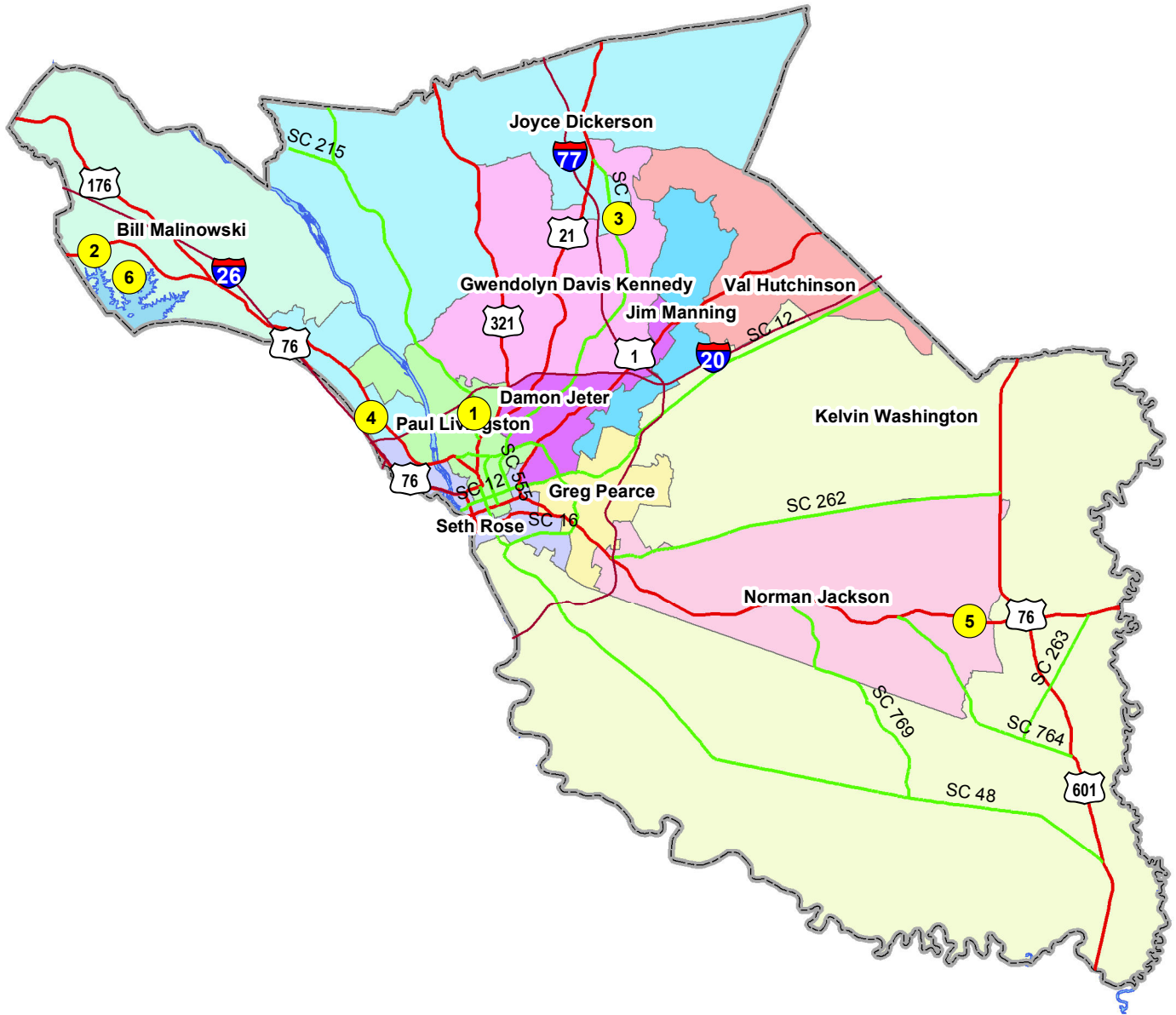


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



MARCH 27, 2012

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING MARCH 27, 2012



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 12-04 MA	Richland County	09309-03-07/08/09/10	5225, 5229, 5235 & 5239 Ridgeway St.	Livingston
2. 12-08 MA	LandTech Inc. of SC	01506-01-11	Three Dog Rd. a& US 76	Malinowski
3. 12-10 MA	Irving Spigner	17500-03-10	10320 Farrow Rd.	Dickerson
4. 12-11 MA	William Sease	06012-02-16/17	3120 Lawrence St.	Dickerson
5. 12-12 MA	Gilbert Blizzard/Josh Williamson	035200-09-06/60	11325 Garners Ferry Rd.	Jackson
6. 12-13 MA	Michael Reynolds	01415-02-15/24	1236 Richard Franklin Rd.	Malinowski



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, March 27, 2012
7:00 P.M.**

**2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

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

CALL TO ORDER.....Honorable Kelvin E. Washington, Sr.
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS

1. Case #12-04 MA
Richland County
GC to RM-MD (.64 acres)
5225, 5229, 5235 & 5239 Ridgeway St.
TMS# 09309-03-07(p)/08(p)/09(p)/10(p) [**FIRST READING**]
Planning Commission Denied 6-0
Page 1
2. Case #12-08 MA
LandTech Inc. of SC
Kevin Steelman
NC to RS-MD (4.01 acres)
Three Dog Rd. & US 76
TMS# 01506-01-11 [**FIRST READING**]
Planning Commission Denied 7-0
Page 9
3. Case #12-10 MA
Irving Spigner
HI to GC (2 acres)
10320 Farrow Rd
TMS# 17500-03-10(p) [**FIRST READING**]
Planning Commission Approved 6-0
Page 17

4. Case #12-11 MA
William Sease
RM-HD to GC (.45 acres)
3120 Lawrence St.
TMS# 06012-02-16/17 [**FIRST READING**]
Planning Commission Approved 5-2
Page 31

5. Case #12-12 MA
Gilbert Blizzard
Josh Williamson
PDD to RC (2.35 acres)
11325 Garners Ferry Rd.
TMS# 35200-09-06/60 [**FIRST READING**]
Planning Commission Approved 7-2
Page 45

6. Case #12-13 MA
Michael Reynolds
RU to RS-E (1.99 acres)
1236 Richard Franklin Rd.
TMS# 01415-02-15 [**FIRST READING**]
Planning Commission Approved 6-0
Page 53

TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-175, ACCESS; SO AS TO DELETE THE REQUIREMENT OF AN ENCROACHMENT PERMIT.
[FIRST READING] Planning Commission Approved 6-0
Page 61

OTHER BUSINESS

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 5, 2012
RC PROJECT: 12-04 MA
APPLICANT: Richland County Council
PROPERTY OWNER: James E & Geneva S. Pugh, Jessie Bookhart, Timely Properties LLC, Celia Martin Boykin

LOCATION: 5225, 5229, 5235 and 5239 Ridgeway Street

TAX MAP NUMBER: 09309-03-07, 08, 09 and 10 (all portion of)
ACREAGE: .64 acres (total)
EXISTING ZONING: GC
PROPOSED ZONING: RM-MD

PC SIGN POSTING: February 17, 2012

Staff Recommendation

Approval

Background /Zoning History

The current zoning, General Commercial District (GC), reflects the original zoning as adopted September 7, 1977. The parcels contain two hundred and ninety one (291) feet of frontage along Monticello Road and three hundred and twenty one (321) feet of frontage along Ridgeway Street. The southern parcel contains fifty (50) feet of frontage along Lewis Street.

Otherwise, the following zoning activity has taken place in the general vicinity:

- A special exception for the construction of a community center and daycare facility in a Residential Multifamily Medium Density District (RM-MD) was approved for parcels R09310-07-03, 04, 05, 12, and 13 under 03-46SE (February 5, 2003) located north of the subject parcels along Ridgeway Street.
- Northeast of the subject parcels along Ridgeway Street parcels 09310-05-17, 18, 19, 21, and 22 were rezoned from Residential Multifamily Medium Density District (RM-MD) to Office and Institutional District (OI) in May 2011 (Ordinance No. 020-11HR).
- North of the subject parcel is a General Commercial District (GC) parcel, 09309-03-02A, which was rezoned from RG-1 in April of 2004 under case number 93-050M (Ordinance No. 028-94HR).

Summary

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. The district is intended to provide a transitional area between high density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

No minimum lot area, except as determined by DHEC. Maximum density standard: no more than eight dwelling units per acre.

- The gross density for this site is approximately: 5 dwelling units
- The net density for this site is approximately: 3 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	GC/RM-MD	Garage and body shop/Residential
<u>South:</u>	GC	Residential
<u>East:</u>	RM-MD	Residential
<u>West:</u>	GC/GC	Vacant structure/Residential

Plans & Policies

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

Beltway Area

Objective: Residential areas should contain eight or more dwelling units per acre and are encouraged to contain a mix of residential, commercial, and civic land uses.

Compliance: The proposed zoning district would permit eight dwelling units per acre and would therefore be in compliance with the recommendations of the Comprehensive Plan.

Ridgewood Community Revitalization Master Plan

The subject parcels are part of the Ridgewood Community Revitalization Master Plan completed in August 2004 by the Community Development Department. The Ridgewood Community Revitalization Master Plan analyzed the existing conditions and identified measures to help improve the community. These recommendations include seeking alternative funding sources, increasing home ownership, adding community signage, and installing additional street lighting.

Traffic Impact

The 2010 SCDOT traffic count (Station # 247) located north of the subject parcel on Monticello Road identifies 11,500 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 Level of Service (LOS) “A”.

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

Conclusion

The rezoning request contains two (2) brick and two (2) clapboard, wooden-sided residential structures, two (2) of which are derelict or abandoned. The subject properties are relatively flat, are elevated ten-to-fifteen (10-15) feet above the Monticello Road frontage. The surrounding area is characterized by residential parcels and commercial uses. The four (4) subject parcels combined add up to a total of .64 acres. The subject parcels are split in zoning between General Commercial District (GC) and Residential Multi-family Medium Density District (RM-MD). The western portion of the parcels are zoned General Commercial District (GC) and the eastern portion are zoned Residential Multi-family Medium Density District (RM-MD). The split zoning prevents potential redevelopment of the parcels because of the required setbacks between the zoning districts. The relative size and configuration of the parcels limits the placement of any new structures.

The subject parcels are part of the Ridgewood Community Revitalization Master Plan completed in August 2004 by the Community Development Department. The Ridgewood Community Revitalization Master Plan was divided into five sub-groups: Ridgewood Neighborhood Residential Areas, Neighborhood Retail Corridor, Business Corridor, Neighborhood Gateway and Ridgewood Community Park. The residential areas are comprised of all areas of residential population in the general vicinity of Knightner Road, Ridgedale Street, Ridgewood Avenue and Woodbrier Street. The subject parcels are identified as residential areas on the land use map within the master plan. Planning along with the Community Development staff reviewed the master plan and determined the rezoning request is consistent with the Ridgewood Community Master Plan.

