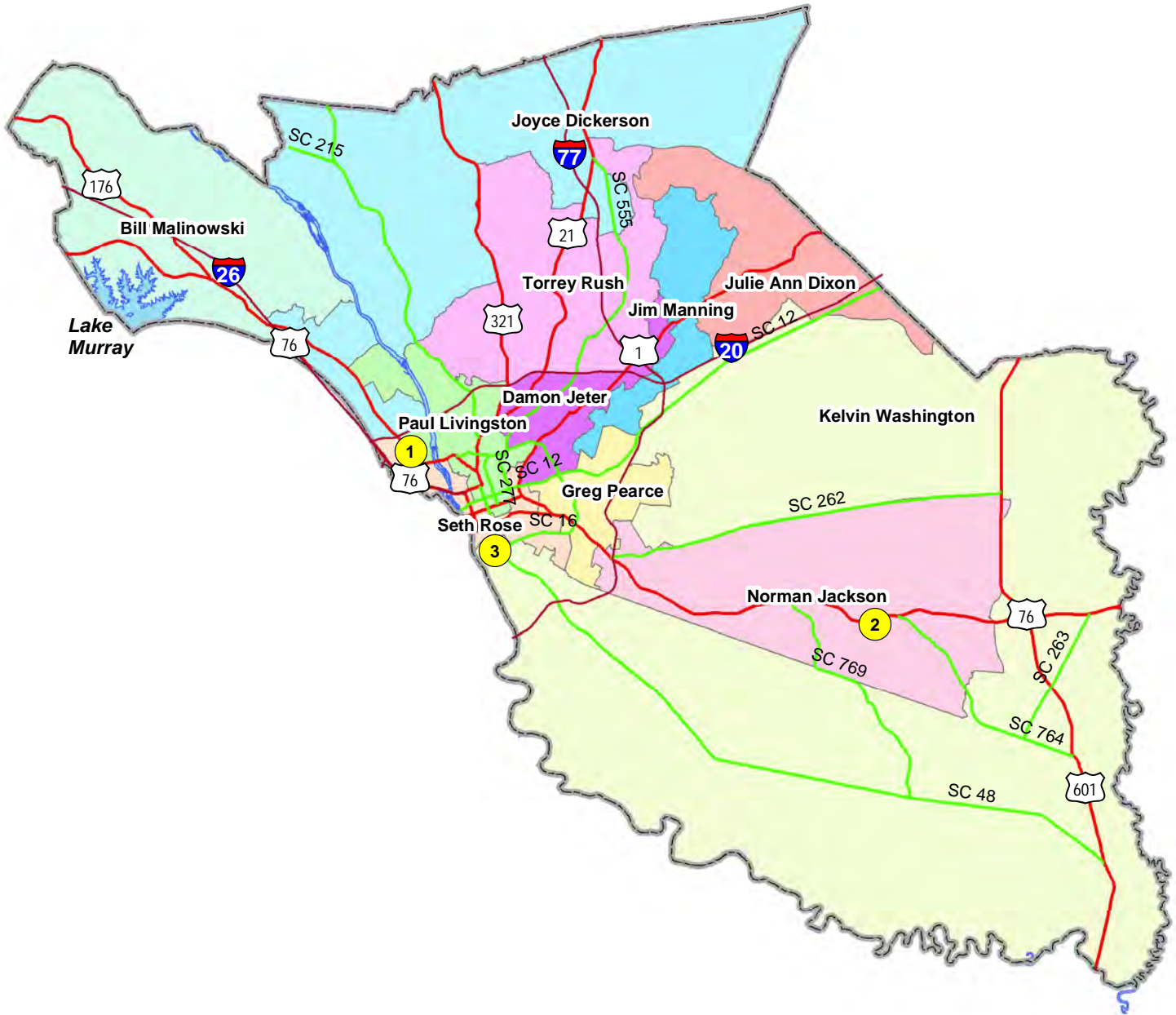


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



JULY 22, 2014

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING JULY 22, 2014



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-13 MA	Toby Ward	07308-05-08	1335 Elm Abode Terr.	Livingston
2. 14-16 MA	Hansel L. Carter	30600-05-02 (p)	115 Congaree Run	Jackson
3. 14-18 MA	Mark Warther	11301-18-01	22 Bluff Rd.	Washington



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, July 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 # 14-13 MA
Toby Ward
RS-LD to OI (2.9 acres)
1335 Elm-Abode Terr.
TMS# 07308-05-08 [**FIRST READING**]
Planning Commission Denied 4-2
Page 1

2. Case # 14-16 MA
Hansel L. Carter
RU to GC (.46 acres)
115 Congaree Run
TMS# 30600-05-02 (p) [**FIRST READING**]
Planning Commission Approved 7-0
Page 11

3. Case # 14-18 MA
Mark Warther
M-1 to GC (.12 acres)
22 Bluff Rd.
TMS# 11301-18-01 [**FIRST READING**]
Planning Commission Denied 7-0
Page 25

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: July 7, 2014
RC PROJECT: 14-13 MA
APPLICANT: Toby Ward

LOCATION: 1335 Elm Abode Terrace

TAX MAP NUMBER: R07308-05-08
ACREAGE: 2.9
EXISTING ZONING: RS-LD
PROPOSED ZONING: OI

PC SIGN POSTING: June 6, 2014

Staff Recommendation

Approval

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).

