTAINERS AS AN ACCESSORY USE IN THE GC (GENERAL COMMERCIAL DISTRICT), M-1 (LIGHT INDUSTRIAL DISTRICT), LI (LIGHT INDUSTRIAL) AND HI (HEAVY INDUSTRIAL) ZONING DISTRICTS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction; Definitions; Section 26-22, Definitions; is hereby amended to add a definition of “Shipping Container” in appropriate chronological order; to read as follows:

Shipping container. A structure originally, specifically or formally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, designed for or capable of being mounted or moved on a rail car and/or designed for or capable of being mounted on a chassis or bogie for movement by truck or trailer or loaded on a ship.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts And District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; Subsection (f), Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Other Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Other Uses																	
Buildings, High Rise, 4 or 5 Stories										SR	SR			SR			
Buildings, High Rise, 6 or More Stories										SE	SE			SE			
Sexually Oriented Businesses														SR			SR
<u>Shipping Containers used as an Accessory Structure</u>														<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-176, Landscaping Standards; Subsection (h), Screening for Loading Areas, Trash Collection Areas, Outdoor Storage Display Areas, and Utility Service Areas; is hereby amended to read as follows:

- (h) *Screening for loading areas, trash collection areas, outdoor storage display areas, shipping containers, and utility service areas.* All loading areas, trash collection areas (including dumpsters), outdoor storage display areas, and utility service areas visible from a public road or adjacent property line shall be screened from such adjacent road or property unless already screened by an intervening building or buffer transition yard. Landscaping shall not interfere with the access and operation of any such structure or facility. Screen types include:
- (1) *Hedge.* A continuous hedge of evergreen and/or densely twigged deciduous shrubs planted in a five (5) foot strip spaced a maximum of five (5) feet apart or a row of evergreen trees planted no more than eight (8) feet apart. The shrubs shall be planted at a minimum height of forty-eight (48) inches and the hedge shall exceed the height of the receptacle by at least six (6) inches at the plants' maturity.
- (2) *Fence or wall.* A fence or wall that matches the height of the receptacle and with the finished side of the fence facing the abutting road or property. Fences longer than twenty-five (25) linear feet shall be landscaped with trees and/or shrubs planted in a minimum five (5) foot planting area, except around access areas, spaced no farther than eight (8) feet apart in order to screen at least fifty percent (50%) of the fence or wall.

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

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

SECTION VI. Effective Date. This ordinance shall be enforced from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2014

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading:
Public Hearing:
Second Reading:
Third Reading:

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

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



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