The subject parcels are located within the boundaries of School District One. Eau Claire High School is located one thousand five hundred and sixty three feet (1,563) south of the subject parcels. The Eau Claire fire station (number 13) is located .83 miles south of the subject parcel on North Main Street. Two fire hydrants are located along Ridgeway Street and there is one located north of the subject properties on the east side of Monticello Road. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

This application is the result of a "Request of Action" (ROA) and motion approved by County Council on February 7, 2012 proposing pro-active zoning in this area in an effort to assist with the revitalization efforts underway by the Community Development Department. Consequently, based upon the recommendation of the Comprehensive Plan, the Ridgewood Master Plan along with the existing zoning and land uses in the vicinity, planning staff can support the request and recommends **Approval** of this map amendment.

Zoning Public Hearing Date

March 27, 2012

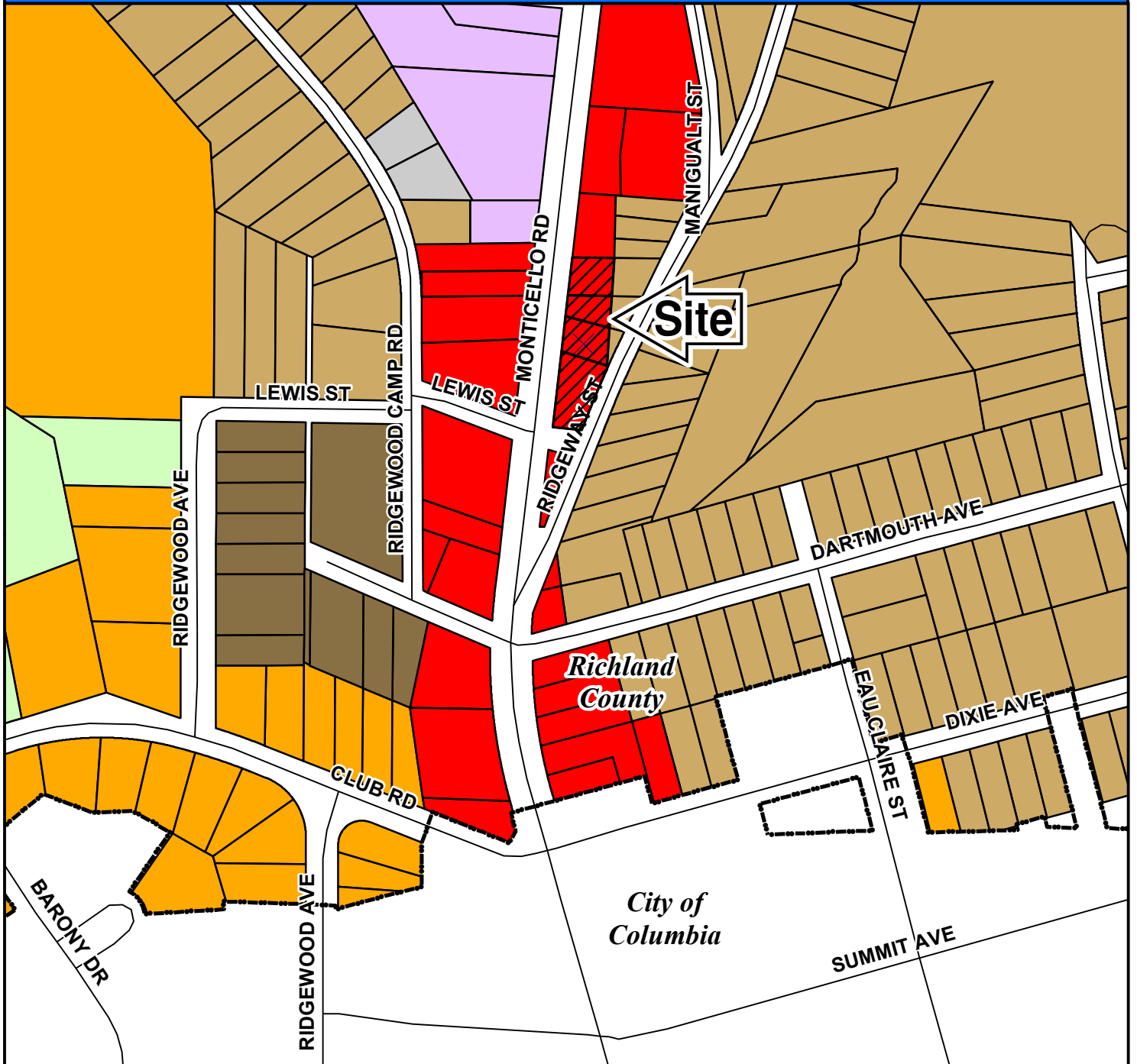
Planning Commission Action

At their meeting of **March 5, 2012** the Richland County Planning Commission **disagreed** with the PSDS recommendation for the following reasons:

- Staff did not show benefits to the neighborhood by rezoning.
- Constraint of the property will still exist.
- The surrounding area is primarily commercial.

The PC recommends the County Council **deny the proposed Amendment** for **RC Project # 12-04**.

Case 12-04 MA GC to RM-MD

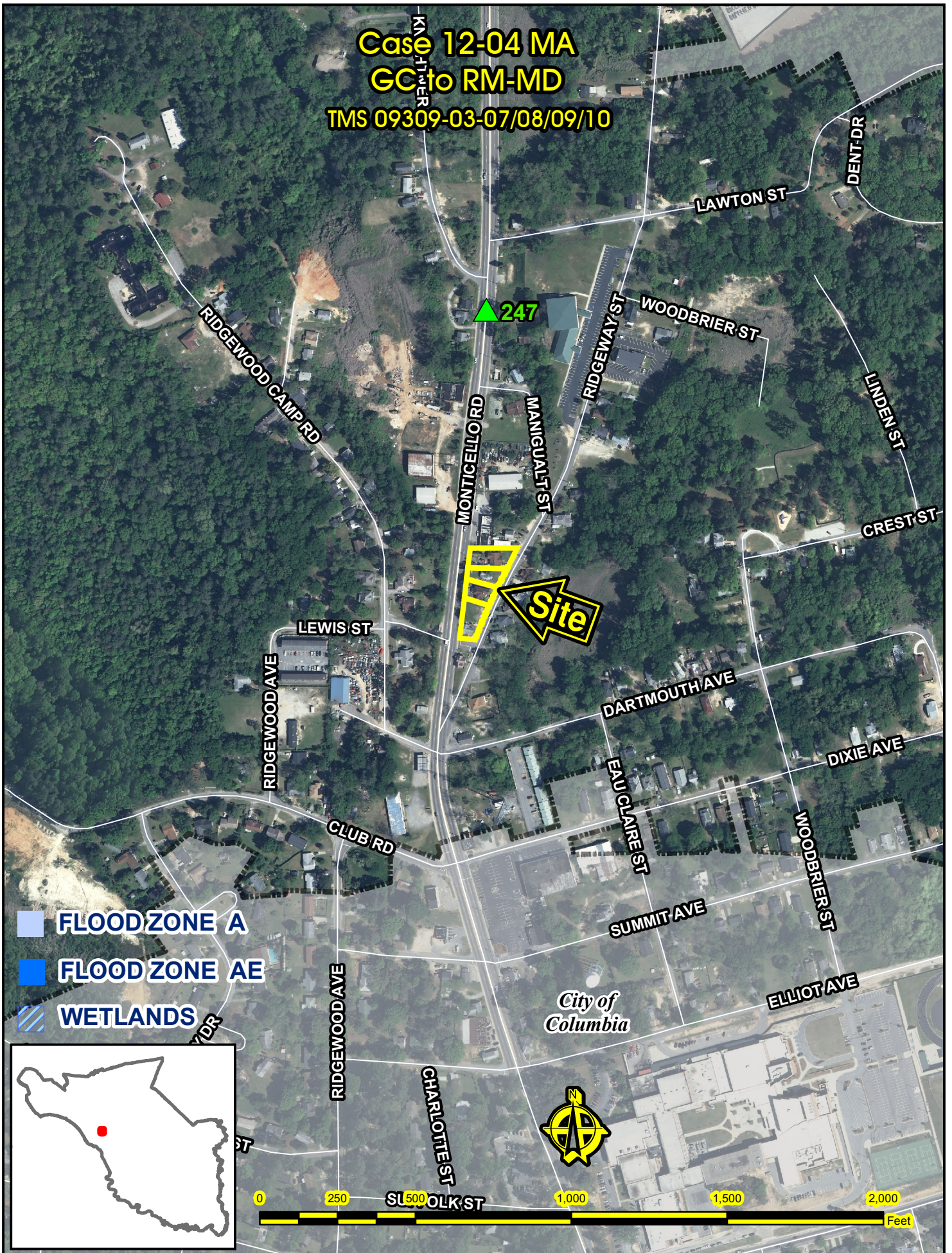


ZONING CLASSIFICATIONS

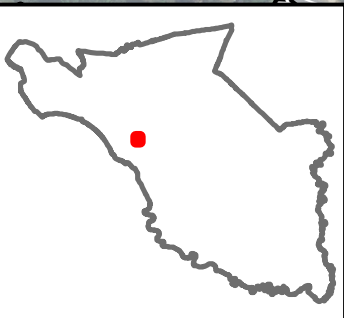
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



Case 12-04 MA
GC to RM-MD
TMS 09309-03-07/08/09/10



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 12-04 MA

From GC to RM-MD

TMS# 09309-03-07, 08, 09, 10

Ridgeway Street



The zoning change from GC (General Commercial) to RM-HD (Residential Multi-Family High Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RM-MD
Accessory Dwellings	P
Single-Family, Detached	P
Single-Family, Zero Lot Line, Parallel	SR
Two-Family	P
Group Homes (9 or Less)	SR
Orphanages	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-12HR

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 EACH OF THE REAL PROPERTIES DESCRIBED AS TMS # 09309-03-07, 09309-03-08, 09309-03-09, and 09309-03-10 FROM GC (GENERAL COMMERCIAL DISTRICT) TO RM-MD (RESIDENTIAL, MULTI-FAMILY – MEDIUM DENSITY 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 properties described as a portion of TMS # 09309-03-07, a portion of 09309-03-08, a portion of 09309-03-09, and a portion of 09309-03-10 from GC (General Commercial District) zoning to RM-MD (Residential, Multi-Family – Medium Density District) zoning, (all as described in Exhibit A, which is attached hereto).

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 _____, 2012.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of _____, 2012.

