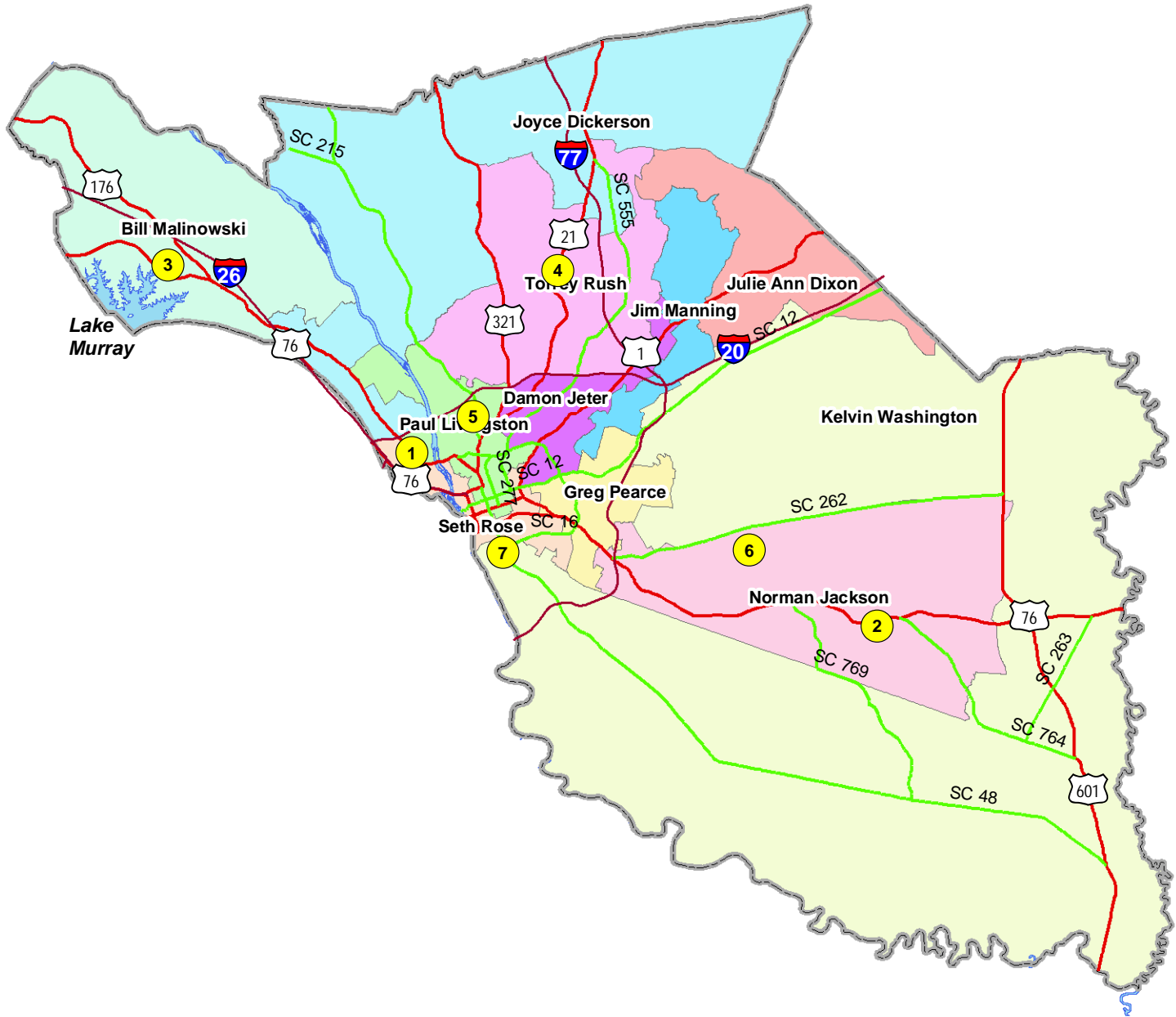


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



SEPTEMBER 23, 2014

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING SEPTEMBER 23, 2014



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-13 MA	Toby Ward	07308-05-08	1335 Elm Abode Terrace	Livingston
2. 14-16 MA	Hansel L. Carter	30600-05-02(p)	115 Congaree Run	Jackson
3. 14-20 MA	Craig & Martha Addy	02412-02-02(p) & 02509-04-02(p)	Gate Rd. & Wise Rd.	Malinowski
4. 14-21 MA	Patrick Palmer	14600-03-55 & 02	Killian Rd. & Hwy. 21	Rush
5. 14-22 MA	Quadir Muwwakkie	09309-12-12 & 17	510 Dartmouth Ave. & 515 Club Rd.	Livingston
6. 14-23 MA	Joe Jackson	22015-03-65	2803 Padgett Rd.	Jackson
7. 14-24 MA	Sherry Jaco	11203-06-04	1170 Olympia Ave.	Washington



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, September 23, 2014
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

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

CALL TO ORDERHonorable Norman Jackson
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

MAP AMENDMENTS [ACTION]

1. Case # 14-13 MA
Toby Ward
RS-LD to OI (2.9 acres)
1335 Elm-Abode Terr.
TMS# 07308-05-08 [**FIRST READING**] [**NO PUBLIC HEARING**]
Planning Commission Denied 4-2
Page 1

2. Case # 14-16 MA
Hansel L. Carter
RU to GC (.46 acres)
115 Congaree Run
TMS# 30600-05-02 (p) [**FIRST READING**] [**NO PUBLIC HEARING**]
Planning Commission Approved 7-0
Page 11

OPEN PUBLIC HEARING

3. Case # 14-20 MA
Craig & Martha Addy
RU to RS-MD (1.33 acres)
Gate Rd. & Wise Rd.
TMS# 02412-02-02(p) & 02509-04-02(p) [**FIRST READING**]
Planning Commission Approved 6-0
Page 25

4. Case # 14-21 MA
Patrick Palmer
RU to RC (2.99 acres)
Killian Rd. & Hwy 21
TMS# 14600-03-55 & 02 [**FIRST READING**]
Planning Commission Approved 6-0
Page 37

5. Case # 14-22 MA
Quadir Muwwakkie
RM-HD/RS-HD to GC (.31 acres)
510 Dartmouth Ave. & 515 Club Rd.
TMS# 09309-12-12 & 17 [**FIRST READING**]
Planning Commission Approved 6-0
Page 49

6. Case # 14-23 MA
Joe Jackson
MH to OI (1 acres)
2803 Padgett Rd.
TMS# 22015-03-65 [**FIRST READING**]
Planning Commission Approved 5-1
Page 63

7. Case # 14-24 MA
Sherry Jaco
RM-HD to NC (.20 acres)
1170 Olympia Ave.
TMS# 11203-06-04 [**FIRST READING**]
Planning Commission Approved 6-0
Page 73

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

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

LOCATION: 1335 Elm Abode Terrace

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

PC SIGN POSTING: June 6, 2014

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD/RS-LD	Undeveloped/Residence
<u>South:</u>	GC	Church
<u>East:</u>	RS-LD/RS-LD	Residence/Residence
<u>West:</u>	RS-LD/GC	Residence /Law Office