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/RS-LD	Undeveloped/Residence
<u>South:</u>	GC	Church
<u>East:</u>	RS-LD/RS-LD	Residence/Residence
<u>West:</u>	RS-LD/GC	Residence /Law Office

Discussion

Parcel/Area Characteristics

The site is located at 1335 Elm Abode Terrace. The parcel has three hundred and fifty seven (357) feet of frontage along Elm Abode Terrace and three hundred and forty (340) feet of frontage along Thor Drive. The parcel has a little slope and scattered residential vegetation. The parcel contains a large two story residence. Both Elm Abode Terrace and Thor Drive are two lane collector roads, without sidewalks or streetlamps along this section. The immediate area is primarily characterized by residential uses with the institutional use (church) south of the site and a law office located to the west. Otherwise, parcels north and east of the subject parcel are zoned as single family residential properties and utilized as such.

Public Services

The subject parcel is within the boundaries of School District One. H.B. Rhome Elementary School and Saint Andrews Middle School are located .2 miles to the southwest of the subject parcel.

The Saint Andrews fire station (number 6) is located .9 miles northwest of the subject parcel on Briargate Circle. There are no fire hydrants located along Elm Abode Terrace or Thor Drive. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

Plans & Policies

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

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

Compliance: The subject parcel is located near existing commercial and office uses and near Broad River Road.

Traffic Impact

No traffic count stations are located on Elm Abode Terrace. The closest count stations are on Broad River Road and Bush River Road. The 2012 SCDOT traffic count (Station # 183) located south of the subject parcel on Broad River Road identifies 26,500 Average Daily Trips (ADT's). Broad River Road is classified as a five lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "C".

The 2012 SCDOT traffic count (Station # 469) located west of the subject parcel on Bush River Road identifies 31,300 Average Daily Trips (ADT's). Bush River Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Bush River Road is currently operating at Level of Service (LOS) "E".

Currently, construction is underway to rebuild the River Drive Bridge, crossing the Broad River, along with the east and west approaches to the bridge and associated improvement to all intersections within that construction zone. Otherwise, there are no planned or programmed improvements for this area, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

The proposed request is in compliance with the recommendations of the Comprehensive Plan, as it is located near commercial and office uses. The requested zoning provides a transition between the established residential subdivisions to the east and the nonresidential uses along the commercial corridor of Broad River Road to the west.

