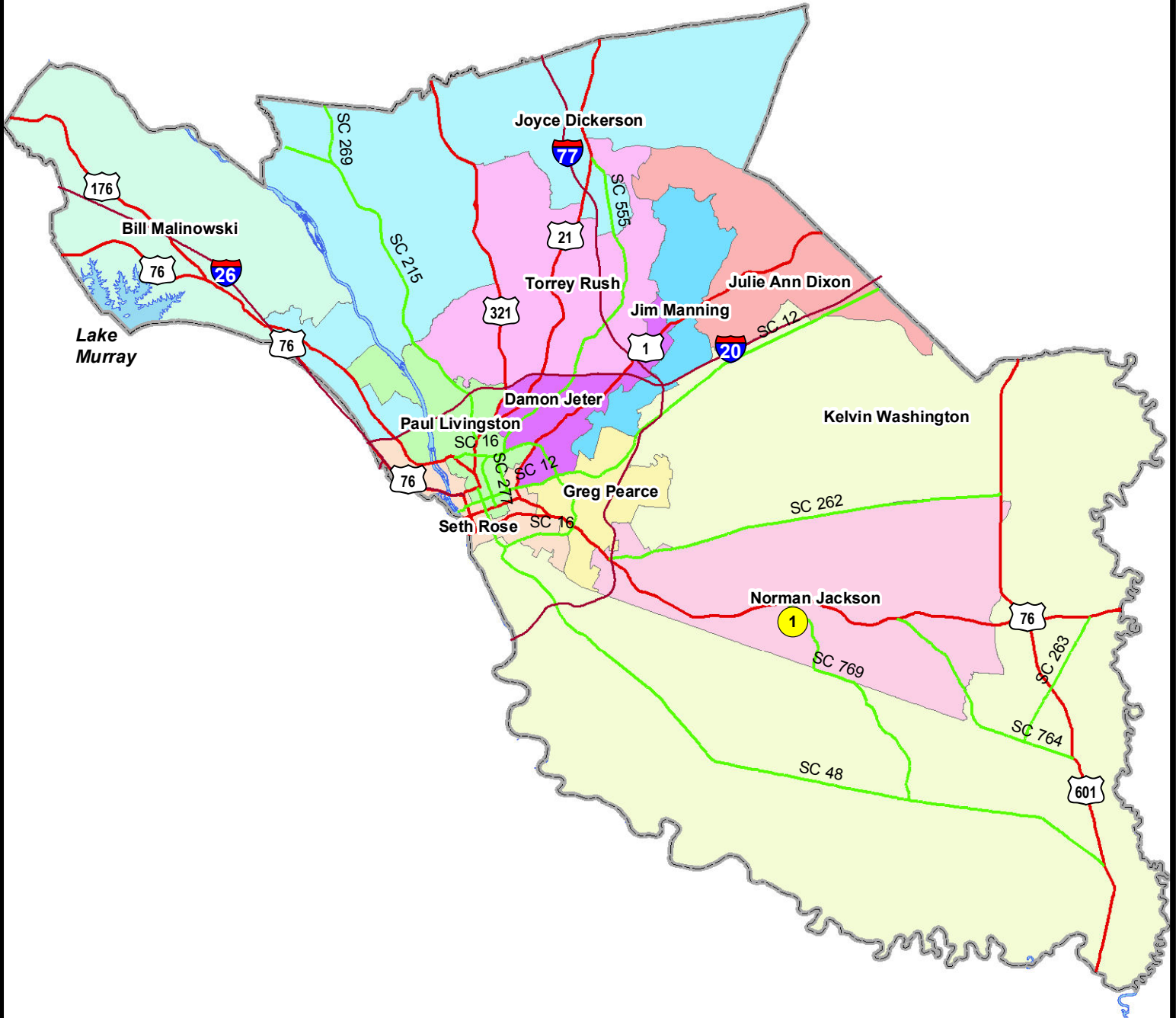


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



FEBRUARY 26, 2013

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING FEBRUARY 26, 2013



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 13-03 MA	Wayne Huggins	24700-11-07	9711 Garners Ferry Rd.	Jackson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, February 26, 2013

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 Kelvin E. Washington, Sr.
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS

1. Case # 13-03 MA
Wayne Huggins
RU to GC (1.79 acres)
9711 Garners Ferry Rd.
TMS# 24700-11-07 [**FIRST READING**]
Planning Commission Denied 6-0
Page F