Discussion

Parcel/Area Characteristics

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

Public Services

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

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

Plans & Policies

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

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

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

Traffic Impact

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

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

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

Conclusion

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

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

Zoning Public Hearing Date

July 22, 2014

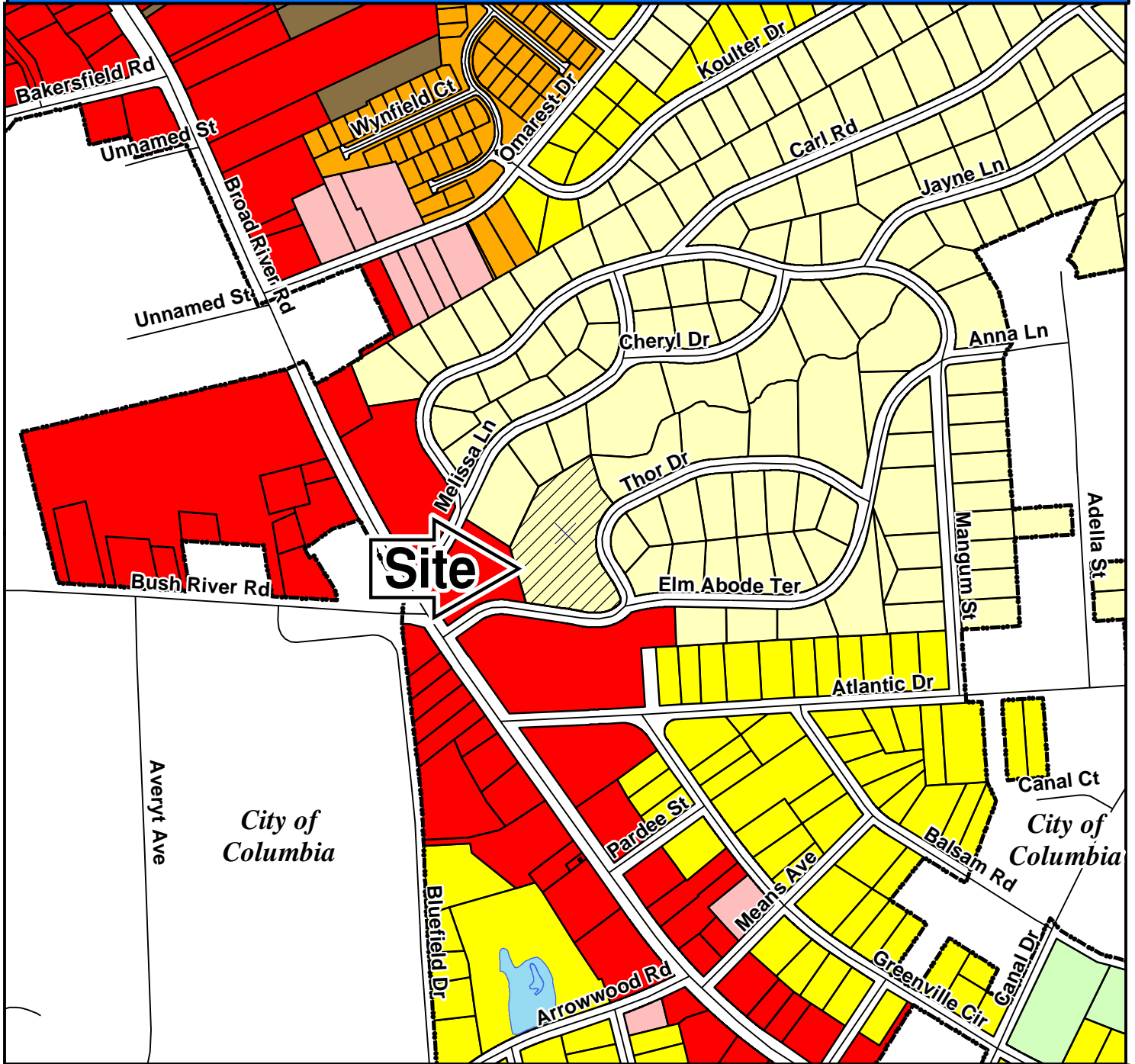
Planning Commission Action

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

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

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

Case 14-13 MA RS-LD to OI

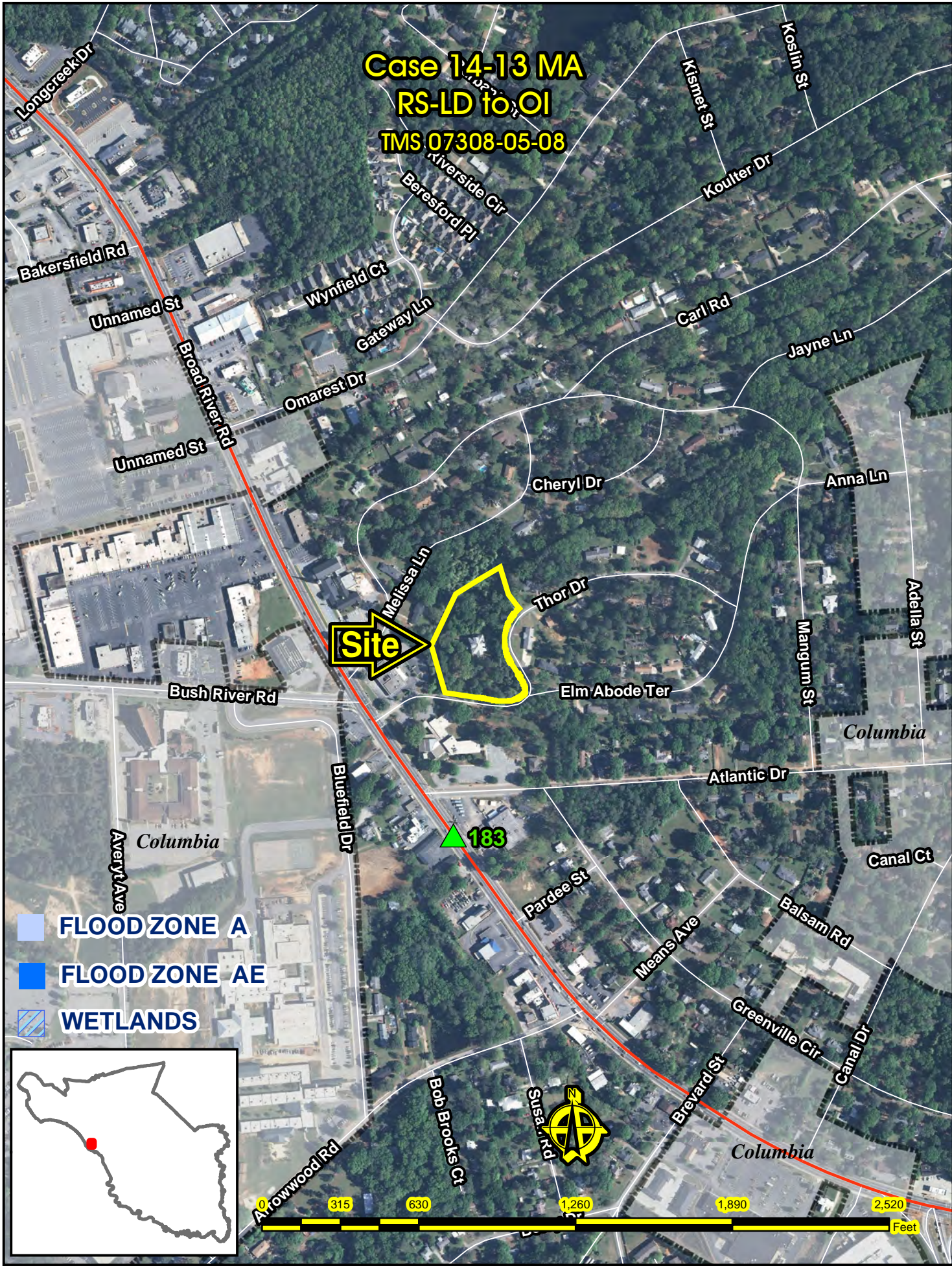


ZONING CLASSIFICATIONS

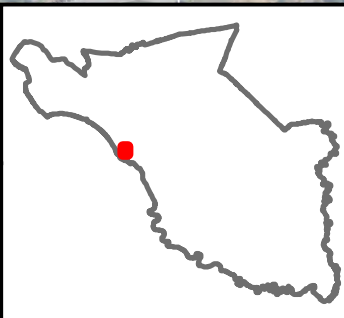
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



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



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 14-13 MA

From RS-LD to OI

TMS# R07308-05-08

1335 Elm Abode Terrace



The zoning change from RS-LD (Residential Low Density) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	OI
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Special Congregate Facilities	SE
Bowling Centers	
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P

Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SE
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Kennels	SR
Laundry and Dry Cleaning Services, Non- Coin Operated	P

Legal Services (Law Offices, Etc.)	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Research and Development Services	SR
Travel Agencies (without Tour Buses or Other Vehicles)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	P
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 07308-05-08 FROM RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 07308-05-08 from RS-LD (Residential, Single-family – Low Density District) zoning to OI (Office and Institutional District) zoning.

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

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

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

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

S. Monique McDaniels
Clerk of Council

Public Hearing: July 22, 2014
First Reading: September 23, 2014 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

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

LOCATION: Old Congaree Run

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

PC SIGN POSTING: June 6, 2014

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 7 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Convenience store with pumps
<u>South:</u>	GC	Residence
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Assisted Living Facility

Discussion

Parcel/Area Characteristics

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

Public Services

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

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

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

Plans & Policies

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

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

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

Traffic Impact

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

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

Conclusion

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

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

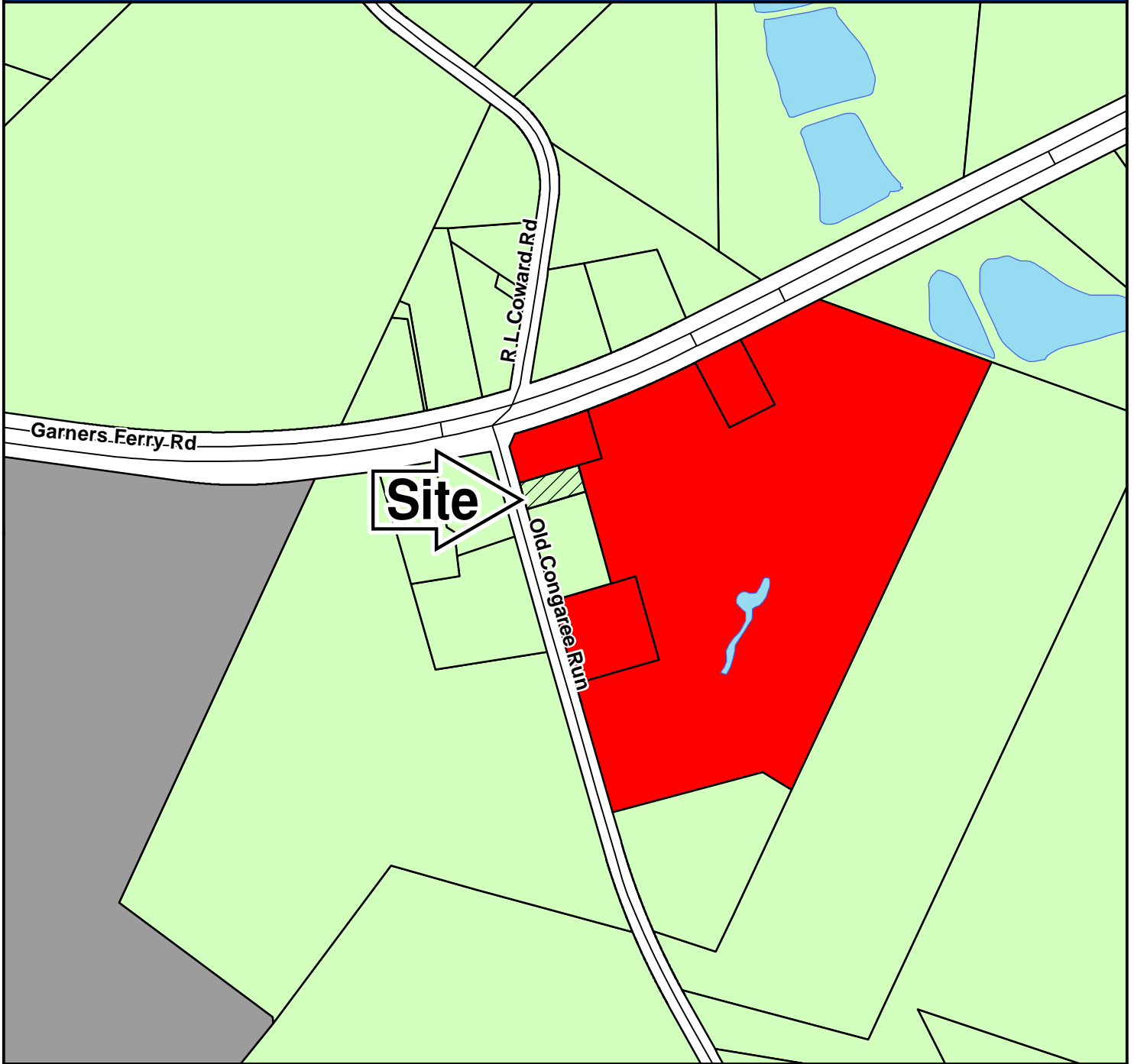
Zoning Public Hearing Date

July 22, 2014

























Planning Commission Action

At their meeting of **July 7, 2014** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 14-16 MA**.