Michelle M. Onley
Clerk of Council

Public Hearing: March 27, 2012 (tentative)
First Reading: March 27, 2012 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 6, 2012
RC PROJECT: 12-08 MA
APPLICANT: Kevin Steelman
PROPERTY OWNER: Land Tech Inc. of SC

LOCATION: Three Dog Road

TAX MAP NUMBER: 01506-01-11
ACREAGE: 4.01 acres
EXISTING ZONING: NC
PROPOSED ZONING: RS-MD

PC SIGN POSTING: January 20, 2012

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Neighborhood Commercial District (NC), reflects the zoning as approved on December 5th, 2006 (case number 06-52MA, Ordinance No. 111-06HR). The original zoning before the map amendment was Rural District (RU).

The parcels contain six hundred and sixty four (664) feet of frontage along Three Dog Road.

Summary

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 20 dwelling units
- The net density for this site is approximately: 14 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	GC	Undeveloped
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	PDD	Residential (Foxport Subdivision)
<u>West:</u>	RS-MD	Undeveloped

Plans & Policies

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

Priority Investment Area

Objective: Residential housing should be varied at moderate to high densities (4-16 dwelling units per acre). Residential developments are encouraged to contain a deliberate mix of residential, commercial, and civic uses and should include affordable housing. Single family developments may be encroached by Multifamily or Planned Development Districts (PDD) to act as a buffer from higher intensity uses. Multifamily developments are appropriate when completing a block face or in conjunction with a PDD.

Compliance: The proposed zoning would meet the proposed density requirement at 5.1 dwelling units per acre and as such, would meet the objective recommendations of the Priority Investment Area.

Traffic Impact

The 2011 SCDOT traffic count (Station # 145) located east of the subject parcel on Dutch Fork Road identifies 20,100 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) “F”. It should be noted that the traffic count station is located 2.9 miles east of the subject parcel near the intersection of Bickley Road and Dutch Fork Road.

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road has been identified for road widening in the 2035 COATS cost constrained plan. The project is ranked 24th and is estimated to cost \$20,280,000.

Conclusion

The subject parcel is undeveloped with a 9% slope descending from north to south and is mostly wooded. Otherwise, the surrounding area is characterized by residential uses. The 19.31 acre parcel to the south and west of the subject parcel was rezoned from Rural District (RU) to Residential Single Family Medium Density District (RS-MD) on March 28th 2006 (case number 05-114MA Ordinance No. 016-06HR). The general commercial parcel to the north of the subject parcel was rezoned in from Rural District (RU) to General Commercial District (GC) on July 12th, 2006 (case number 06-19MA Ordinance No. 062-06HR). East of the subject parcel is located the residential subdivision Foxport. The Foxport subdivision was rezoned from RU District to Planned Development District (PDD) on April 1st, 2003 (case number 03-36MA Ordinance No. 013-03HR).

The current Neighborhood Commercial District (NC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, and retail trade and food services.

The subject parcel is within the boundaries of Lexington-Richland School District Five. Lake Murray Elementary School is 1,961 feet south of the subject parcel on Three Dog Road. Water service would be provided by the City of Columbia and sewer service would be provided by

Richland County. There is a fire hydrant located five hundred and seventy two (572) feet south of the property on Willowood Parkway. The Dutch Fork/Spring Hill fire station (station number 21) is located on Broad River Road, approximately 3.95 miles east of the subject parcel.

Based upon the existing residential uses and zoning classifications in the vicinity, the availability of water and sewer services, as well as the compatibility to the Comprehensive Plan recommendation for residential uses, staff is of the opinion that the proposed map amendment would not negatively impact public services or traffic and can support the rezoning request.

In summary, the staff is of the opinion that the proposed zoning map amendment is in compliance with the Comprehensive Plan and as such, The planning staff recommends **Approval** of this map amendment.

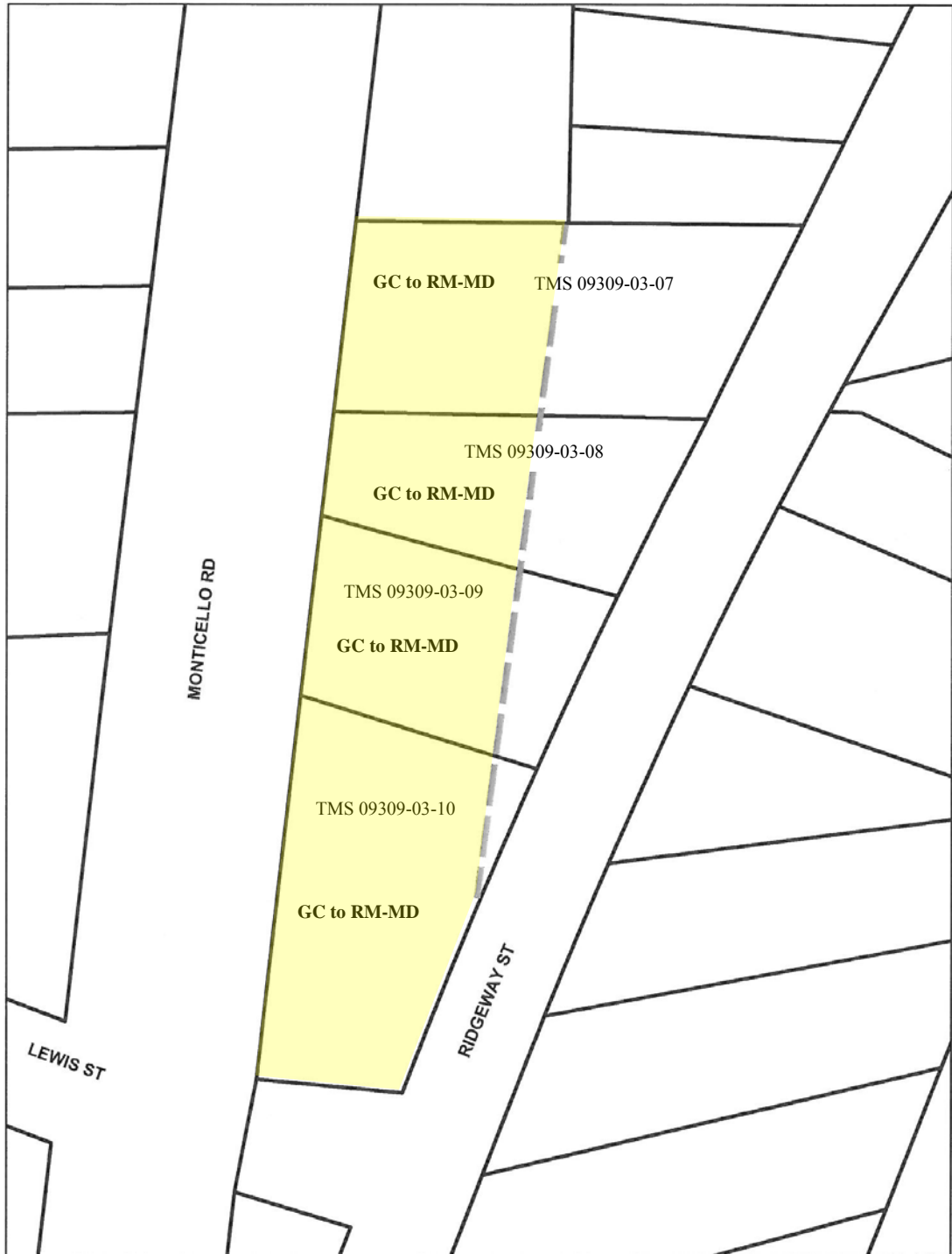
Zoning Public Hearing Date

February 28, 2012

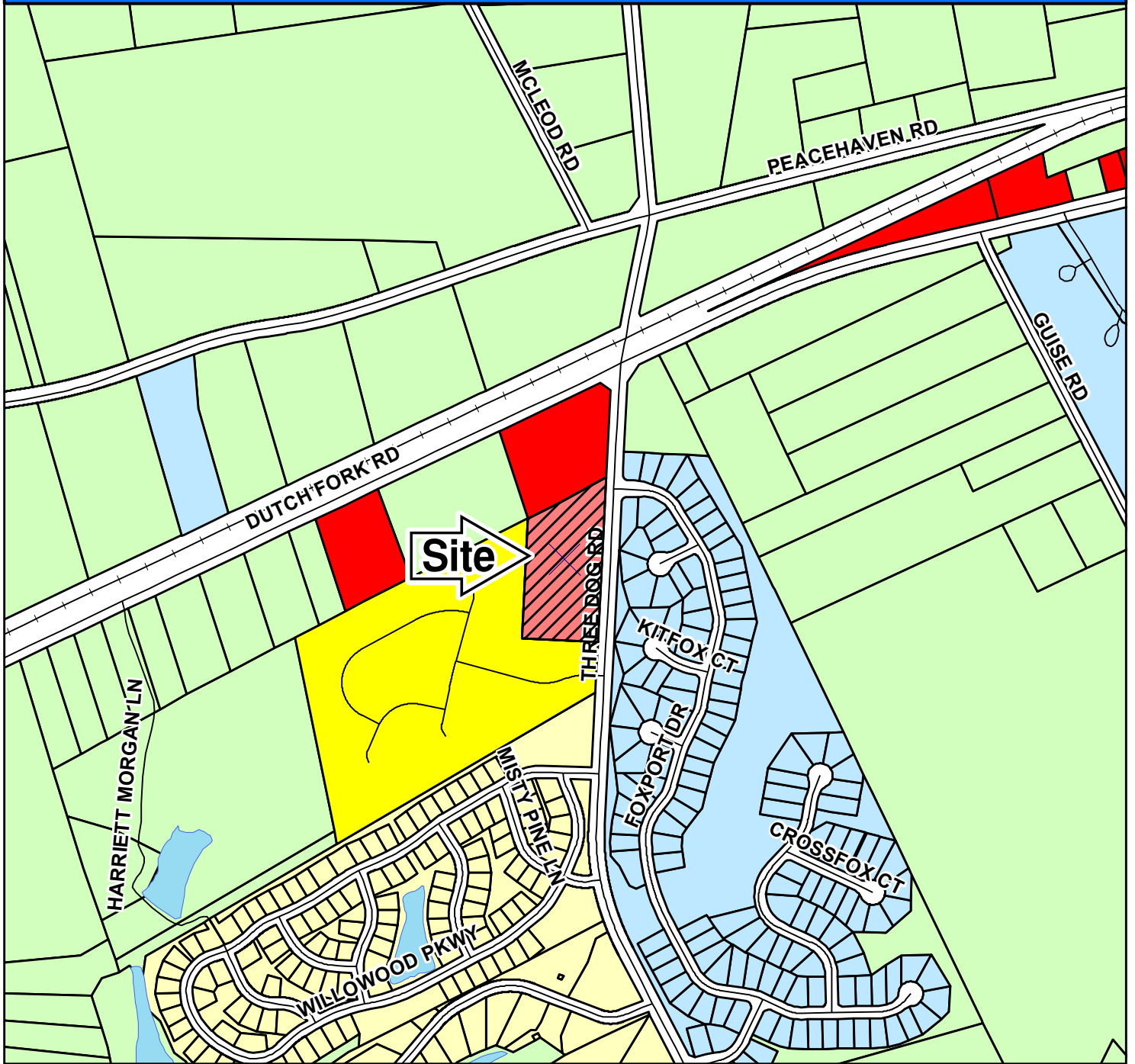
Planning Commission Action

At their meeting of **February 6, 2012** the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 12-08 MA**.