OTHER BUSINESS

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 4, 2013
RC PROJECT: 13-03 MA
APPLICANT: Wayne Huggins

LOCATION: Garners Ferry Road and Congaree Road

TAX MAP NUMBER: 24700-11-07
ACREAGE: 1.79
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: January 18, 2013

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History General Area

The adjacent parcel west of the subject parcel with frontage along Congaree Road was rezoned from Rural District (RU) to General Commercial District (GC) under case 97-20MA (Ordinance Number 043-97HR). Additionally a parcel west of the site (Horse and Garden Ace Hardware) was rezoned from Rural District (RU) to General Commercial District (GC) under case 99-28MA (Ordinance Number 031-99HR)

The Planned Development District (PDD) parcels east of the subject parcel with frontage along Garners Ferry Road were rezoned from Rural District (RU) and Heavy Industrial District (HI) to PDD under case 04-24MA (Ordinance Number 017-04HR).

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.

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.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Residence
<u>West:</u>	GC	EMS substation

Discussion

Parcel/Area Characteristics

The parcel contains three hundred and seventy eight (378) feet of frontage along Garners Ferry Road and three hundred and four (304) feet of frontage along Congaree Road.

There is an existing house on the property that was previously used as a doctor’s office. Otherwise, the property has little or no slope, some vegetation, no sidewalks or streetlights and is designed without curb and gutter. The properties along this section of Garners Ferry Road are commercial, residential and undeveloped, while the majority of parcels along Congaree Road contain residential structures. The subject parcel is located adjacent to institutional and residential uses. Contiguous east of the subject parcel is an existing residence. West of the subject parcel is an EMS substation. West of the site at the intersection of Horrell Hill Road is a coffee shop/café and Church. Seven hundred feet to the northeast is a concrete company zoned Planned Development District (PDD). The concrete company sells building concrete products and building materials.

Public Services

The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard 1.8 miles west of the subject parcel. There is a fire hydrant located onsite along Congaree Road. Water is provided by well and the site utilizes an onsite septic tank. The parcels are within the boundaries of Richland County School District One. Lower Richland High School is located 1.6 miles west of the site on Lower Richland Boulevard. The Horrell Hill Elementary is located 400 feet southwest of the site on Congaree Road. Additionally, the Southeast Middle School is located .33 miles southwest of the site on Congaree Road.

Plans & Policies

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

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

Non-Compliance: The subject property is not located adjacent to existing commercial uses nor is it located near a major traffic junction.

Traffic Impact

The 2011 SCDOT traffic count (Station # 171), located east of the site on Garners Ferry Road identifies 31,400 Average Daily Trips (ADT's). Garners Ferry Road is classified as a four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This section of Garners Ferry Road is currently functioning at the designed roadway capacity and is operating at a Level of Service (LOS) "C".

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

Conclusion

Staff is of the opinion that commercial uses along Garners Ferry Road are more appropriate at major intersections. Limiting commercial uses along arterial roads help eliminate the need for additional curb cuts that create conflicting traffic movements. Curb cuts can diminish traffic flow efficiency and increase the potential for traffic incidents. The intent of an arterial road is to move larger volumes of traffic at higher speeds compared to smaller roads with slower speed limits. It's staff's opinion that GC District zoning should only extend so far from major intersections or areas of predominant commercial usage because of the rural nature of this section of Garners Ferry Road.

In conclusion, based upon this rationale and noncompliance with the Comprehensive Plan staff recommends **Disapproval** of this map amendment.