Case 14-16 MA RU to GC

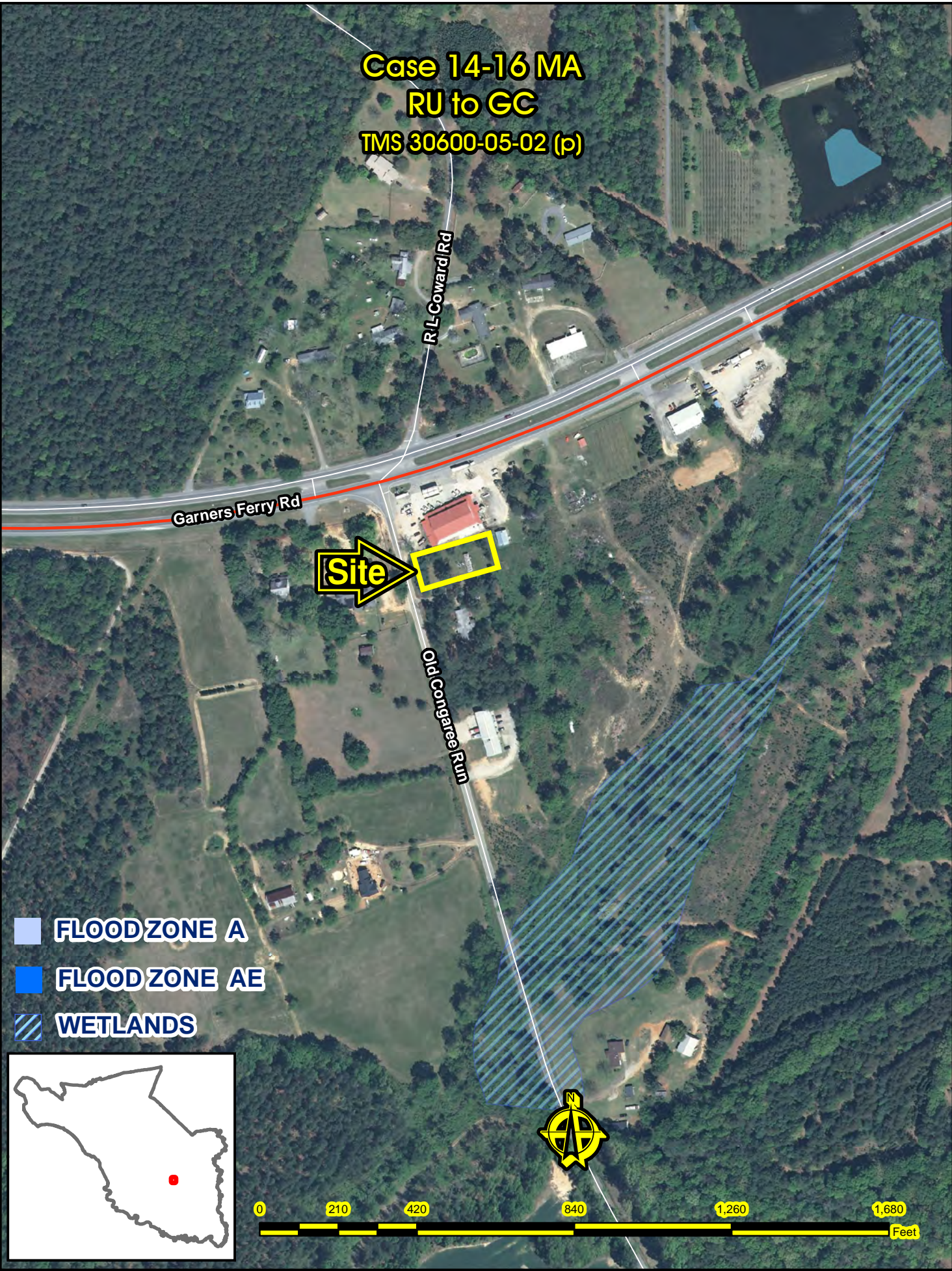


ZONING CLASSIFICATIONS

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



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



CASE 14-16 MA

From RU to GC

TMS# R30600-05-02 Portion of

Old Congaree Run



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

USE TYPES	GC
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
Ambulance Services, Transport	P

Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Places of Worship	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P

Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P

Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services,	SR

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

Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P

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

Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Motor Vehicles, Used Parts and Supplies	
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Petroleum and Petroleum Products	
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P

Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Truck Transportation Facilities	
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR A PORTION OF THE REAL PROPERTY DESCRIBED AS TMS # 30600-05-02 FROM RU (RURAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change a portion of the real property described as TMS # 30600-05-02 from RU (Rural District) zoning to GC (General Commercial District) zoning; as further shown on Exhibit A, which is attached hereto and incorporated herein.

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

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

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

RICHLAND COUNTY COUNCIL

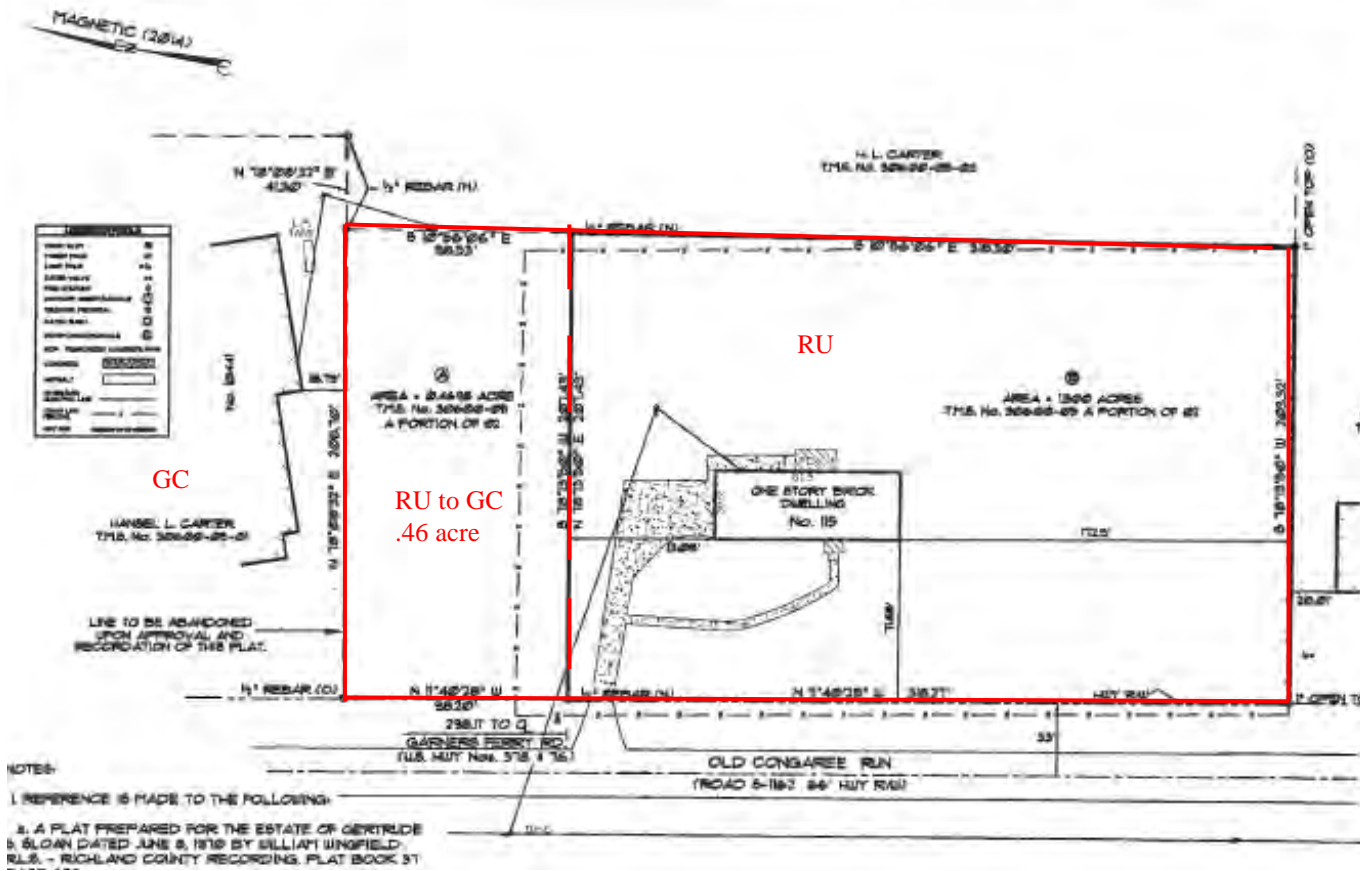
By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

S. Monique McDaniels
Clerk of Council

Public Hearing: July 22, 2014
First Reading: September 23, 2014 (tentative)
Second Reading:
Third Reading:

Exhibit A





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 8, 2014
RC PROJECT: 14-20 MA
APPLICANT: Craig & Martha Addy

LOCATION: Wise Road

TAX MAP NUMBER: R02412-02-02 (Portion of) & R02509-04-02 (Portion of)
ACREAGE: 1.33
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: August 15, 2014

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

A parcel east of the site with frontage along Wise Road was rezoned from RU to Residential Single Family Medium Density (RS-MD) District under ordinance number 040-08HR (case number 08-18MA).

The fourteen (14) acres of General Commercial (GC) District zoned-parcels south west of the site with frontage along Gates Road were rezoned from RU to GC under ordinance number 076-07HR (case number 07-39MA).