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

Zoning Public Hearing Date

July 22, 2014

Planning Commission Action

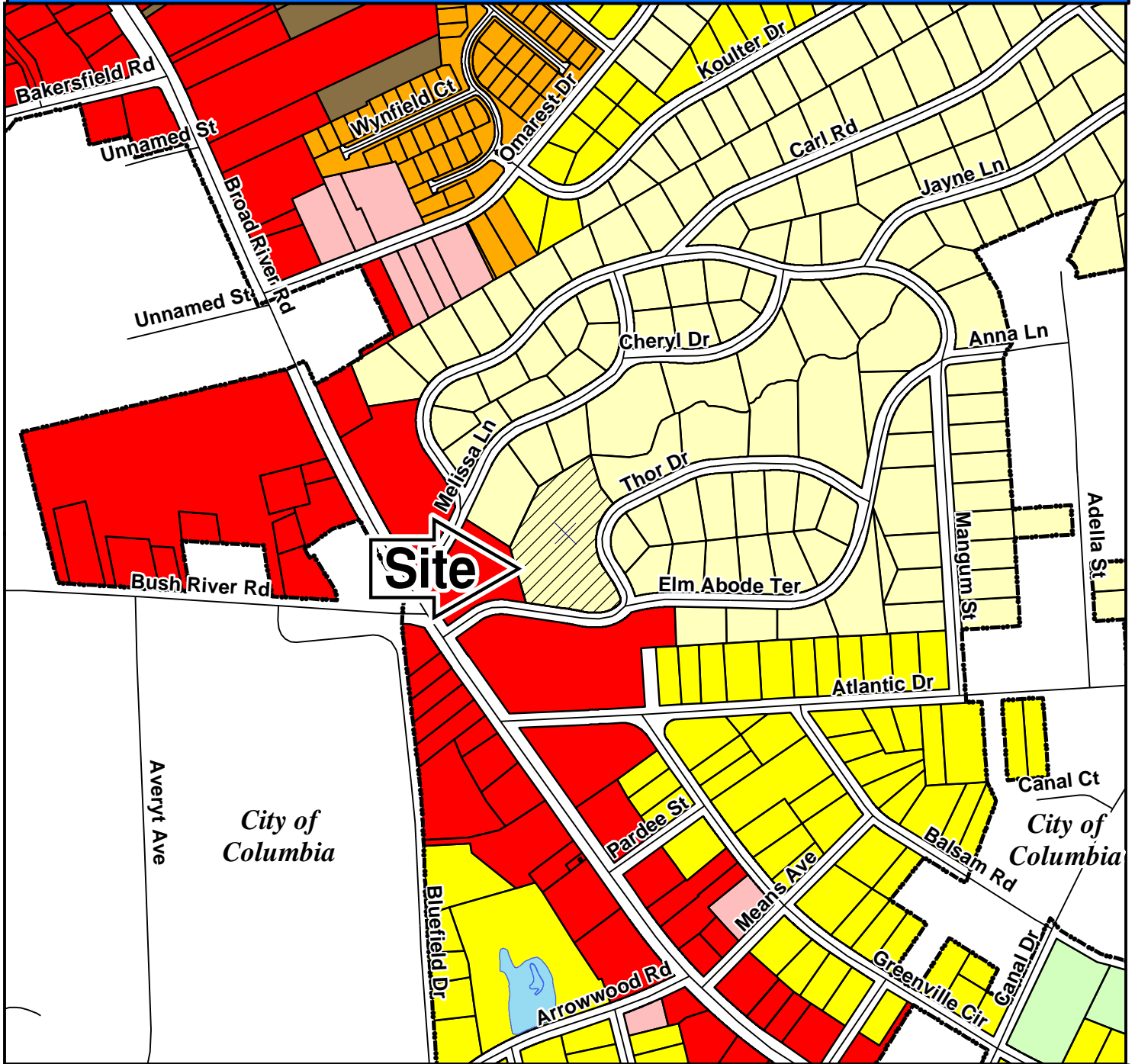
At their meeting of **July 7, 2014** the Richland County Planning Commission **disagreed** with the PSDS recommendation for the following reason:

- OI is an inappropriate zoning designation in a residential district and shouldn't be used as a transitional zoning district in this location.
- Too many other uses are allowed in the OI district that may be incompatible with residential.
- OI here would front residential and not a major arterial.
- OI in this location would encroach into the residential neighborhood.
- There is no proper signalization to handle the traffic in this area.

The PC recommends the County Council **deny the proposed Amendment** for **RC Project # 14-13 MA**.