Exhibit A



Case 12-08 MA NC to RS-MD

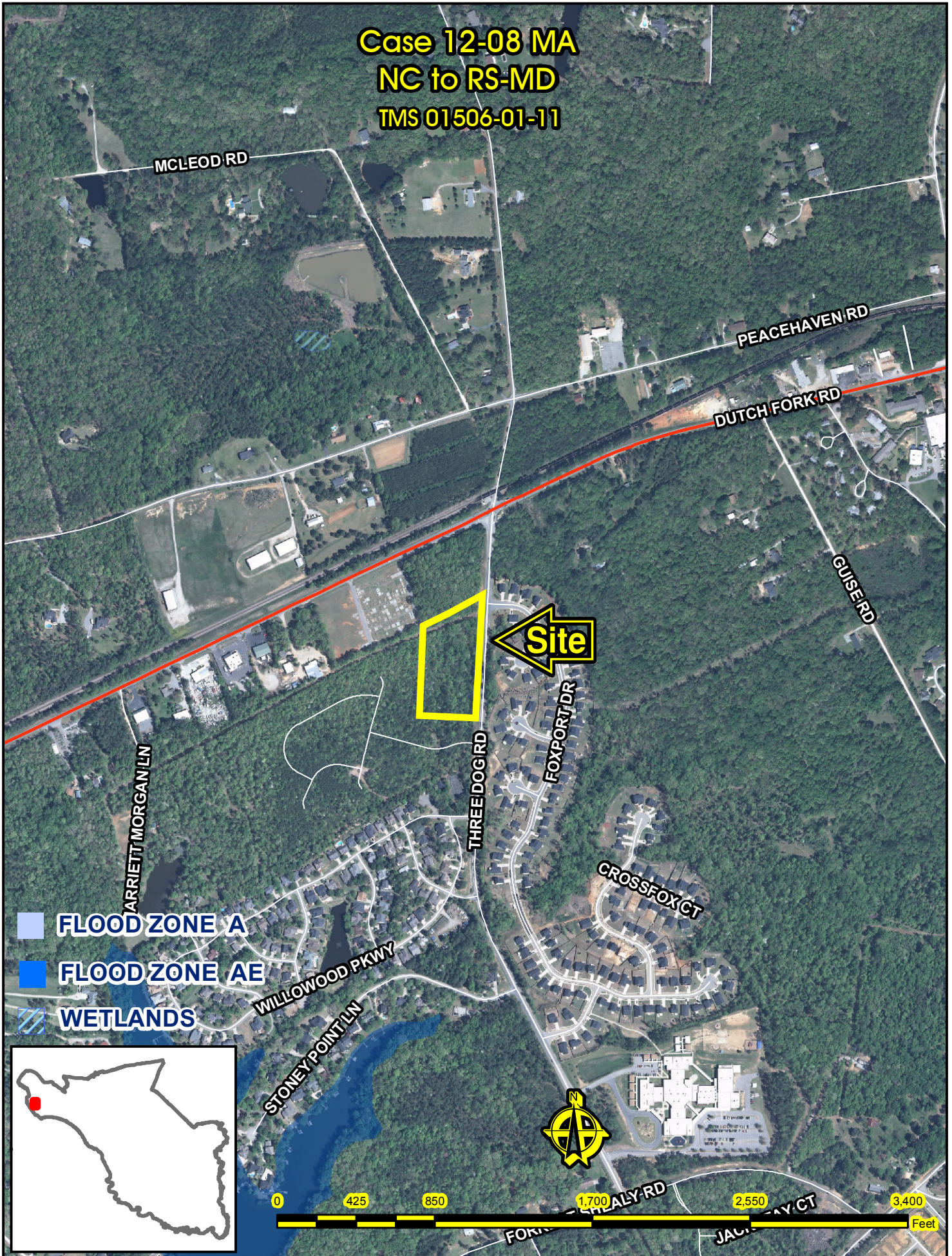


ZONING CLASSIFICATIONS

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



**Case 12-08 MA
NC to RS-MD
TMS 01506-01-11**



CASE 12-08 MA

From NC to RS-MD

TMS# 01506-01-11

Three Dog Road



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-12HR

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 # 01506-01-11 FROM NC (NEIGHBORHOOD COMMERCIAL DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY 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 # 01506-01-11 from NC (Neighborhood Commercial District) zoning to RS-MD (Residential, Single-Family – Medium Density 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 _____, 2012.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2012.

Michelle M. Onley
Clerk of Council

First Public Hearing: March 27, 2012 (tentative)
First Reading: March 27, 2012 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 5, 2012
RC PROJECT: 12-10 MA
APPLICANT: Katie Bolden
PROPERTY OWNER: Irving Spigner Jr.

LOCATION: 10320 Farrow Road

TAX MAP NUMBER: 17500-03-10 (p)
ACREAGE: 2 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

PC SIGN POSTING: February 17, 2012

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Heavy Industrial District (HI), reflects the original zoning as adopted September 7, 1977.

The parcels contain one hundred and twenty four (124) feet of frontage along Farrow Road.

Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential 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.

- The gross density for this site is approximately: 32 dwelling units
- The net density for this site is approximately: 25 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	HI	Hudson's Motel
<u>South:</u>	HI/HI	Body shop/Cemetery
<u>East:</u>	PDD	Railroad and Brookhaven Subdivision
<u>West:</u>	GC	Multifamily Residential

Plans & Policies

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

Suburban Area

Objective: 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 site is located near the intersection of Farrow Road and Marthan Road and there are existing commercial uses in the immediate area. The residential development to the east is separated from the subject parcel by the Norfolk Southern rail road tracks.

Traffic Impact

The 2010 SCDOT traffic count (Station # 285) located south of the subject parcel on Farrow Road identifies 7,700 Average Daily Trips (ADT's). Farrow Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Farrow Road is currently operating at Level of Service (LOS) “C”.

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

Conclusion

The subject parcel is developed and contains an existing glass-fronted, CMU block, multi-tenant, commercially-designed structure. A residential structure is located on the rear of the subject parcel. The site has little slope, little vegetation, is mostly cleared and is part of a larger property. The parcel is contiguous to an existing hotel to the north, a body shop and cemetery to the south and located to the west of the parcel is a multifamily residential structure currently zoned GC. The PDD to the east is part of a residential subdivision and is separated from the request by the Norfolk Southern rail road. Southwest of the parcel is a strip development, zoned General Commercial District (GC), that contains a barber shop, liquor store, and seafood restaurant.

The General Commercial District (GC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

The subject parcel is within the boundaries of School District Two. Longleaf Middle School is located .55 miles southeast of the southern parcel. Sandlapper Elementary School is located 1.2 miles southeast of the subject parcel. Water and sewer service would be provided by the City of Columbia. There is a fire hydrant located 550 feet north of the subject parcel on Farrow Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.43 miles south of the subject parcel.

Based upon the mixture of non-residential zoning classifications in the vicinity, the availability of water and sewer services, as well as the compatibility to the Comprehensive Plan recommendation for commercial uses, staff is of the opinion that the proposed map amendment would not negatively impact public services and can support the rezoning request.

In summary, staff is of the opinion that the proposed zoning map amendment is in compliance with the Comprehensive Plan and as such the planning staff recommends **Approval** of this map amendment.

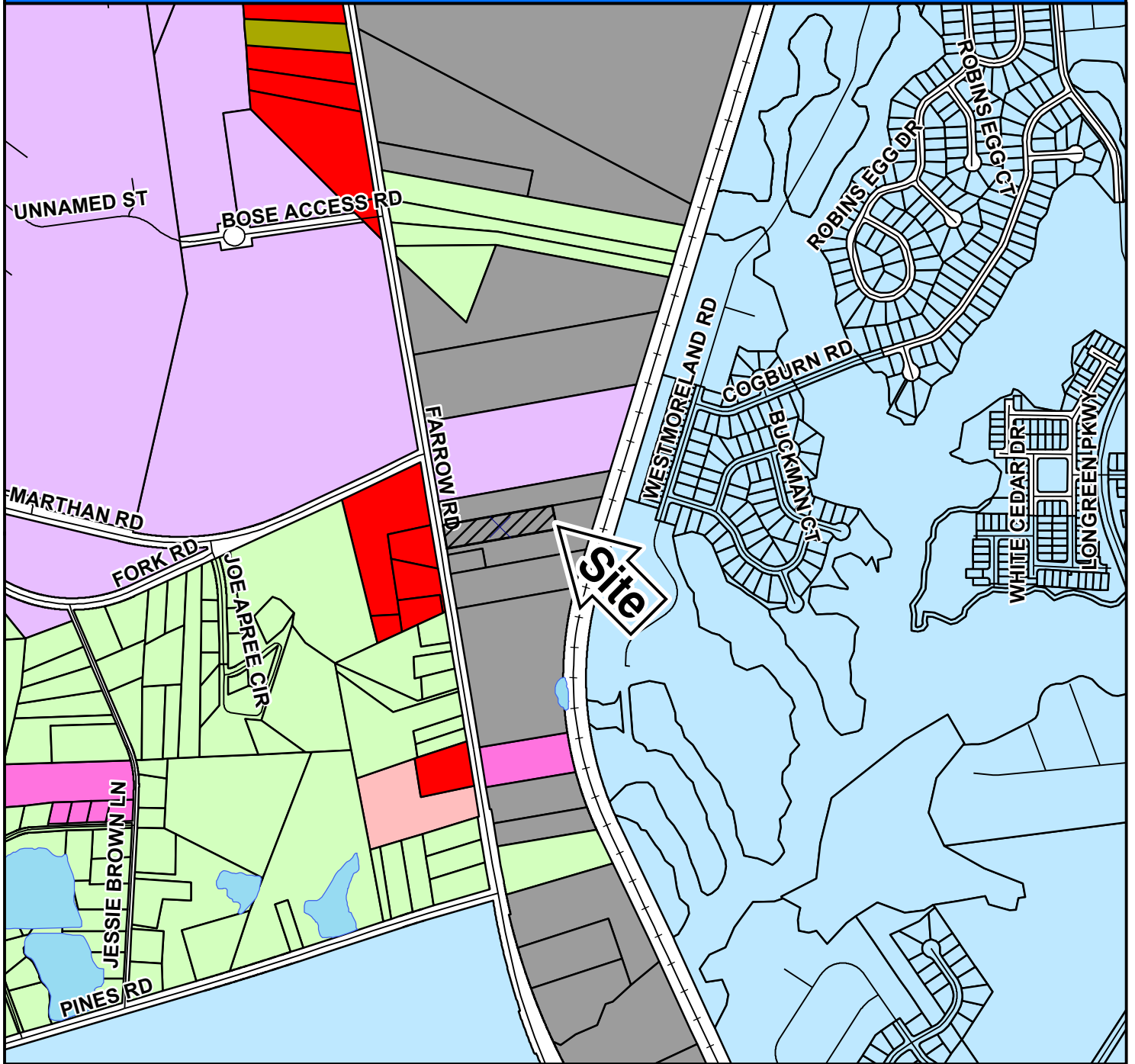
Zoning Public Hearing Date

March 27, 2012

Planning Commission Action

At their meeting of **March 5, 2012** 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 # 12-10**.