A parcel south of the site with frontage along Gates Road was rezoned from RU to Light Industrial (M-1) District under ordinance number 079-01HR (case number 02-18MA).

Two parcels east of the site at the intersection of Wise Road and Bickley were rezoned from RU to Planned Development (PDD) District under ordinance number 014-02HR (case number 02-40MA).

The residential subdivision (Aderley) north of the subject parcels was rezoned from RU to Planned Development (PDD) District under ordinance number 013-02HR (case number 02-35MA).

Zoning District 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.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 6 dwelling units.

*Gross density calculations do not consider site characteristics or land set aside for infrastructure or open space.

Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with the maximum allowable bonus density of fifteen (15) percent for this site is approximately: 7 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Trucking Company/Construction Office
<u>South:</u>	M-1	Ballentine Park
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/Residence

Discussion

Parcel/Area Characteristics

The parcels have access to Wise Road. The subject parcels are mostly undeveloped with moderate slopes and there are no sidewalks or streetlights. The immediate area is primarily characterized by a mix of residential, commercial and undeveloped/agricultural/forested land uses. Contiguous west of the subject parcel is a residence and an undeveloped, wooded, parcel. East of the subject parcels are undeveloped and wooded parcels. There is an approved sketch plan for the RS-MD parcels east of the site. The sketch site plan was approved July 9, 2014 under SD-13-10 for 106 single-family lots.

Public Services

The subject parcel is within the boundaries of School District Lexington/Richland Five. Ballentine Elementary School is located .2 miles southeast of the subject parcels on Bickley Road. The Ballentine fire station (number 20) is located 1.4 miles southeast of the subject parcels on Dutch Fork Road. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by Richland County.

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 district meets the recommended density recommendations for the Priority Investment Area of 4-16 dwelling units per acre.

Traffic Characteristics

No traffic count stations are located on Gates Road or Wise Road. The 2012 SCDOT traffic count (Station #145) located southeast of the subject parcel on Dutch Fork Road identifies 20,800 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) “C”.

The 2012 SCDOT traffic count (Station #180) located northeast of the subject parcel on Broad River Road identifies 8,600 Average Daily Trips (ADT's). Broad River Road is classified as a 2 lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Broad River Road is currently operating at Level of Service (LOS) “C” in this location.

There are no planned or programmed improvements for Gates Road or Wise 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.

Conclusion

The proposed RS-MD District meets the recommended intent of the Comprehensive Plan of 4-16 dwelling units per acre as outlined in the Priority Investment Future Land Use designation. Staff is of the opinion that approval of the proposed district continues the existing zoning district pattern in an area that is a mix of primarily residential use, with limited industrial and commercial uses.

Approval of the rezoning request would be in character with the existing, contiguous, residential development zoning districts for the area. Staff believes that the proposed rezoning would be consistent with the objective for the Priority Investment Area outlined in the Comprehensive Plan.

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

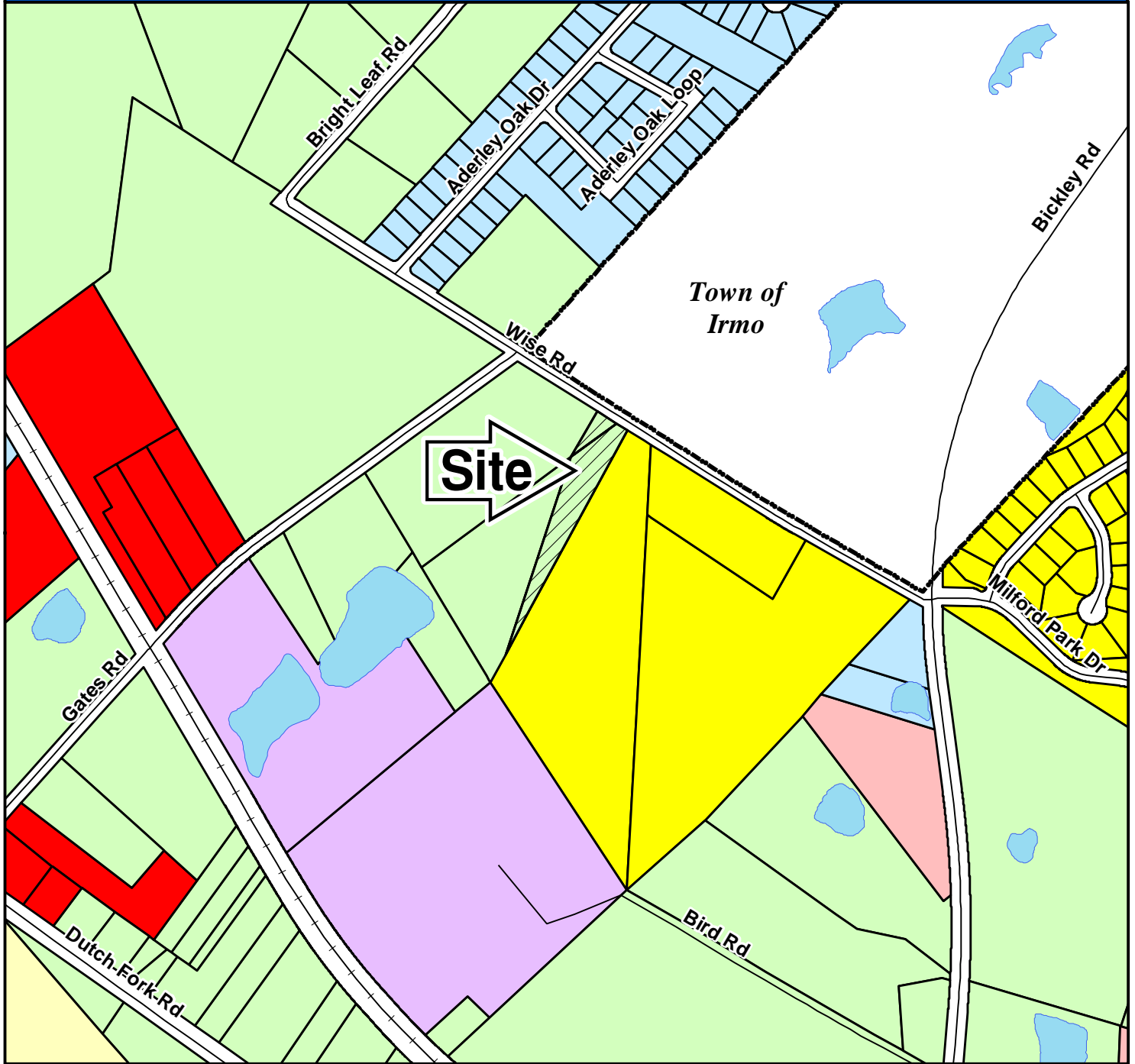
Zoning Public Hearing Date

September 23, 2014,

Planning Commission Action

At their meeting of **September 8, 2014** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment for RC Project # 14-20 MA.**

Case 14-20 MA RU to RS-MD

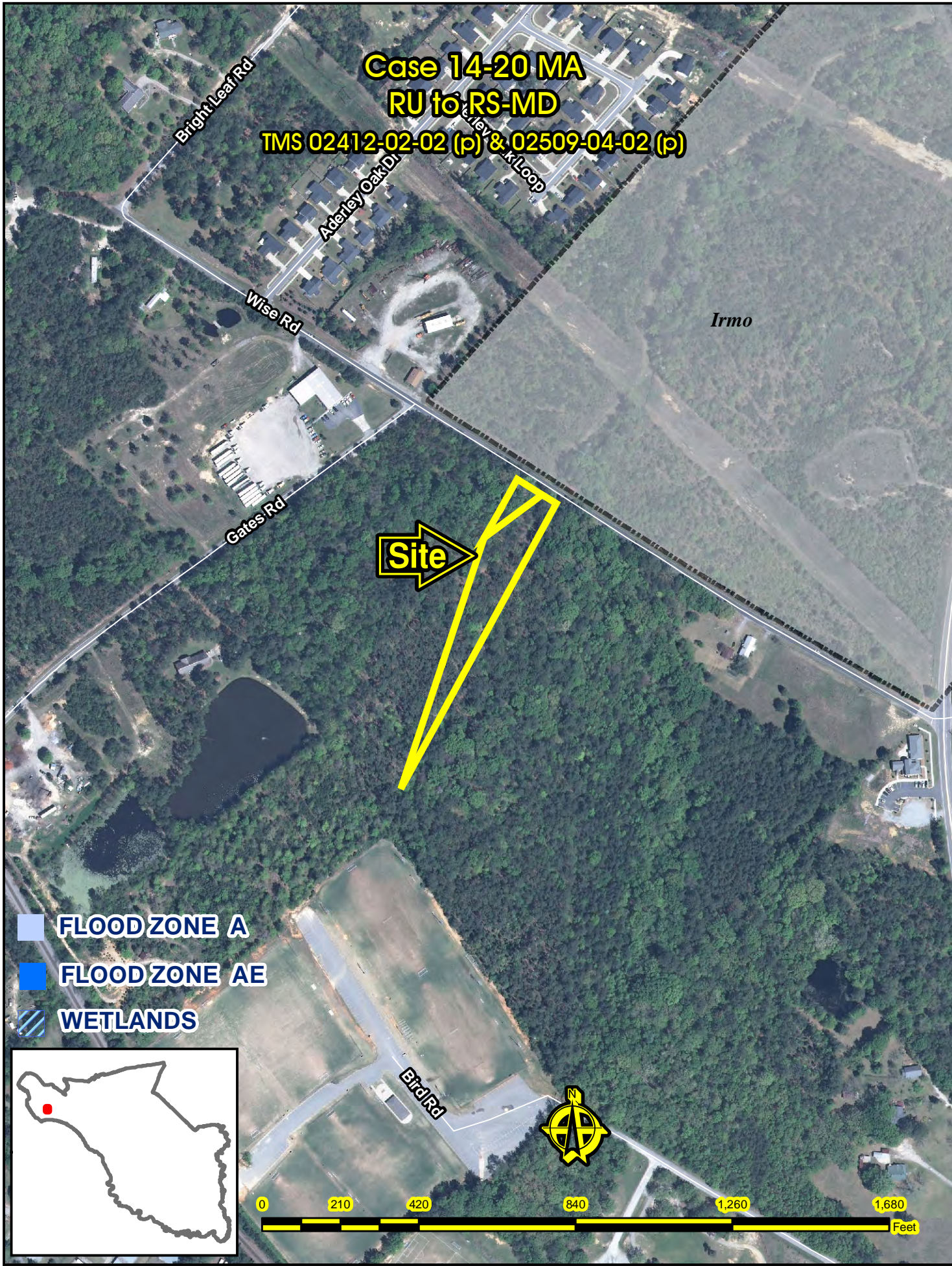


ZONING CLASSIFICATIONS

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

**Case 14-20 MA
RU to RS-MD**

TMS 02412-02-02 (p) & 02509-04-02 (p)