Case 14-13 MA

RS-LD to OI

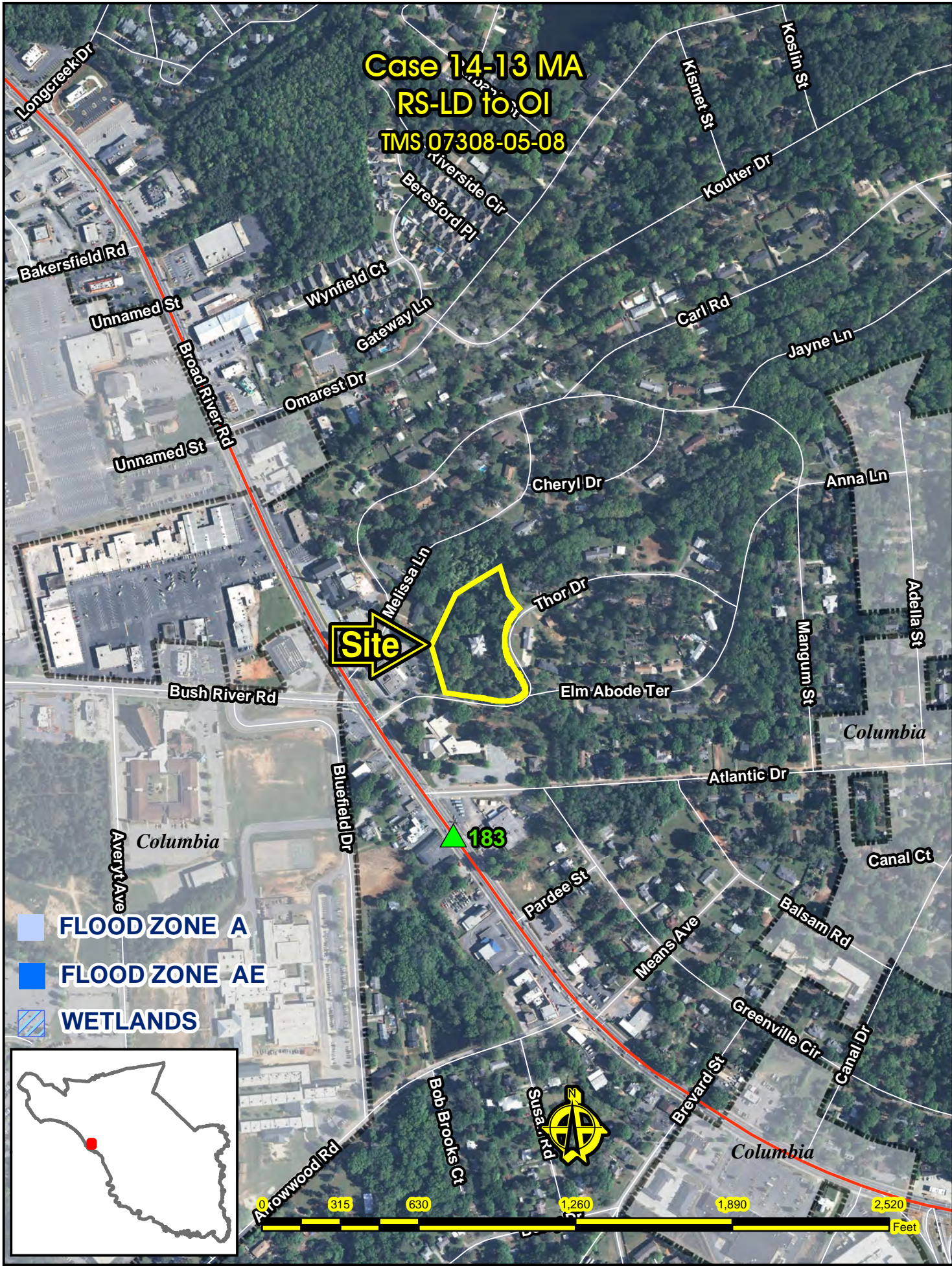


ZONING CLASSIFICATIONS

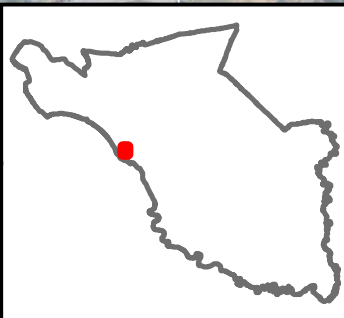
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 14-13 MA
RS-LD to OI
TMS 07308-05-08**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 14-13 MA

From RS-LD to OI

TMS# R07308-05-08

1335 Elm Abode Terrace



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
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
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
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

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 # 07308-05-08 FROM RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY 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 # 07308-05-08 from RS-LD (Residential, Single-family – Low Density 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.

S. Monique McDaniels
Clerk of Council

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 7, 2014
RC PROJECT: 14-16 MA
APPLICANT: Hansel Carter

LOCATION: Old Congaree Run

TAX MAP NUMBER: R30600-05-02 (Portion of)
ACREAGE: .46
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: June 6, 2014

Staff Recommendation

Approval

Background

Zoning History

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

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>	GC	Convenience store with pumps
<u>South:</u>	GC	Residence
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Assisted Living Facility

Discussion

Parcel/Area Characteristics

The parcel contains ninety eight (98) feet of frontage along Old Congaree Run. The subject property has little slope, little or no vegetation, no sidewalks or streetlights and has been cleared for a graveled surface parking lot. The surrounding parcels are zoned RU District and GC District. There are several GC District parcels located in the general vicinity. North is Mr. Bunky's, which is a convenience store with gas pumps in addition to a restaurant, hardware and retail sales of general merchandise. South of the site is a residence on a GC District zoned parcel.

Public Services

The subject parcel is within the boundaries of School District 1. The Horrell Hill Elementary School is located 3.2 miles west of the subject parcel on Congaree Road.

The Congaree Run fire station (number 29) is located three hundred and nineteen (319) feet south of the subject parcel on Old Congaree Run. There is a fire hydrant located north of the site at the intersection of Old Congaree Run and Garners Ferry Road. The proposed map amendment would not negatively impact public services or traffic.

The City of Columbia is the water service provider for the area.

Plans & Policies

The 2009 Richland County Comprehensive Plan "Future Land Use Map" designates this area as **Rural** in the **Southeast 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."

Compliance: The proposed zoning is in keeping with the recommendations described by the Rural category in the Comprehensive Plan as it is located at a major traffic junction adjacent to existing commercial use.