Case 12-10 MA HI to GC



ZONING CLASSIFICATIONS

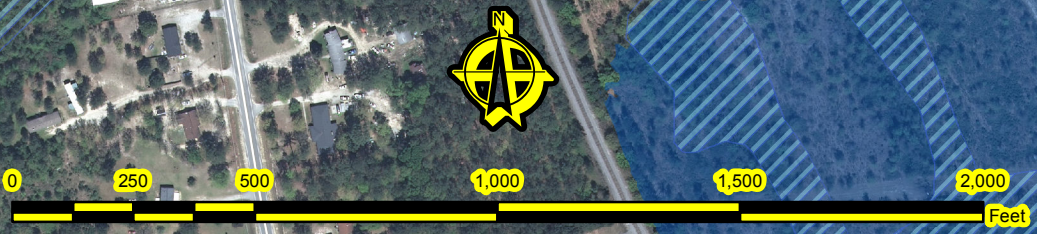
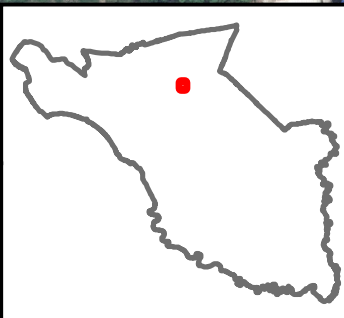
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



Case 12-10 MA
HI to GC
TMS 17500-03-10



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



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

USE TYPES	GC
<u>Residential Uses</u>	
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
<u>Accessory Uses and Structures</u>	
Home Occupations	SR
Swimming Pools	SR
Yard Sales	SR
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Country Clubs with Golf Courses	SR
Dance Studios and Schools	P
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Skating Rinks	P
Swim and Tennis Clubs	P
Swimming Pools	SR
<u>Institutional, Educational and Civic Uses</u>	

Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P

Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Body Piercing Facilities	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Hotels and Motels	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P

Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P

Drugstores, Pharmacies, without Drive-Thru	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P

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

CASE 12-10 MA

From HI to GC

TMS# 17500-03-10

Farrow Road



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-12HR

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 # 17500-03-10 FROM HI (HEAVY INDUSTRIAL 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 a portion of TMS # 17500-03-10 from HI (Heavy Industrial District) zoning to GC (General Commercial District) zoning, (all as described in Exhibit A, which is attached hereto).

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 _____, 2012.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2012.

Michelle M. Onley
Clerk of Council

Public Hearing: March 27, 2012 (tentative)
First Reading: March 27, 2012 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 5, 2012
RC PROJECT: 12-11 MA
APPLICANT: William Sease
PROPERTY OWNER: William and Mary Sease

LOCATION: 3120 Lawrence Street

TAX MAP NUMBER: 06012-02-16 and 17
ACREAGE: .45 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

PC SIGN POSTING: February 17, 2012

Staff Recommendation

Disapproval

Background /Zoning History

The current zoning, Residential Multi-family High Density District (RM-HD), reflects the original zoning as adopted September 7, 1977.

The parcels contain one hundred and twenty five (125) feet of frontage along Lawrence Street.

Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential 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.

- The gross density for this site is approximately: 3 dwelling units
- The net density for this site is approximately: 2 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	OI	Residence
<u>South:</u>	OI	Dentist Office
<u>East:</u>	GC	Undeveloped
<u>West:</u>	OI	Vacant Business and Undeveloped

Plans & Policies

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

Suburban 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 proposed General Commercial District (GC) is not located at a traffic junction and is encroaching upon the residences located on Lawrence Street and Lynn Street.

Traffic Impact

The 2010 SCDOT traffic count (Station # 487) located south of the subject parcel on Saint Andrews Road identifies 18,100 Average Daily Trips (ADT's). Saint Andrews Road is classified as a five lane undivided Collector, maintained by SCDOT with a design capacity of 19,600 ADT's. Saint Andrews Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Saint Andrews Road.

Conclusion

The request is made up of two parcels, the northernmost of which is undeveloped and wooded. The southern parcel contains an existing split-level, brick residence, and a moderate slope to a creek along the northern property boundary. East of the subject parcels is an undeveloped large-lot General Commercial District (GC) parcel. North of the subject parcels is a residence and west is a vacant business and an undeveloped parcel. The north side of Lynn Street is residential in nature with single family and multifamily dwelling units. The subject parcels and parcels north of the site on Lawrence Street are residential. The GC District permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

The subject parcels are within the boundaries of School District One. W.S. Sandal Elementary School is located .57 miles southeast of the subject parcels. Pine Grove Elementary School is located 0.69 miles north of the subject parcels. Columbia High School is located 0.9 miles east of the subject parcels.

Water and sewer service would be provided by the City of Columbia. There are fire hydrants located along Saint Andrews Road. The Saint Andrews fire station (station number 6) is located on Briargate Circle, approximately .89 miles southeast of the subject parcels. The proposed map amendment would not negatively impact public services.

In summary, the staff is of the opinion that rezoning this parcel to GC would set a precedent for the rezoning of additional parcels in the vicinity and serve to the detriment of the established residential character of this area. Lawrence Street is a residential service street with a narrow right-of-way, intended to serve the needs of residential development. Although the subject property is surrounded by non-residential zoning, the majority of which is Office and Institutional District (OI) there also exists many parcels undeveloped GC zoned parcels in the vicinity. The addition of GC zoning in this area would be premature and inappropriate at this time. For these

reasons, along with the lack of compliance with the Comprehensive Plan, staff cannot support the request and as such, recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

March 27, 2012

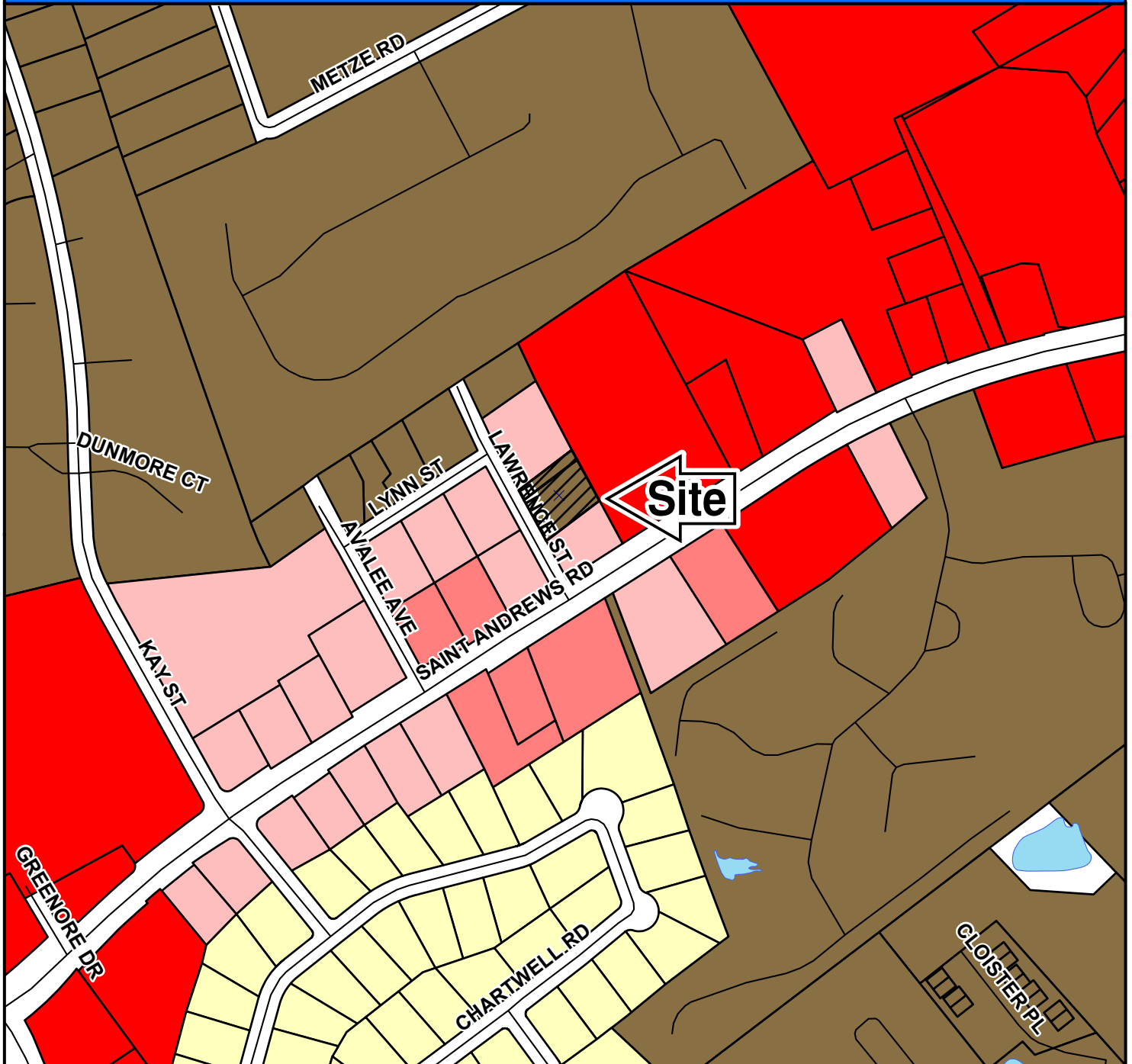
Planning Commission Recommendation

At their meeting of **March 5, 2012** the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- the tract is so small the difference between General Commercial (GC) and Office/Intuitional (O/I) is minimal.
- The surrounding zoning is General Commercial (GC).

The Planning Commission recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 12-11 MA** at the next available opportunity.