CASE 14-20 MA

From RU to RS-MD

TMS# R02412-02-02 (P) & 02509-04-02 (P)

Wise Rd



The zoning change from RU (Rural) to RS-MD (Residential Medium Density) 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. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS A PORTION OF TMS # 02412-02-02 AND A PORTION OF TMS # 02509-04-02 FROM RU (RURAL 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 properties described as a portion of TMS # 02412-02-02 and a portion of TMS # 02509-04-02 from RU (Rural District) zoning to RS-MD (Residential, Single-Family – Medium Density District) zoning; as further shown on Exhibit A, which is attached hereto and incorporated herein.

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

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

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

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

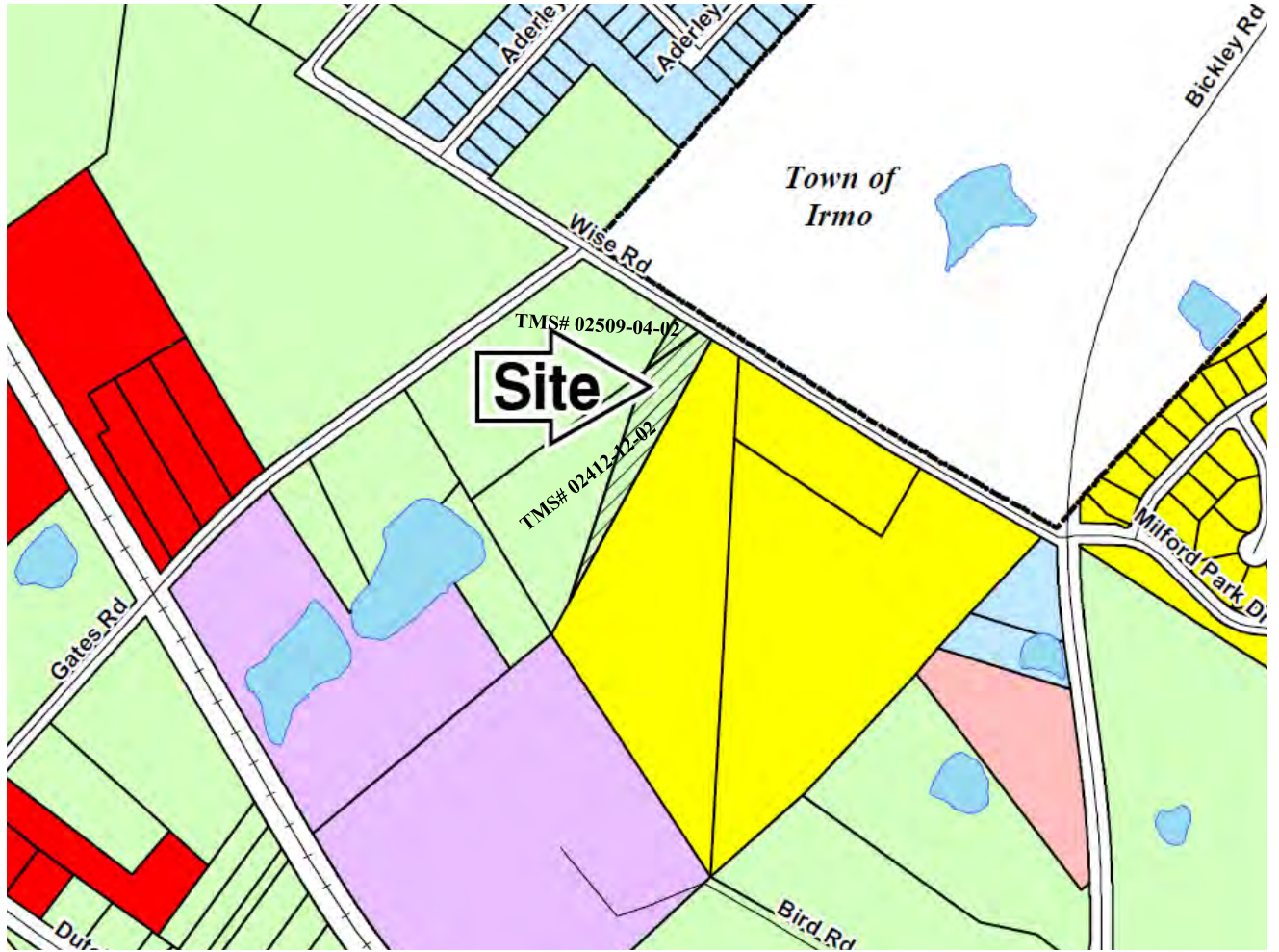
Attest this _____ day of
_____, 2014.

S. Monique McDaniels
Clerk of Council

Public Hearing: September 23, 2014 (tentative)
First Reading: September 23, 2014 (tentative)
Second Reading:

Third Reading:

Exhibit A





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 8, 2014
RC PROJECT: 14-21 MA
APPLICANT: Patrick Palmer

LOCATION: Killian Road and Wilson Boulevard

TAX MAP NUMBER: R14600-03-55 & 02
ACREAGE: 2.99
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: August 15, 2014

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

A parcel southwest of the site was rezoned from RU to Neighborhood Commercial (NC) District under ordinance number 039-05HR (case number 09-016MA).

Zoning District 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 small neighborhood oriented businesses 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.

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

Discussion

Parcel/Area Characteristics

The request contains two parcels. The larger of the two parcels has frontage on Killian Road only, contains a single family residential structure, has a slope to the south, residential vegetation and no sidewalks or streetlights. The second parcel has frontage on Killian Road and Wilson Boulevard, contains a single family residential structure, a slope to the south, residential vegetation and no sidewalks or streetlights. The immediate area is primarily characterized by large-lot, rural, residential, developed subdivisions or undeveloped land uses. Southwest of the subject parcels is a manufactured home development, Palmetto Palms, containing over 175 manufactured homes. East and north of the subject parcels are residences and undeveloped parcels. The nearest commercial site is located approximately 400 feet to the southwest on the opposite side of Wilson Boulevard and contains a barber shop and convenience store with gas pumps.

A RU District subdivision, Heritage Hills, is northwest of the subject parcels.

Public Services

The subject parcel is within the boundaries of School District One. W.J. Kennan High School is located 2.1 miles southeast of the subject parcels on Wilson Boulevard. The Killian fire station (number 27) is located 2.4 miles east of the subject parcel on Farrow Road. There is a fire hydrant west of the subject parcels on Wilson Boulevard. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia. There is a 10 inch City of Columbia water main easement running along Wilson Boulevard.

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 at a traffic junction and is within 400 feet of an existing commercial development.

Traffic Characteristics

The 2012 SCDOT traffic count (Station #135) located south of the subject parcel on Wilson Boulevard identifies 8,100 average daily trips (ADT's). This segment of Wilson Boulevard is classified as a two lane undivided Minor Arterial Road maintained by SCDOT with a design capacity of 10,800 average daily trips (ADT's). Wilson Boulevard is currently operating at a Level of Service (LOS) "C".

The 2012 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 12,400 average daily trips (ADT's). This segment of Killian Road is classified as a 5 lane divided minor arterial road maintained by SCDOT with a design capacity of 28,600 average daily trips (ADT's). Killian Road is currently operating at a Level of Service (LOS) "A".

The Wilson Boulevard/Killian Road intersection is slated for \$2.6 million in intersection improvements under the County Penny Sales Tax project list.

Conclusion

The RC District meets the recommended intent of the Comprehensive Plan for commercial as outlined in the Suburban Land Use designation. While the general area outside of the traffic junction contains larger lots that are residential, agricultural or undeveloped, the surrounding area is a transition between the more densely developed parcels east of the I-77 and the more rural parcels west of Wilson Boulevard. The RC District is intended to be within or adjacent to residential neighborhoods where small neighborhood oriented businesses are useful and desired. This district is 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.

Approval of the rezoning request would not be out of character with the existing, surrounding, rural development pattern and zoning districts for the area. Staff believes that the proposed rezoning would be consistent with the intentions of the Comprehensive Plan.

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

Zoning Public Hearing Date

September 23, 2014,

Planning Commission Action

At their meeting of **September 8, 2014** the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 14-21 MA**.