Traffic Impact

No traffic count stations are located on Old Congaree Run. The closest traffic count station to the subject parcel is Station # 172 on Garners Ferry Road, located east of the intersection with Lower Richland Boulevard. Station # 172 identifies 21,600 Average Daily Trips (ADT's). At that location, Garners Ferry is classified as a four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

The surrounding parcels are zoned RU and GC. Staff is of the opinion that the proposed request is compatible with the surrounding zoning, uses and development pattern of the adjacent parcels.

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

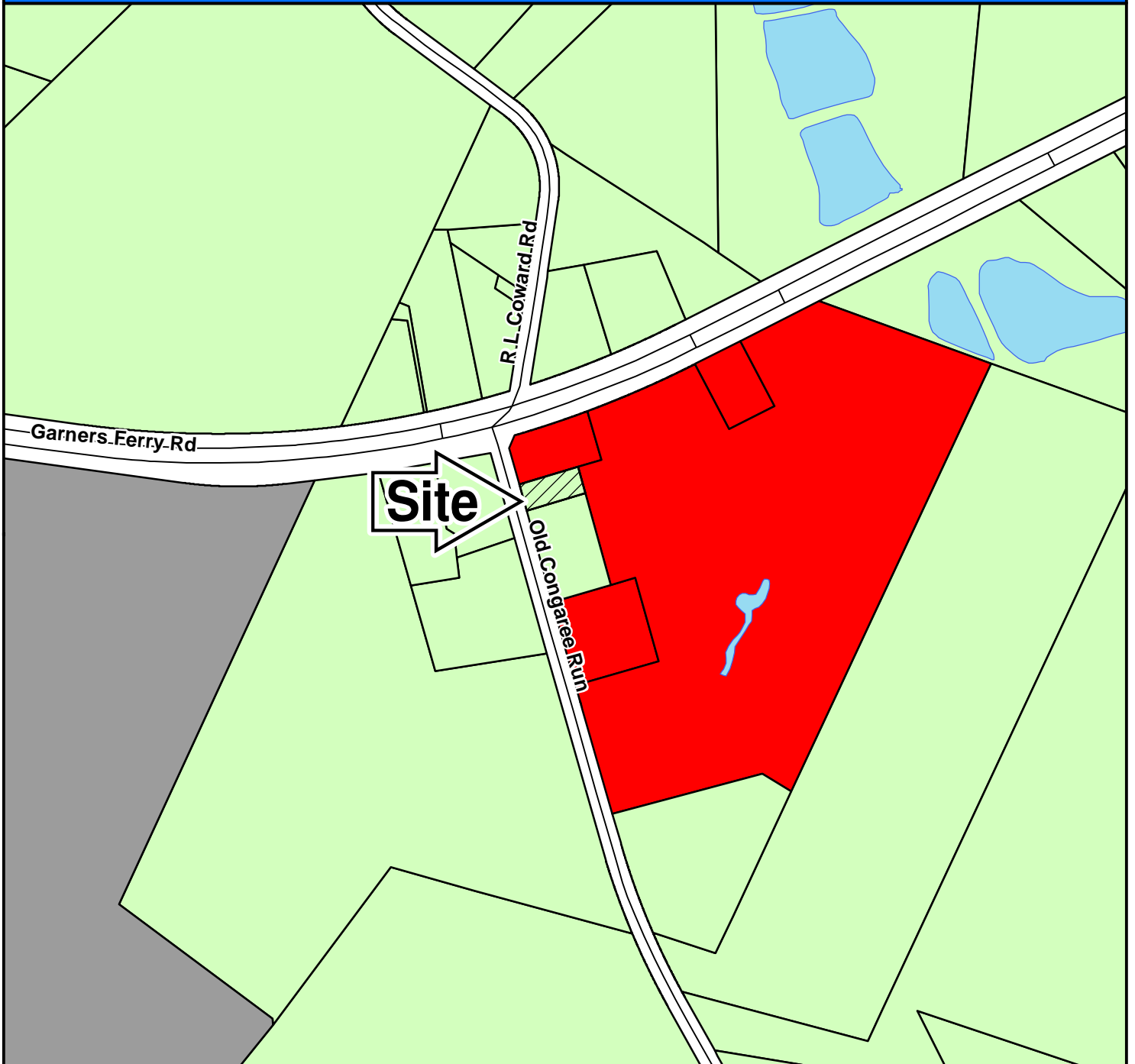
Zoning Public Hearing Date

July 22, 2014



























Planning Commission Action

At their meeting of **July 7, 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 # 14-16 MA**.