Case 12-11 MA RM-HD to GC

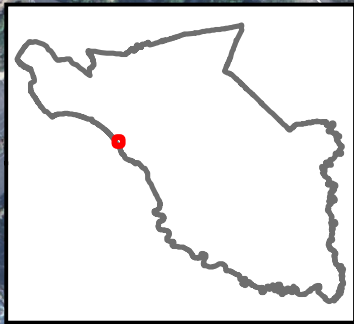
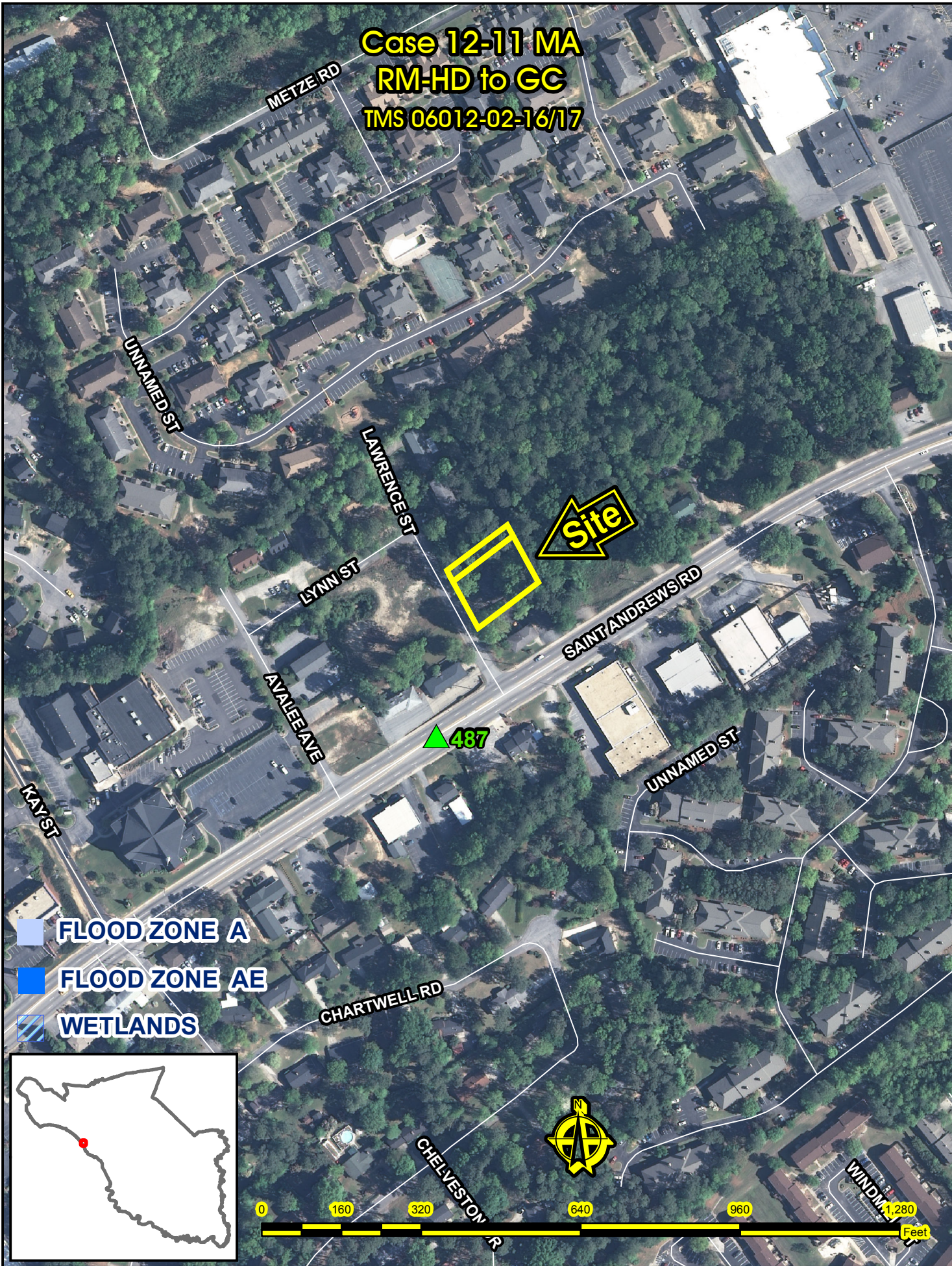


ZONING CLASSIFICATIONS

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



**Case 12-11 MA
RM-HD to GC
TMS 06012-02-16/17**



The zoning change from RM-HD (Residential Multi-Family High Density to General Commercial (GC) would permit the introduction of the following uses which were not allowed previously in the original zoning

Special Congregate Facilities	SE
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P

Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P

Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Research and Development Services	P
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P

Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P

Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P

Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
<u>Wholesale Trade</u>	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P

Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
<u>Manufacturing, Mining, and Industrial Uses</u>	
Bakeries, Manufacturing	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR

CASE 12-11 MA

From RM-HD to GC

TMS# 06012-02-16, 17

Lawrence Street



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-12HR

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 PROPERTIES DESCRIBED AS TMS # 06012-02-16 AND TMS # 06012-02-17 FROM RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY 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 properties described as TMS # 06012-02-16 AND TMS # 06012 -02-17 from RM-HD (Residential, Multi-Family – High Density 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 _____, 2012.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of _____, 2012.

Michelle M. Onley
Clerk of Council

Public Hearing: March 27, 2012 (tentative)
First Reading: March 27, 2012 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 5, 2012
RC PROJECT: 12-12 MA
APPLICANT: Josh Williamson
PROPERTY OWNER: Gilbert E Blizzard Jr.

LOCATION: 11325 Garners Ferry

TAX MAP NUMBER: 35200-09-06 and 60
ACREAGE: 2.35 acres
EXISTING ZONING: PDD
PROPOSED ZONING: RC

PC SIGN POSTING: February 17, 2012

Staff Recommendation

Disapproval

Background /Zoning History

The original zoning, Rural District (RU) was adopted September 7, 1977. The current zoning, Planned Development District (PDD) reflects the zoning as approved in 2004 under 04-02MA (Ordinance 076-03HR).

The subject properties were part of a rezoning request for a change from Planned Development District (PDD) to Rural Commercial District (RC) in 2010. The application was denied by County Council in September of 2010.

The parcel contains five hundred and seventy six (576) feet of frontage along Garners Ferry Road (U.S. HWY 378).

Summary

The Rural Commercial District (RC) recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where the small neighborhood oriented business are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

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

- The gross density for this site is approximately: 5 dwelling units
- The net density for this site is approximately: 3 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Tri County Electric substation
<u>East:</u>	RU	Tri County Electric substation
<u>West:</u>	RU	Residence

Plans & Policies

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

Rural 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 property is surrounded by rural residential lots, in addition to the lack of operating commercial or office uses in the immediate area. The parcel does however contain access to a principle arterial and is adjacent to Tri County Electric.

Traffic Impact

The 2010 SCDOT traffic count (Station # 173), west of the subject parcel on Garners Ferry Road (US HWY 378) shows 16,300 Average Daily Trips (ADT’s). Garners Ferry Road (US HWY 378) is classified as a four lane divided Principle Arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Garners Ferry Road (US HWY 378) is currently operating at a Level of Service (LOS) “A”.

There are no planned or programmed improvements for this section of Garners Ferry Road.

Conclusion

The parcel is located along a major highway, but not located at a major intersection; there is an existing one story structure of approximately 1,740 square feet on the parcel currently being utilized as the J & R Pub and Grill. Another structure on the property is being utilized as a fireworks stand. The closest major intersection is Garners Ferry Road and McCords Ferry Road located 2 miles east of the site. The closest established general commercial use is the Center Express convenience store and gas station located .4 miles west of the subject parcel on the south side of Garners Ferry Road and is considered non-conforming. East of the site within approximately eight hundred and sixty six (866) feet is a Rural Commercial District (RC) that was rezoned in 2009 under case 09-11MA (Ordinance 075-09HR) with an existing one thousand two hundred and twenty three (1,223) square foot building.

The RC District allows uses such as automobile parking (commercial), hotel and motels, repair and maintenance services automobile minor, convenience stores with pumps, and liquor stores. The RC zoning district limits the floor area of the structure to 20,000 square feet.

“The maximum structure coverage in the RC District shall be fifty percent (50%). New structures in the RC District shall have an aggregate building footprint of not more than twenty thousand (20,000) square feet. The aggregate gross floor area of new structures shall not exceed twenty thousand (20,000) square feet. Existing structures shall not be expanded to exceed an aggregate building footprint or aggregate gross floor area of twenty thousand (20,000) square feet.” [sec. 26-97 (c) (3)]. “

The structure size limitation could limit the development and economic viability of any retail land use on the subject site. The size limitation was deliberately included in the Land Development Code to limit the commercialization of rural areas of the County, while still allowing for limited commercial services and small neighborhood oriented business that are useful and desired near intersections of arterial and/or major collector roads.

The conditions of the Planned Development District (PDD) under Ordinance No. 076-03HR state the following;

“The subject site is limited to the locations depicted in the site plan; attachment B identifies a site plan layout which is part of the ordinance. (Section II A) The use of the subject site shall be limited to the uses, and their locations, described in attachment B (Section II B). All development shall conform to the land development regulations in effect when an individual development permit application is received (Section II C). The Planning Commission is hereby authorized to make minor amendments, as determined by the Zoning Administrator, to attachment B pursuant to the provisions of section 26-70.17 of the County Code of Ordinances (or its relevant successor regulations).”

The conditions under Ordinance Number 076-03HR were approved as part of the Planned Development District (PDD) identifying building locations with a truck wash/garage, a mobile home, and a one story restaurant. To date the truck wash/garage building has burned down, the mobile home has been removed from the site, and the previously referred restaurant is currently in operation. The property owner and any subsequent owners can rebuild and operate the truck wash/garage as a permitted use under the approved Planned Development District (PDD). The established Planned Development District (PDD) can not be amended unless it were to establish mixed uses as required under the new Planned Development District (PDD) guidelines. Chapter 29 of the South Carolina Local Government Comprehensive Planning and Enabling Act of 1994 requires all Planned Development Districts (PDD) to include commercial, residential, office or a combination thereof. Article 5 section 6-29-730 Zoning districts; matters regulated; uniformity; zoning techniques subsection C(4) defines a planned development as;

““Planned development district” or a development project comprised of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments.”