Case 14-21 MA RU to RC

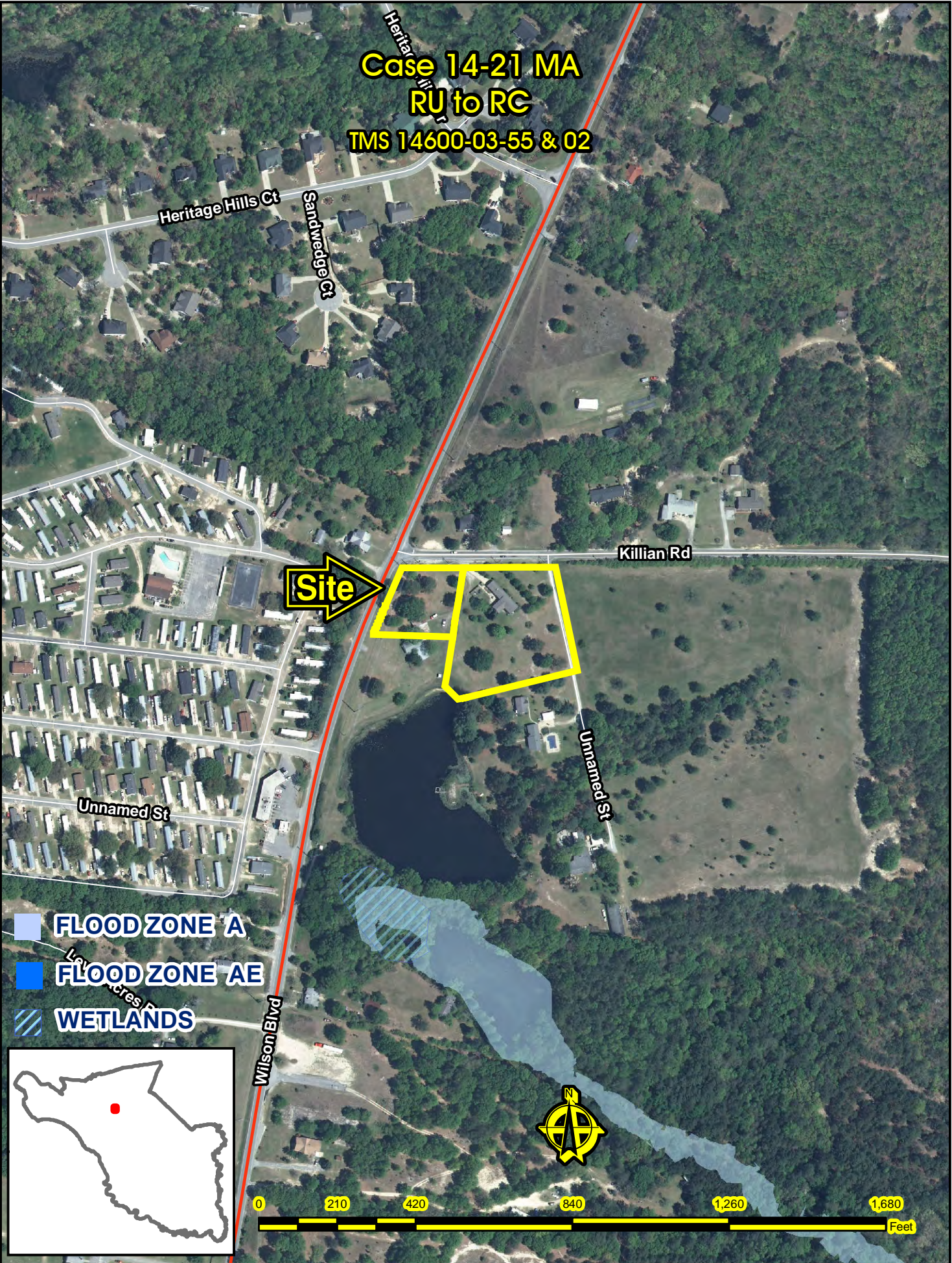


ZONING CLASSIFICATIONS

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



Case 14-21 MA
RU to RC
TMS 14600-03-55 & 02



CASE 14-21 MA

From RU to RC

TMS# R14600-03-55 & 02

Killian Rd and Wilson Blvd



Looking at subject parcel



Looking south NC parcel

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

USE TYPES	RC
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P

Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	SR
Car and Light Truck Washes (See also Truck Washes)	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P

Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
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, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	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
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	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
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
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 Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
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
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
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Courier Services, Substations	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 14600-03-55 & 02 FROM RU (RURAL 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 # 14600-03-55 & 02 from RU (Rural 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 _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

S. Monique McDaniels
Clerk of Council

Public Hearing: September 23, 2014 (tentative)
First Reading: September 23, 2014 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 8, 2014
RC PROJECT: 14-22 MA
APPLICANT: Quadir Muwwakie

LOCATION: Dartmouth Road and Club Road

TAX MAP NUMBER: R09309-12-12 & 17
ACREAGE: .31
EXISTING ZONING: RM-HD & RS-HD
PROPOSED ZONING: GC

PC SIGN POSTING: August 15, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Residential Single Family High Density District, RS-HD and Multifamily High Density District (RM-HD), reflect the original zoning as adopted September 7, 1977.

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 2 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD/GC	Auto Body Shop(non-conforming)/Vacant commercial structure
<u>South:</u>	RS-HD	Undeveloped
<u>East:</u>	GC	School/Place of Worship
<u>West:</u>	RS-HD/RM-HD	Undeveloped

Discussion

Parcel/Area Characteristics

The northern parcel contains frontage along Dartmouth Avenue. The southern parcel contains frontage along Club Avenue. The subject properties have little slope, contain residential-type vegetation with no sidewalks or streetlights. The surrounding parcels are zoned Residential Single-family High Density District and Residential Multi-family High Density District and GC District. There are several GC District parcels located along Monticello Road. North is a nonconforming Major Automobile Repair shop and northeast is a vacant commercial structure. South of the site is an undeveloped Residential Single-family High Density (RS-HD) District zoned parcel and a residence.

Public Services

The subject parcel is within the boundaries of School District 1. The Eau Claire High School is located nine hundred and five (905) feet south east of the subject parcel on Monticello Road.

The Eau Claire fire station (number 13) is located .79 miles southeast of the subject parcel on North Main Street. There is a fire hydrant located southwest of the site at the intersection of Ridgewood Avenue and Club Road. The City of Columbia is the water and sewer service provider for the area. The proposed map amendment would not negatively impact public services or traffic.

Plans & Policies

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

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

Non-Compliance: The proposed zoning is not in keeping with the recommendations described by the Urban Commercial Objective category in the Comprehensive Plan as it is not at a traffic junction, is not on an arterial, does not complete a block face and would encroach upon an established residential area.

Traffic Characteristics

No traffic count stations are located on Dartmouth Avenue or Club Roads. The closest traffic count station to the subject parcel is Station #247, located north of the subject parcel on Monticello Road. This station identifies 11,200 average daily trips (ADT's). This segment of Monticello Road is classified as a four lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 29,200 average daily trips (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, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

While there are existing commercial parcels and uses in the immediate area, those parcels have frontage along Monticello Road. The proposed rezoning is not located at a traffic junction, is not on an arterial, would encroach into the established residential area and, thus, is not consistent with the intentions of the Comprehensive Plan Objectives for Commercial in the Urban Area.

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

Zoning Public Hearing Date

September 23, 2014

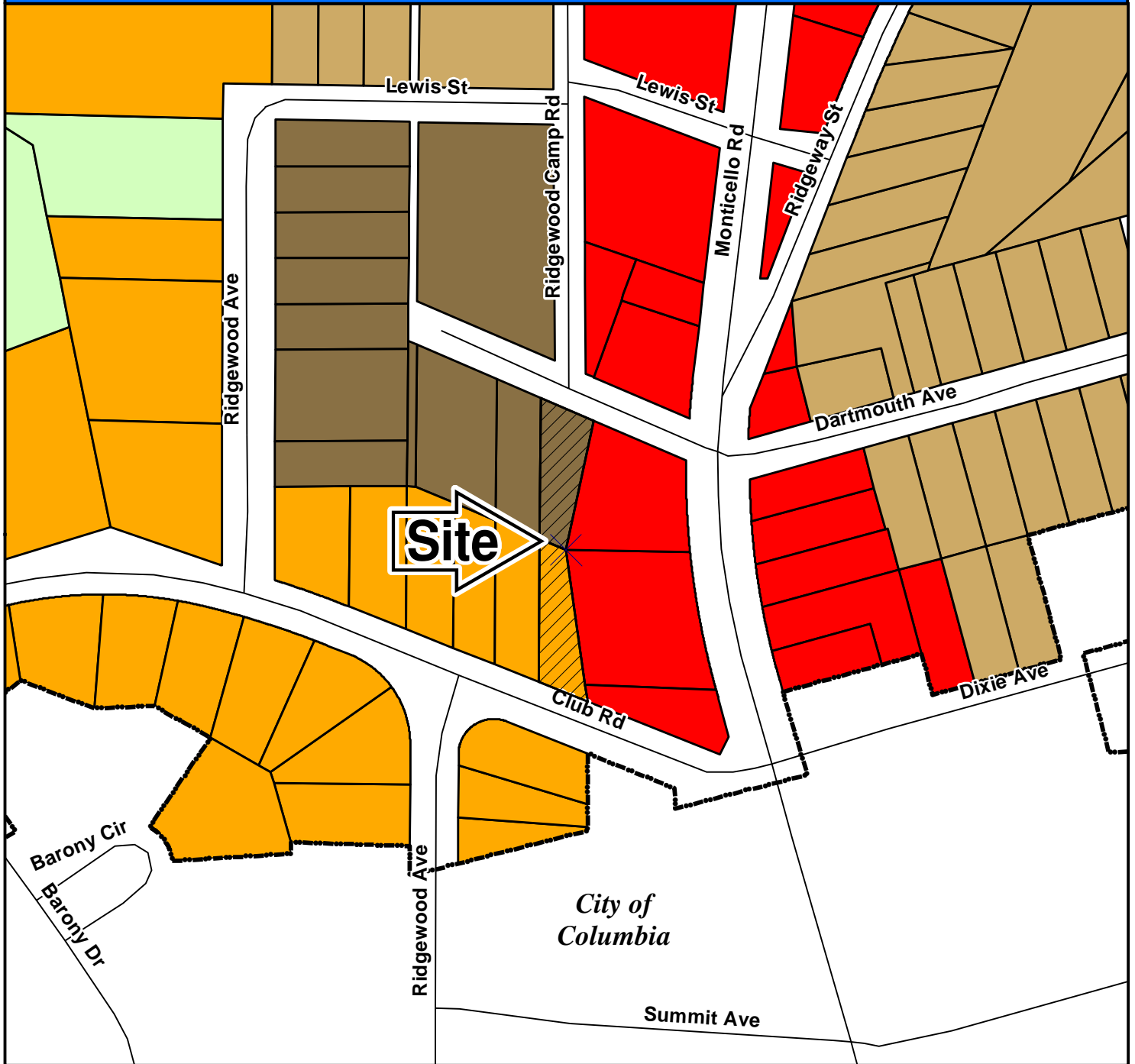
Planning Commission Action

At their meeting of **September 8, 2014** the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

- A GC zoning designation will allow the applicant's requested parking lot
- Rezoning the property will not encroach into a residential area
- Site not large enough to do anything else with

The PC recommends the County Council **approve the proposed Amendment** for **RC Project # 14-22 MA**.