Case 14-16 MA RU to GC

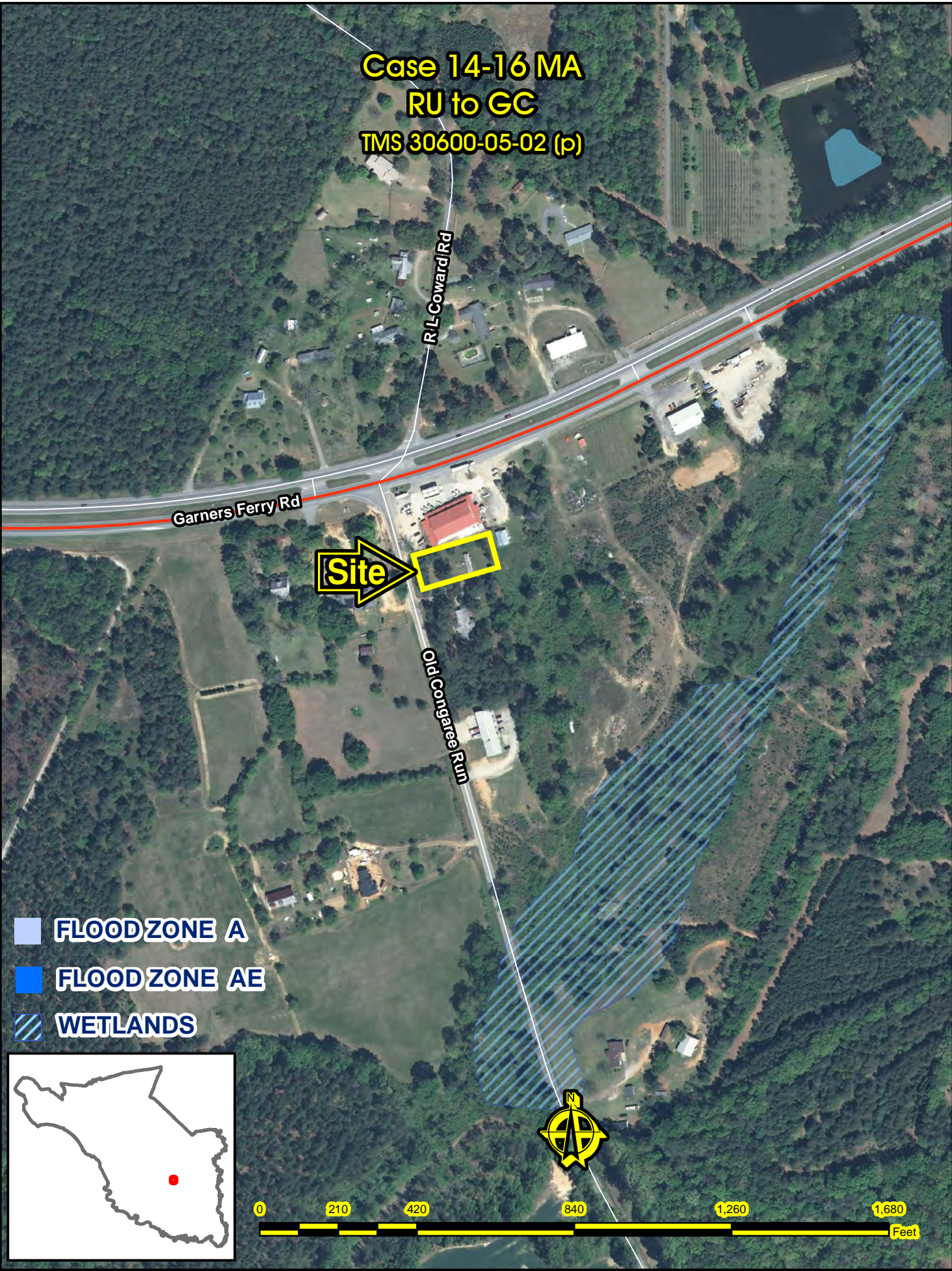


ZONING CLASSIFICATIONS

	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 14-16 MA
RU to GC
TMS 30600-05-02 (p)**



CASE 14-16 MA

From RU to GC

TMS# R30600-05-02 Portion of

Old Congaree Run



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 A PORTION OF THE REAL PROPERTY DESCRIBED AS TMS # 30600-05-02 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 a portion of the real property described as TMS # 30600-05-02 from RU (Rural District) zoning to GC (General Commercial District) zoning; as further shown on Exhibit A, which is attached hereto and incorporated herein.

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.

S. Monique McDaniels
Clerk of Council

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

Exhibit A



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 7, 2014
RC PROJECT: 14-18 MA
APPLICANT: Mark Warther

LOCATION: 22 Bluff Road

TAX MAP NUMBER: R11301-18-01
ACREAGE: .12
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: June 6, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Light Industrial (M-1), reflects the original zoning as adopted September 7, 1977.

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: 1 dwelling unit.