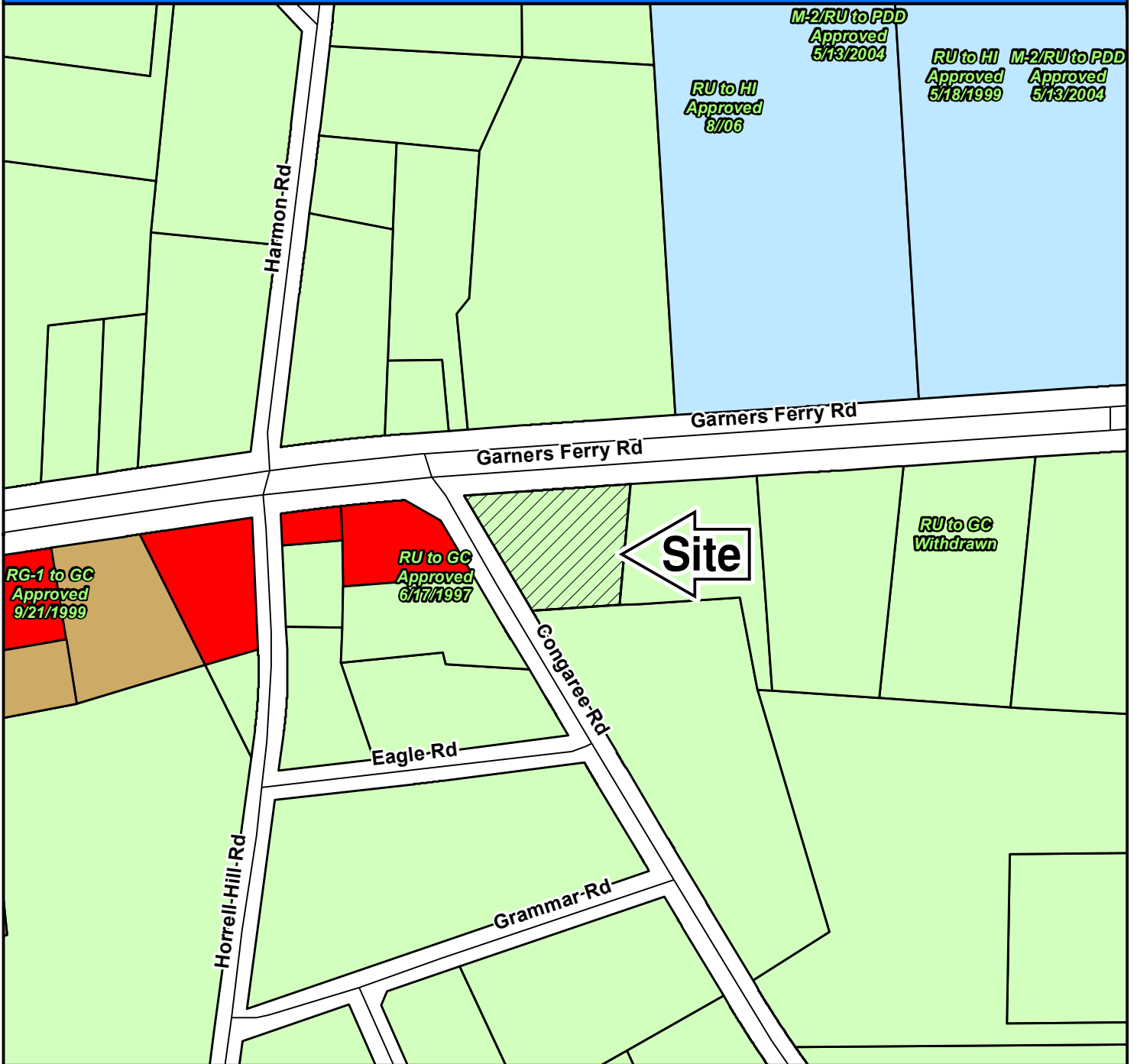
Zoning Public Hearing Date

February 26, 2013




























Planning Commission Action

At their meeting of **February 4, 2013** the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **disapprove the proposed Amendment** for **RC Project # 13-03 MA**.