Case 14-22 MA RM-HD to GC



ZONING CLASSIFICATIONS

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

**Case 14-22 MA
RM-HD to GC
TMS 09309-12-12 & 17**



CASE 14-22 MA

From RM-HD to GC

TMS# R09309-12-12 & 17

510 Dartmouth Ave & 515 Club Rd



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

USE TYPES	GC
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
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
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	P

Storage	
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home	P
and Garden Equipment	
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
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
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
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 09309-12-12 FROM RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 09309-12-17 FROM RS-HD (RESIDENTIAL, SINGLE-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 property described as TMS # 09309-12-12 from RM-HD (Residential, Multi-Family – High Density District) zoning to GC (General Commercial District) zoning.

Section II. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 09309-12-17 from RS-HD (Residential, Single-Family – High Density District) zoning to GC (General Commercial District) zoning.

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

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

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of _____, 2014.

S. Monique McDaniels
Clerk of Council

Public Hearing: September 23, 2014 (tentative)
First Reading: September 23, 2014 (tentative)
Second Reading:
Third Reading:

14-22 MA – 510 Dartmouth Ave. & 515 Club Rd.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 8, 2014
RC PROJECT: 14-23 MA
APPLICANT: Joe Jackson

LOCATION: 2803 Padgett Road

TAX MAP NUMBER: R22015-03-65
ACREAGE: 1.0 acre
EXISTING ZONING: MH
PROPOSED ZONING: OI

PC SIGN POSTING: August 15, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Manufactured Home District (MH).

Zoning History for the General Area

North of the site is a parcel with frontage along Lower Richland Boulevard Road and Padgett Road that contains a place of worship. The parcel was rezoned from Residential Single-family High Density (RS-HD) District to Rural District (RU) under ordinance number 067-09HR (case number 09-14MA).

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Place of Worship
<u>South:</u>	RU	Residence
<u>East:</u>	RM-HD	Residences
<u>West:</u>	MH	Manufactured Home

Discussion

Parcel/Area Characteristics

The parcel has direct access to Padgett Road and is located one lot from Lower Richland Boulevard. The site contains an existing manufactured home and a commercial structure that has been utilized as a child daycare facility. The property has residential vegetation, no sidewalks or streetlights. The immediate area is primarily characterized by residential, institutional and undeveloped land uses. Contiguous west of the subject parcel is a manufactured home. East is a residence and a manufactured home. North is a place of worship and south is a residence.

Public Services

The subject parcel is within the boundaries of School District Richland One. Lower Richland High School is located 2.1 miles south of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located 1.8 miles south of the subject parcel on Lower Richland Boulevard. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by septic tank.

Plans & Policies

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

Non-Compliance: The subject parcel is not located near existing commercial or office uses. Padgett Road is not an arterial road nor is it located at a traffic junction. Additionally, rezoning the site to OI would encroach upon already established residential areas.

Traffic Characteristics

Traffic count station #507 is located west of the subject parcel on Padgett Road and identifies 2,800 Average Daily Trips (ADT's); however, Padgett Road is not classified by SCDOT so a level of service (LOS) for this road cannot be determined. Traffic count station #481, located south of the subject parcel on Lower Richland Boulevard, identifies 2,000 average daily trips (ADT's). This segment of Lower Richland Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Lower Richland Boulevard is currently operating at Level of Service (LOS) “A”.

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

Conclusion

The proposed OI District does not meet the recommended intent of the Comprehensive Plan's Future Land Use recommendation for Commercial/Office activities as outlined under the Suburban Land Use designation. The parcel is surrounded by residential uses with the exception of a place of worship to the north and is not located at a traffic junction or near existing office or commercial uses.

Approval of this rezoning application in this vicinity would be out of character with the surrounding, residential development pattern and zoning districts in the area. In addition the proposed zoning would encroach upon the residential uses and zoning districts in the area.

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

Zoning Public Hearing Date

September 23, 2014,

Planning Commission Action

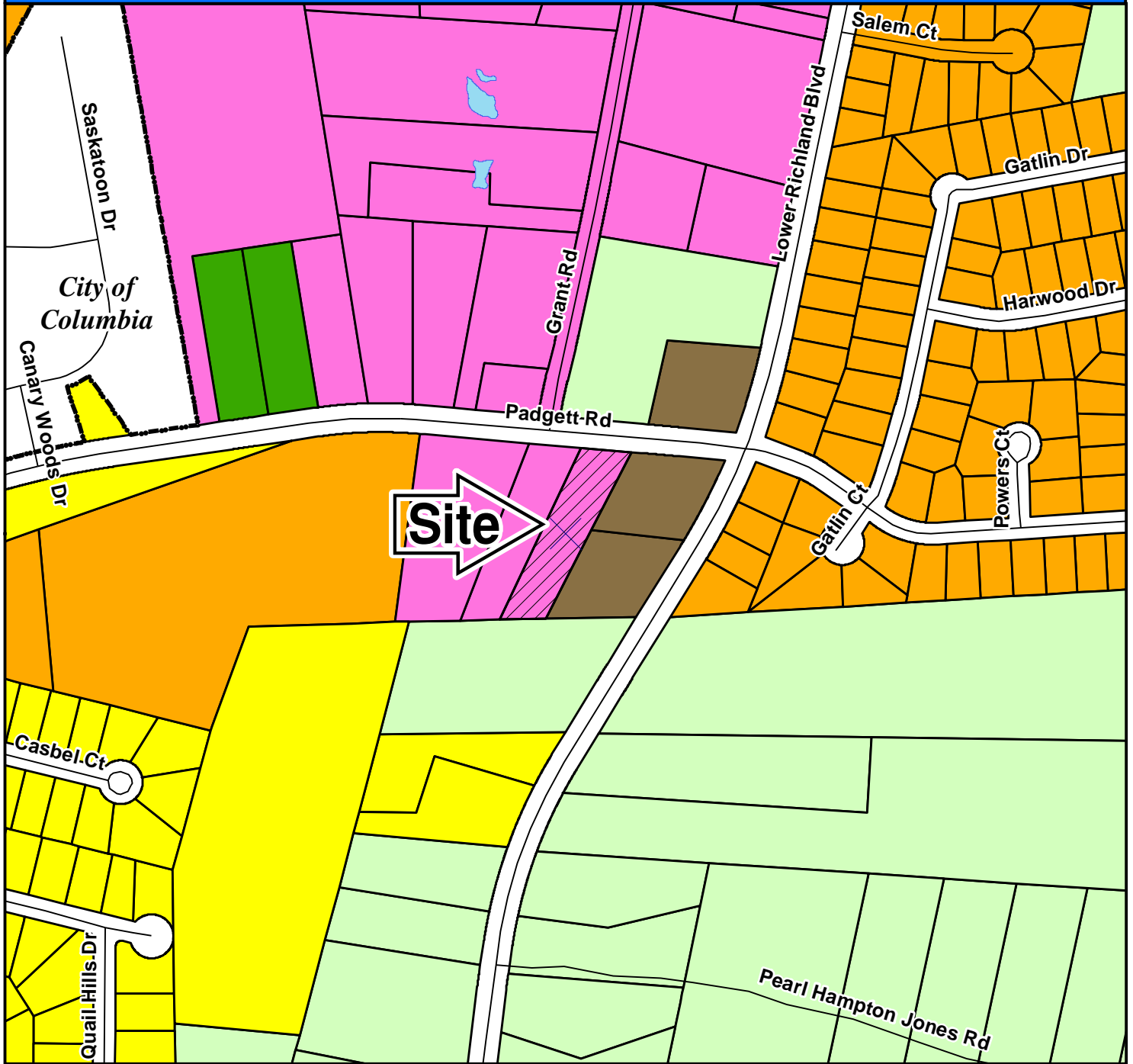
At their meeting of **September 8, 2014** the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reasons:

- OI will bring the property into conformity
- The OI designation will allow the property owner to continue the existing use of the property

The PC recommends the County Council **approve the proposed Amendment for RC Project # 14-23 MA.**

Case 14-23 MA

MH to OI



ZONING CLASSIFICATIONS

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



Case 14-23 MA
MH to OI
TMS 22015-03-65

Grant Rd

Lower Richland Blvd

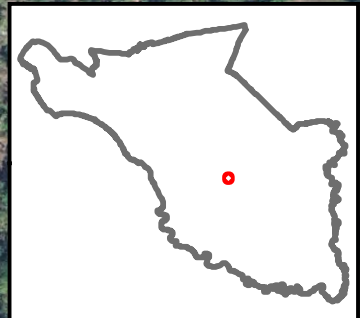
Padgett Rd

Gatlin Ct

Gatlin Dr

Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



Stampton Jones Rd

CASE 14-23 MA

From MH to OI

TMS# R22015-03-65

2803 Padgett Rd



The zoning change from MH (Manufactured Home Residential District) to OI (Office Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	OI	Hospitals	P
Continued Care Retirement Communities	SR	Libraries	P
Dormitories	SE	Museums and Galleries	P
Dwellings, Conventional or Modular		Nursing and Convalescent Homes	P
Multi-Family, Not Otherwise Listed	P	Orphanages	P
Single-Family, Zero Lot Line, Common	SR	Places of Worship	P
Single-Family, Zero Lot Line, Parallel	SR	Police Stations, Neighborhood	P
Fraternity and Sorority Houses	P	Post Offices	P
Group Homes (10 or More)	SE	Schools, Administrative Facilities	P
Rooming and Boarding Houses	SE	Schools, Business, Computer and Management Training	P
Special Congregate Facilities	SE	Schools, Fine Arts Instruction	P
Athletic Fields	P	Schools, Junior Colleges	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P	Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Dance Studios and Schools	P	Schools, Technical and Trade (Except Truck Driving)	P
Martial Arts Instructional Schools	P	Zoos and Botanical Gardens	SE
Physical Fitness Centers	P	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Ambulance Services, Transport	P	Advertising, Public Relations, and Related Agencies	P
Auditoriums, Coliseums, Stadiums	P	Automatic Teller Machines	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR	Automobile Parking (Commercial)	P
Colleges and Universities	P	Banks, Finance, and Insurance Offices	P
Community Food Services	P	Barber Shops, Beauty Salons, and Related Services	P
Courts	P		
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR		
Government Offices	P		

Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Kennels	SR
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P

Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Research and Development Services	SR
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	P
Caterers, No On Site Consumption	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service	P

(Delivery, Carry Out)	
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 22015-03-65 FROM MH (MANUFACTURED HOME DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 22015-03-65 from MH (Manufactured Home District) zoning to OI (Office and Institutional District) zoning.