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Undeveloped/Parking
<u>South:</u>	M-1	Residence
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel contains sixty two (62) feet of frontage along Bluff Road and contains eighty two (82) feet of frontage along Dreyfus Road. The subject property has a gentle slope, southeast toward Rocky Branch Creek, contains a two-story, brick, non-residential structure, fenced rear yard, some vegetation and little room for on-site parking. The subject parcel is located in a Floodplain Overlay District and specifically is in an AE flood zone. Additionally, the area does not have sidewalks and very few streetlights. The surrounding parcels are zoned Light Industrial District (M-1). There are several undeveloped parcels located north, west and east. South of the site is a residence. Further north of the site is the Whaley Row subdivision which is located in the City of Columbia.

Public Services

The subject parcel is within the boundaries of School District 1. A.C. Moore Elementary School is located 1.1 miles east of the subject parcel on Rosewood Drive.

The Olympia fire station (number 2) is located .2 miles southwest of the subject parcel on Ferguson Street. There is a fire hydrant located west along Heyward Street. The proposed map amendment would not negatively impact public services or traffic.

The City of Columbia is the water and sewer service provider for the area.

Plans & Policies

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

Objective: “Commercial/Office activities should be located at traffic junctions (intersections of arterial roads), along arterial roads, or in areas where existing commercial and office uses are located. Commercial uses within residential areas are appropriate when they complete a block face.”

Non-Compliance: The proposed zoning is not in keeping with the recommendations described by the urban category in the Comprehensive Plan. The surrounding parcels are zoned industrial with residential and industrial uses in the immediate area.

Traffic Impact

The 2012 SCDOT traffic count (Station # 332) located southeast of the subject parcel on Bluff Road, near its intersection with Rosewood Drive, identifies 12,100 Average Daily Trips (ADT's). At this location, Bluff Road is classified as a two lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. However, the Principal Arterial designation leaves Bluff Road and follows Olympia Avenue to the northwest, as Olympia Avenue is the primary carrier of traffic leading into the City. Bluff Road, at the location of the rezoning request is classified as a residential service street with minimal traffic. Bluff Road is currently operating at Level of Service (LOS) “C”.

The section of Bluff Road from I-77 to Rosewood Drive (south of the subject site) is proposed to be widened under the Richland County Transportation Penny Tax program. There are no other planned or programmed improvements for this section of Bluff Rd.

Conclusion

The surrounding parcels are zoned Light Industrial District (M-1). There are residential and institutional uses south of the site with industrial uses east of the site. While the proposed zoning could be construed as meeting the objectives for commercial in the urban area, due to the location at an intersection and near other non-residential uses, staff is of the opinion that the proposed request is not compatible with the overall development pattern and/or surrounding zoning or uses of the adjacent parcels. Staff believes that rezoning this site to GC would provide an intensity of development that is out of character with existing uses.