Three parcels east of the subject site are zoned (Planned Development District) PDD for commercial uses. The first Planned Development District (PDD) zoned parcel east of the subject site contains a vacant restaurant; the southern parcel contains a vacant residential structure and both parcels are part of a Planned Development District (PDD) approved in 2004 under 04-26MA (Ordinance 011-04HR). Contiguous to the east of the vacant restaurant and residential parcel is a Planned Development District (PDD) zoned parcel that was approved in 1998 under 98-011MA (Ordinance 007-98HR). The parcel contains a vacant eight thousand (8,000) square foot steel building. The intent of the Planned Development District (PDD) was to allow the operation of a flea market onsite.

The Congaree Run fire station (station number 29) is located on Old Congaree Run roughly 3.5 miles west of the subject parcel. Fire hydrants are not available in proximity to the subject parcel. The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer is provided by well and septic.

Based upon the rural residential character and zoning districts nearby and in coordination with the recommendation of the Comprehensive Plan for commercial uses to be located at major traffic junctions, staff is of the opinion that the proposed zoning map amendment is not in keeping with the local character and as such cannot support the request. Therefore, the planning staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

March 27, 2012

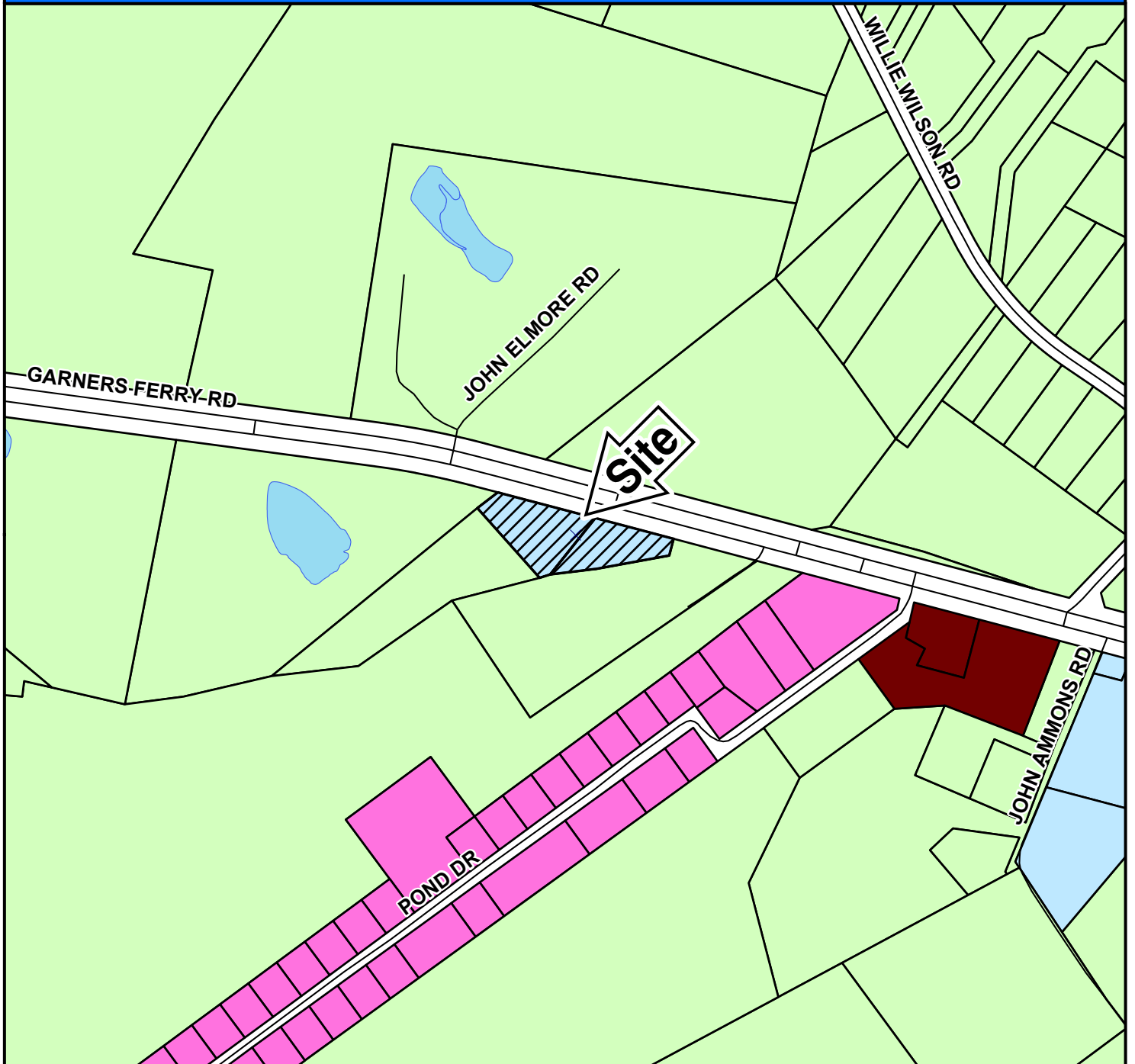
Planning Commission Recommendation

At their meeting of **March 5, 2012** the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- The parcel is under an antiquated PDD and the property owner is not able to utilize his business.
- The divided major road would make it more appropriate for commercial zoning.

The Planning Commission recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 12-12 MA** at the next available opportunity.

Case 12-12 MA PDD to RC



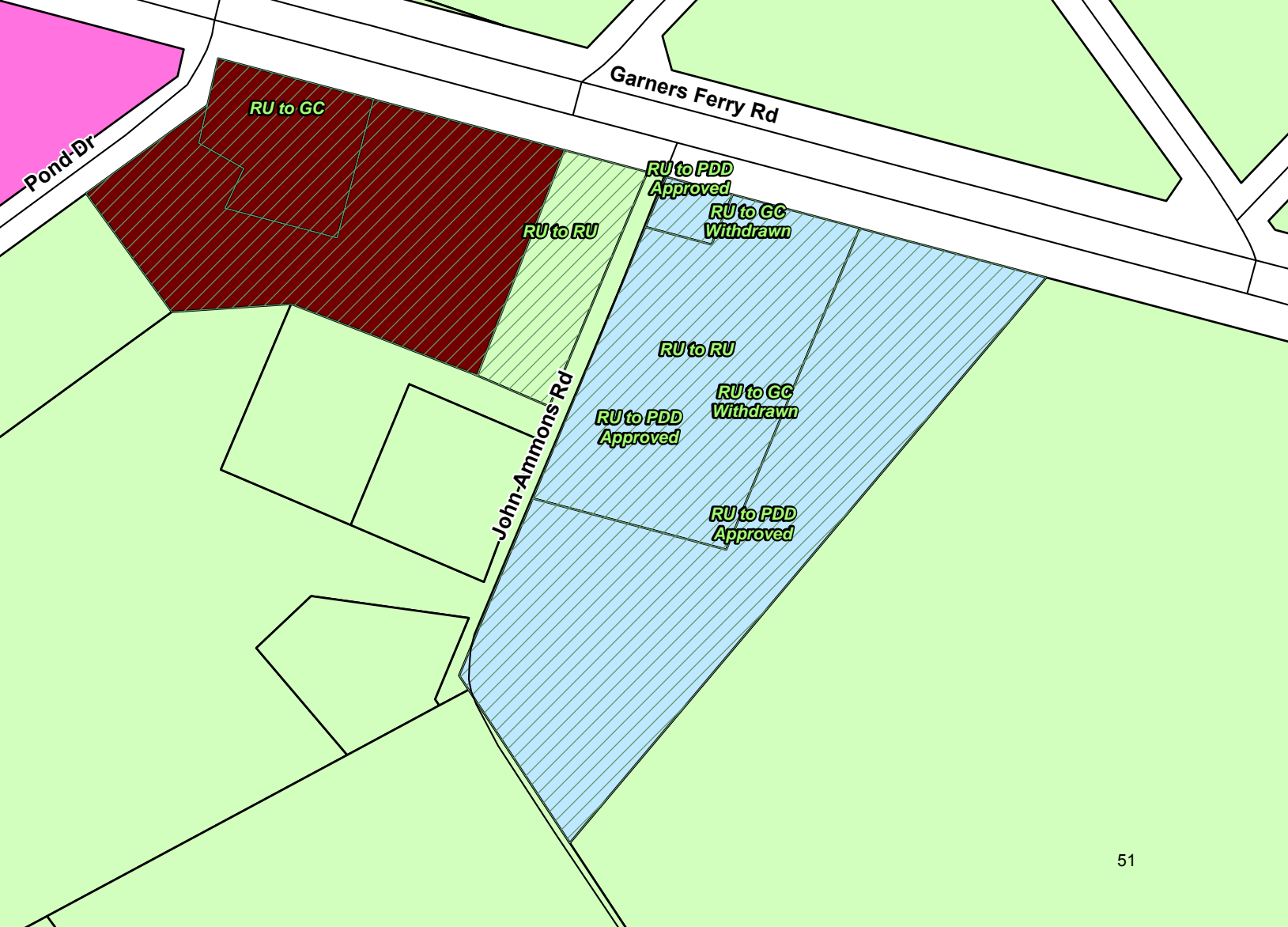
ZONING CLASSIFICATIONS

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



**Case 12-12 MA
PDD to RC
TMS 35200-09-06/60**





STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-12HR

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 PROPERTIES DESCRIBED AS TMS # 35200-09-06 AND TMS # 35200-09-60 FROM PDD (PLANNED DEVELOPMENT DISTRICT) TO RC (RURAL 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 properties described as TMS # 35200-09-06 AND TMS # 35200-09-60 from PDD (Planned Development District) zoning to RC (Rural 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 _____, 2012.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of _____, 2012.

Michelle M. Onley
Clerk of Council

Public Hearing: March 27, 2012 (tentative)
First Reading: March 27, 2012 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 5, 2012
RC PROJECT: 12-13 MA
APPLICANT: Michael J. Reynolds
PROPERTY OWNER: Michael and Carrie Reynolds

LOCATION: 1236 Richard Franklin Road

TAX MAP NUMBER: 01415-02-15
ACREAGE: 1.99 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

PC SIGN POSTING: February 17, 2012

Staff Recommendation

Disapproval

Background /Zoning History

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

A variance was requested for the subject property under 12-01V. The Board of Zoning Appeals denied the request; however the minutes have not been approved and the decision is not final.

The parcels contain one hundred and sixty one (161) feet of frontage along Richard Franklin Road.

Summary

The Residential Single-family Estate District (RS-E) is intended to be used for single family, detached dwelling units on large "estate" lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area is 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 4 dwelling units
- The net density for this site is approximately: 3 dwelling units

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

Plans & Policies

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

Suburban Area

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

Non-Compliance: The rezoning does not comply with the Comprehensive Plan’s recommended density. The Residential Single-family Estate District (RS-E) permits minimum 20,000 square foot lots or 2.2 dwelling units per acre.

Traffic Impact

The 2010 SCDOT traffic count (Station # 637) located northwest of the subject parcel on Johnson Marina Road identifies 4,200 Average Daily Trips (ADT’s). Johnson Marina Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Johnson Marina Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for Johnson Marina Road.