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

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

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

S. Monique McDaniels
Clerk of Council

Public Hearing: September 23, 2014 (tentative)
First Reading: September 23, 2014 (tentative)
Second Reading:
Third Reading:



Richland County

Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 8, 2014
RC PROJECT: 14-24 MA
APPLICANT: Sherry Jaco

LOCATION: 1170 Olympia Ave

TAX MAP NUMBER: R11203-06-04
ACREAGE: .20
EXISTING ZONING: RM-HD
PROPOSED ZONING: NC

PC SIGN POSTING: August 15, 2014

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RG-2 District which became the Residential Multi-Family High Density (RM-HD) District with the Land Development Code change in 2005.

Zoning History for the General Area

Northwest of the site on Olympia Avenue, a parcel was rezoned from RM-HD to Neighborhood Commercial (NC) under ordinance number 051-09HR (case number 09-12MA).

Zoning District Summary

The NC District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

There is no minimum lot area except as determined by DHEC. The maximum density standard: no more than eight dwelling units per acre.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD/RM-HD	Residence/Non-conforming use
<u>South:</u>	RM-HD	Residence
<u>East:</u>	RS-HD	Olympia Learning Center
<u>West:</u>	RM-HD	Residence

Discussion

Parcel/Area Characteristics

The parcel has eighty four (84) feet of frontage along Olympia Avenue and one hundred and five (105) feet of frontage along Virginia Street. The site contains a residence with moderate slopes, no sidewalks and some streetlights along Olympia Avenue. The immediate area is primarily characterized by residential, institutional and multi-family land uses; however, directly across Olympia Avenue appears to be a business selling recyclables and/or reusable items. Contiguous east of the subject parcel is the Olympia Learning Center. The Olympia Learning Center caters to grades 6 through 14. West, North and south of the subject parcel are residences.

Public Services

The subject parcel is within the boundaries of School District One. The Olympia Learning Center is adjacent to the subject parcel. The Olympia fire station (number 2) is located 853 feet north of the subject parcel on Ferguson Street. There is a fire hydrant located at Virginia Street and Bluff road. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

Plans & Policies

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

Urban Area

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

Compliance: The subject parcel is located at a traffic junction with a commercial zoning northeast of the parcel at the intersection of Olympia Avenue and Bluff Road. The parcel completes a block face.

Traffic Characteristics

The 2012 SCDOT traffic count (Station #332) located southeast of the subject parcel on Bluff Road, identifies 12,100 Average Daily Trips (ADT’s). This segment of Bluff Road is classified as a four lane undivided principal arterial, maintained by SCDOT with a design capacity of 29,200 ADT’s. Bluff Road is currently operating at Level of Service (LOS) “A”.

The segment of Bluff Road from I-77 to Rosewood Drive is on the list of proposed projects to be funded by the County Penny Sales Tax. The subject parcel is located west of the intersection with Rosewood Drive, so is not included in this area.

Conclusion

The Urban Land Use designation recommends commercial along arterial roads or within residential areas when the location completes a block face. Additionally, staff is of the opinion that approval of the proposed district would allow for a gradual transition in zoning districts along Olympia Avenue.

Staff believes that the proposed rezoning would be consistent with the intentions of the Comprehensive Plan.

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

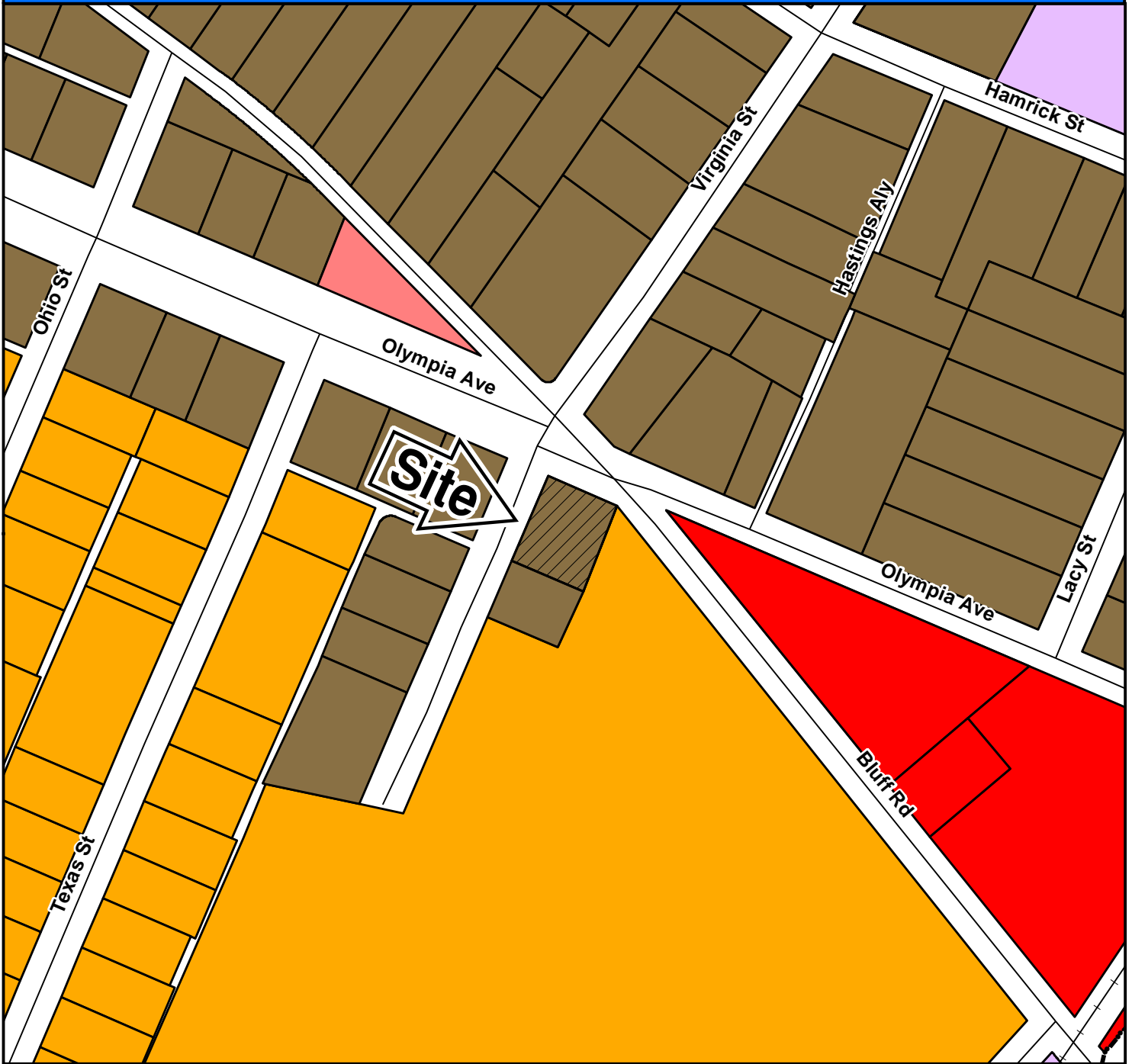
Zoning Public Hearing Date

September 23, 2014,




























Planning Commission Action

At their meeting of **September 8, 2014** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 14-24 MA**.

Case 14-24 MA RM-HD to NC



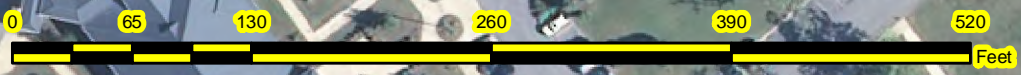
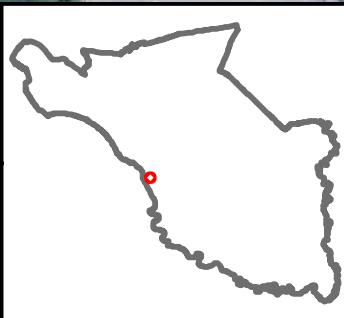
ZONING CLASSIFICATIONS

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

Case 14-24 MA
RM-HD to NC
TMS 11203-06-04



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 14-24 MA

From RM-HD to NC

TMS# R11203-06-04

1170 Olympia Ave



Looking at subject parcel



Looking northwest at residence & NC Parcel

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

USE TYPES	NC
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Community Food Services	P
Correctional Institutions	
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	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
Funeral Homes and Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P

Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P

Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, without Drive- Thru	P
Fabric and Piece Goods Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Furnishing Stores, Not Otherwise Listed	P

Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within a Enclosed Building	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 11203-06-04 FROM RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY DISTRICT) TO NC (NEIGHBORHOOD COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 11203-06-04 from RM-HD (Residential, Multi-Family – High Density District) zoning to NC (Neighborhood Commercial District) zoning.

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

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

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

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

S. Monique McDaniels
Clerk of Council

Public Hearing: September 23, 2014 (tentative)
First Reading: September 23, 2014 (tentative)
Second Reading:
Third Reading:

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

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



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
Fax (803) 576-2182