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

Zoning Public Hearing Date

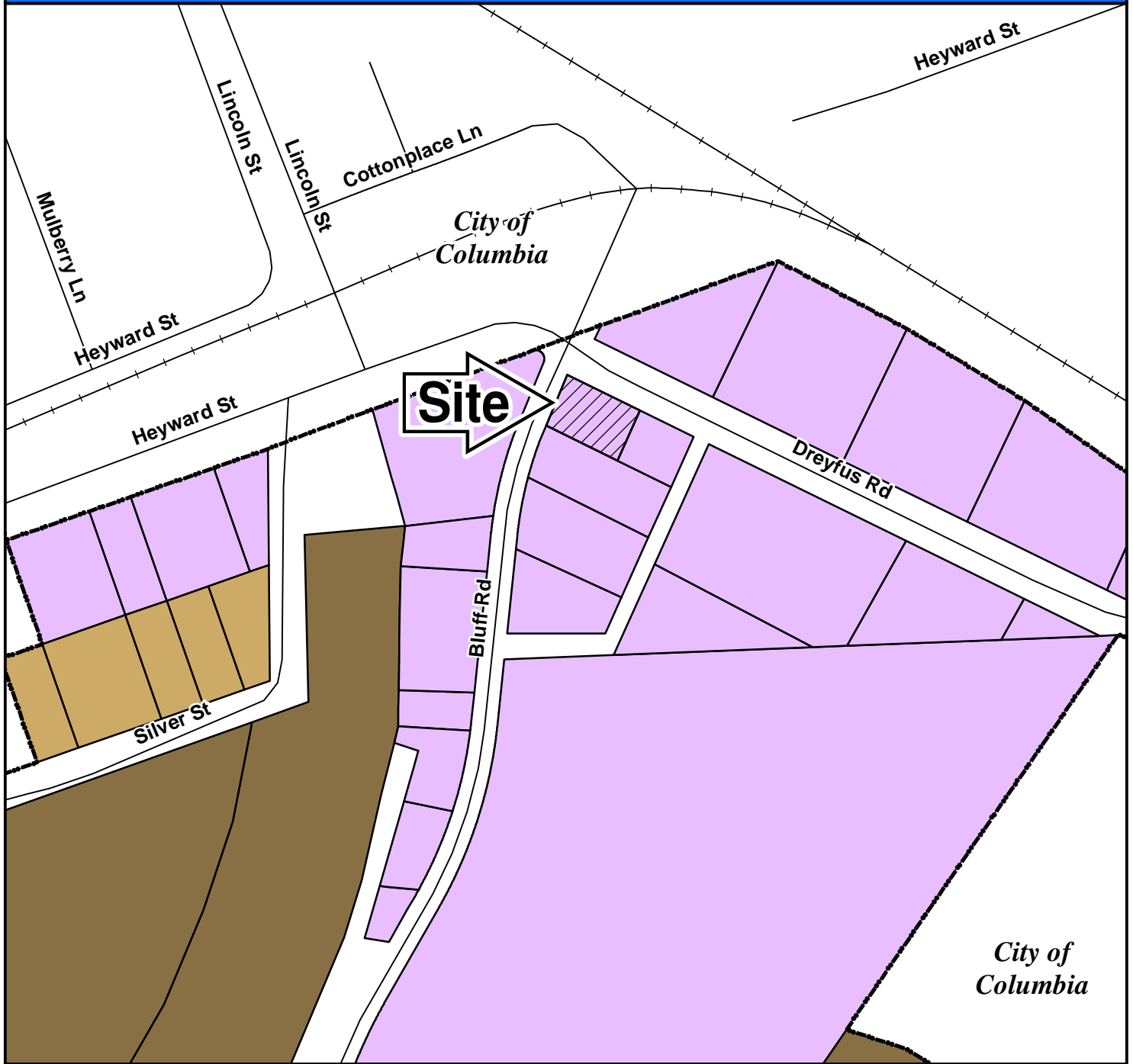
July 22, 2014

Planning Commission Action

























At their meeting of **July 7, 2014** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove the proposed Amendment for RC Project # 14-18 MA.**

Case 14-18 MA

M-1 to GC



ZONING CLASSIFICATIONS

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

**Case 14-18 MA
M-1 to GC
TMS 11301-18-01**



Whaley St
869

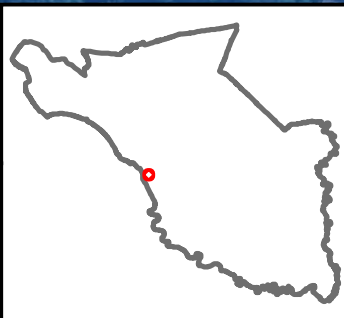
619

Lincoln St
815

Columbia

Site

- FLOODZONE A
- FLOODZONE AE
- WETLANDS



CASE 14-18 MA

From M-1 to GC

TMS# R11301-18-01

22 Bluff Rd



The zoning change from M-1 (Light 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	Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	Paints and Varnishes
Common Area Recreation and Service Facilities	P	Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	Plumbing & Heating Equipment and Supplies
Continued Care Retirement Communities	SR	Body Piercing Facilities	Sporting Firearms and Ammunition
Dormitories	SE	Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	Tobacco and Tobacco Products
Multi-Family, Not Otherwise Listed	P	Theaters, Motion Picture, Drive-Ins	Radio, Television, and Other Similar Transmitting Towers
Single-Family, Zero Lot Line, Common	SR	Beer/Wine/Distilled Alcoholic Beverages	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)
Fraternity and Sorority Houses	P	Drugs and Druggists' Sundries	Sexually Oriented Businesses
Group Homes (10 or More)	SE	Durable Goods, Not Otherwise Listed	Buildings, High Rise, 4 or 5 Stories
Rooming and Boarding Houses	P	Electrical Goods	Buildings, High Rise, 6 or More Stories
Special Congregate Facilities	SE	Furniture and Home Furnishings	
Home Occupations	SR	Lumber and Other Construction Materials	
Swimming Pools	SR	Machinery, Equipment and Supplies	
Yard Sales	SR	Market Showrooms (Furniture, Apparel, Etc.)	
Swimming Pools	SR	Motor Vehicles, New Parts and Supplies	
Colleges and Universities	P	Motor Vehicles, Tires and Tubes	
Courts	P	Nondurable Goods, Not Otherwise Listed	
Day Care, Adult, Home Occupation (5 or Fewer) (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		
Hospitals	P		
Nursing and Convalescent Homes	P		

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

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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 # 11301-18-01 from M-1 (Light Industrial 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.

S. Monique McDaniels
Clerk of Council

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

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

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



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