Conclusion

The subject parcels are somewhat wooded with an existing metal-paneled storage garage on site, a fifth-wheel trailer, and a gentle to moderate slope toward the lake. The subject parcel is bound by Lake Murray to the west. North and south the parcels are zoned Rural (RU) and contain residences. East of the subject property is an undeveloped Residential Single-Family Low Density (RS-LD) zoned parcel. The existing Rural District (RU) permits minimum 33,000 square foot lots at 1.3 dwelling units per acre; whereas the Residential Single-Family Estate District (RS-E) permits a minimum 20,000 square foot lots at 2.2 dwelling units per acre. The recommended density identified in the Suburban Area in the North West Planning Area is 4-8 dwelling units per acre.

The subject parcels are .79 miles southeast of Lake Murray Elementary School and are part of Lexington/Richland School District Five. Water is provided by the City of Columbia and sewer is provided by Richland County. The Dutch Fork/Ballentine fire station (number# 20) is located on Broad River Road 2.77 miles northeast of the subject parcel. There are no fire hydrants located in the immediate area. The proposed map amendment would not negatively impact public services or traffic.

Although the RS-E District would come closer to meeting the recommended intent of the Comprehensive Plan for 4-8 dwelling units per acre, staff is of the opinion that the proposed district would begin to establish a development pattern in this vicinity which would be out of character with the existing rural zoning and the established land development pattern of the existing subdivision. For this reason, the staff believes that the proposed rezoning would be inconsistent with zoning on nearby properties and cannot support the request.

Based upon this rationale and the fact that the proposed zoning map amendment **is not in compliance** with the Comprehensive Plan, planning staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

March 27, 2012

Planning Commission Recommendation

At their meeting of **March 5, 2012** the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- the surrounding area, even though Rural (RU) is restrictive for this area.
- There are undue restrictions for this lot and the Residential Estate (RS-E) was made for this zoning district.
- The original subdivision was developed with deed restrictions which reduce the underlying setbacks.

The Planning Commission recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 12-13 MA** at the next available opportunity.

Case 12-13 MA RU to RS-E

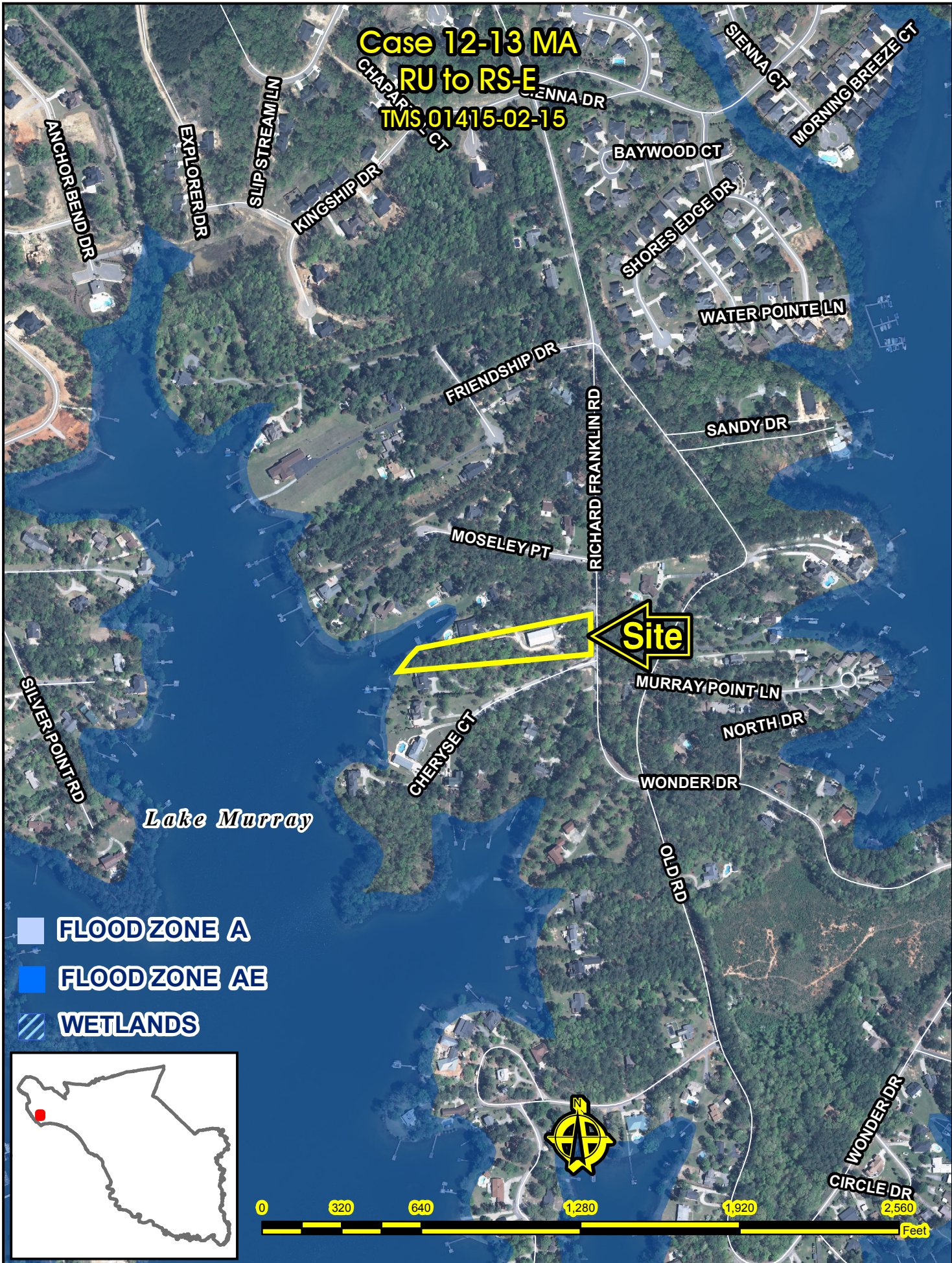


ZONING CLASSIFICATIONS

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



**Case 12-13 MA
RU to RS-E
TMS 01415-02-15**



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

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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-12HR

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 HEREIN AS TMS # 01415-02-15 FROM RU (RURAL DISTRICT) TO RS-E (RESIDENTIAL, SINGLE-FAMILY – ESTATE 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 a TMS # 01415-02-15 from RU (Rural District) zoning to RS-E (Residential, Single-Family – Estate 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 _____, 2012.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2012.

Michelle M. Onley
Clerk of Council

Public Hearing: March 27, 2012 (tentative)
First Reading: March 27, 2012 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 12-__HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-175, ACCESS; SO AS TO DELETE THE REQUIREMENT OF AN ENCROACHMENT PERMIT.

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 26-175, Access; is hereby amended to read as follows:

Sec. 26-175. Access.

- (a) *General.* The standards contained in this section are designed to ensure that access to development in the unincorporated parts of Richland County does not impair the public safety and are the minimum necessary to provide safe access to the adjacent property for both pedestrians and vehicles. All proposed vehicle access points connecting to a public road shall conform to the provisions of this section.
- ~~(b) *Encroachment permit.* For projects located on a roadway within the State Highway Network, the Planning Department shall not issue a land development permit, or a final subdivision plat, until SCDOT provides a copy of the approved SCDOT Encroachment Permit. For projects located on a roadway maintained by the County, the Planning Department shall not issue a land development permit, or a bonded or final subdivision plat, until the Department of Public Works provides a copy of the approved County Encroachment Permit.~~
- ~~(be) *Driveway standards.* All driveways shall be constructed in conformance with the standards described below, and with the applicable portions of Section 181 (c), regarding visibility at intersections. The term “Land Use Example” is only illustrative of the relative size of proposed projects and is not intended to be an exclusive list.~~

**TABLE 26 - VII-4
DRIVEWAY INSTALLATION STANDARDS**

Land Use Example	Driveway Classification	Projected Trips	Min. Width (ft)	Min. Radius Return (ft)
1 or 2 Family Residence	Low Volume	1-20 AADTs or 1-5 peak hour trips	10 - 24	15
Subdivisions,	Medium	6 – 100 peak	24 – 40 *	30 - 40

Apartments, or small commercial	Volume	hour trips		
Convenience stores, gas stations or shopping centers	High Volume	101+ peak hour trips	Determined by TIA	Determined by TIA

* A 40-ft driveway is usually marked with two 12-ft wide right & left exit lanes and one 16-ft wide entrance lane. If a median divider is used at the entrance, the driveway width must be increased by the width of the median.

~~(c)~~ *Access Point Separation Standards.*

- (1) The access separation standards provided below apply to all public roads, except those inside a subdivision or other development project.

**TABLE 26-VII-5
ACCESS POINT SEPARATION STANDARDS**

Posted Speed Limit (mph)	Minimum Access Point Spacing (ft)* on roadways >2000 AADTs or Access Points Generating > 50 peak hour trips	Minimum Access Point Spacing (ft)* On Roadways with AADTs < 2000
30	160	75
35	220	125
40	275	175
45	325	225
50 >	400	275

* Measured from the near edge of driveways

In addition to the requirements describe above, the Fire Marshal may require a secondary access point to any development project.

- (2) *Major land development and major subdivisions.* All proposed parcels, including outparcels, shall be depicted in the preliminary development plan documents and access to such parcels shall be limited to internal points within the project. Access may be limited to a “Right-In, Right-Out” configuration, as may be deemed necessary.
- (3) *Shared access.* The Planning department, with the consent of the Public Works department, may require shared access agreements among adjacent parcels, and/or installation of marginal access roads, as well as consolidation of existing access points, as may be deemed necessary.

- (4) *Medians.* The Planning department, with the consent of the Public Works department, may require installation of raised medians by the applicant as may be necessary to protect safe vehicular and pedestrian access to adjacent property.
- (5) *Change of land use.* When there is a proposed land use change on a developed site that affects the amount, type, or intensity of traffic activity, the Planning department, with the consent of the Public Works department, shall require written documentation from SCDOT regarding the adequacy of the existing access point to safely accommodate the traffic generated by the project prior to issuing a development permit.
- (de) *Exceptions.* The Planning department, with the consent of SCDOT or the Public Works department, may reduce the requirements described above, provided the applicant can demonstrate that all physically possible alternative development plans have been considered in an attempt to conform to the requirements and that any hardship to compliance is not the result of self-imposed actions, including, but not limited to, the purchase of the subject parcel, the topography of the site, and/or the geometry of the roadway.

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 _____, 2012.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE ____ DAY

OF _____, 2012

Michelle Onley
Clerk of Council

Public Hearing: March 27, 2012 (tentative)
First Reading: March 27, 2012 (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