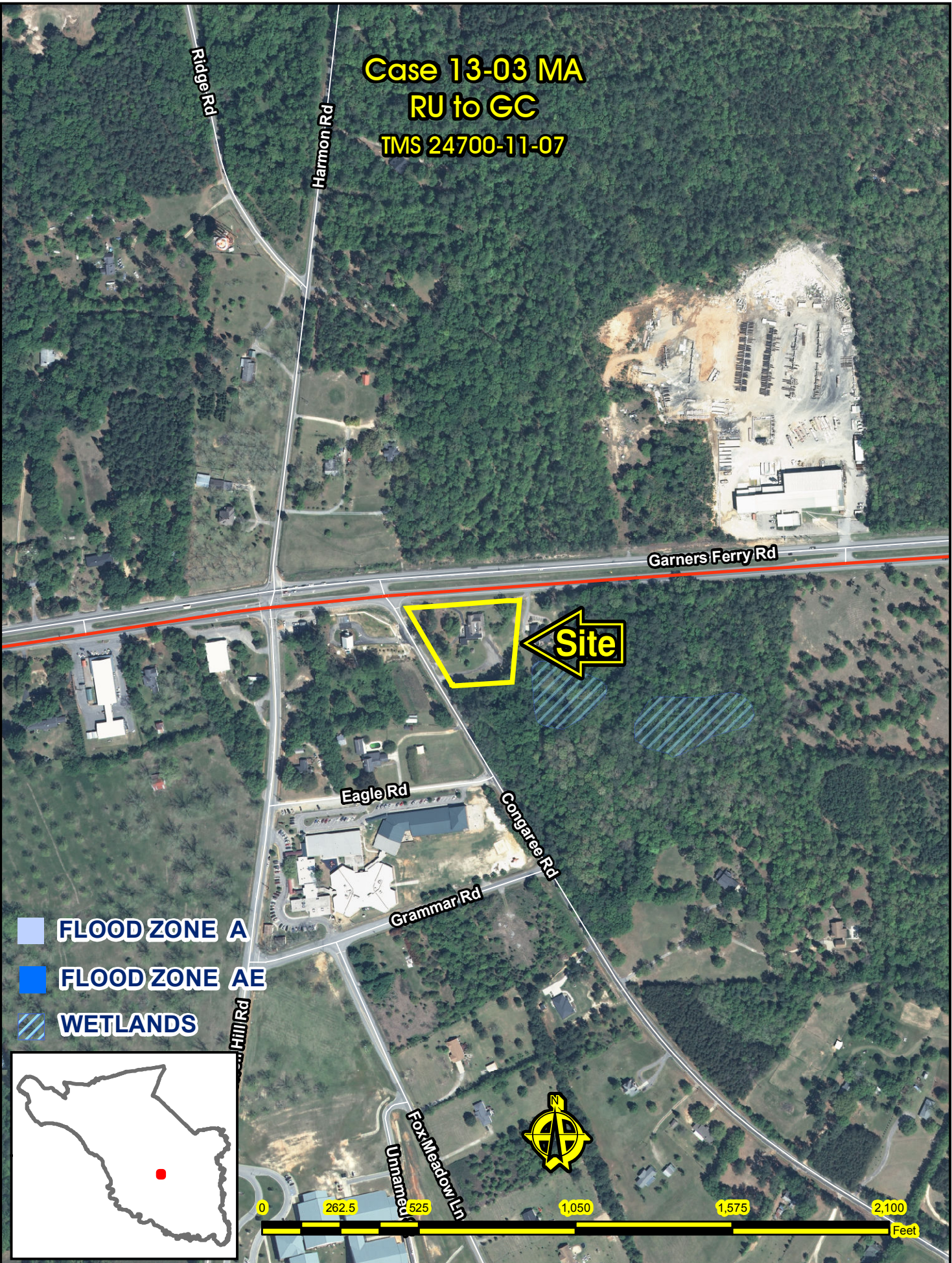
Case 13-03 MA RU to GC






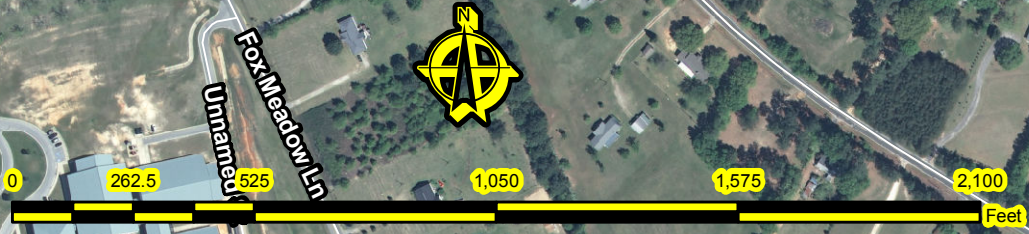
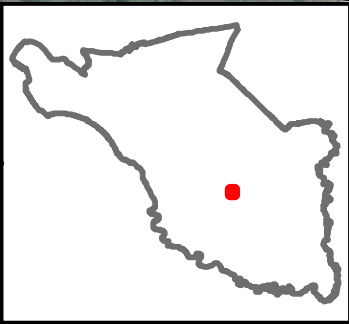
ZONING CLASSIFICATIONS

 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 13-03 MA
RU to GC
TMS 24700-11-07



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 13-03 MA

From RU to GC

TMS# 24700-11-07

Garners Ferry Rd & Congaree Rd



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

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
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	P

USE TYPES	GC
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
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
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR

Storage		
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	
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	

Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	
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
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
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
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
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. ____-13HR

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 # 24700-11-07 FROM RU (RURAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 24700-11-07 from RU (Rural District) zoning to GC (General Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

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

Attest this _____ day of
_____, 2013.

Michelle M. Onley
Clerk of Council

Public Hearing: February 26, 2013 (tentative)
First Reading: February 26, 2013 (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

