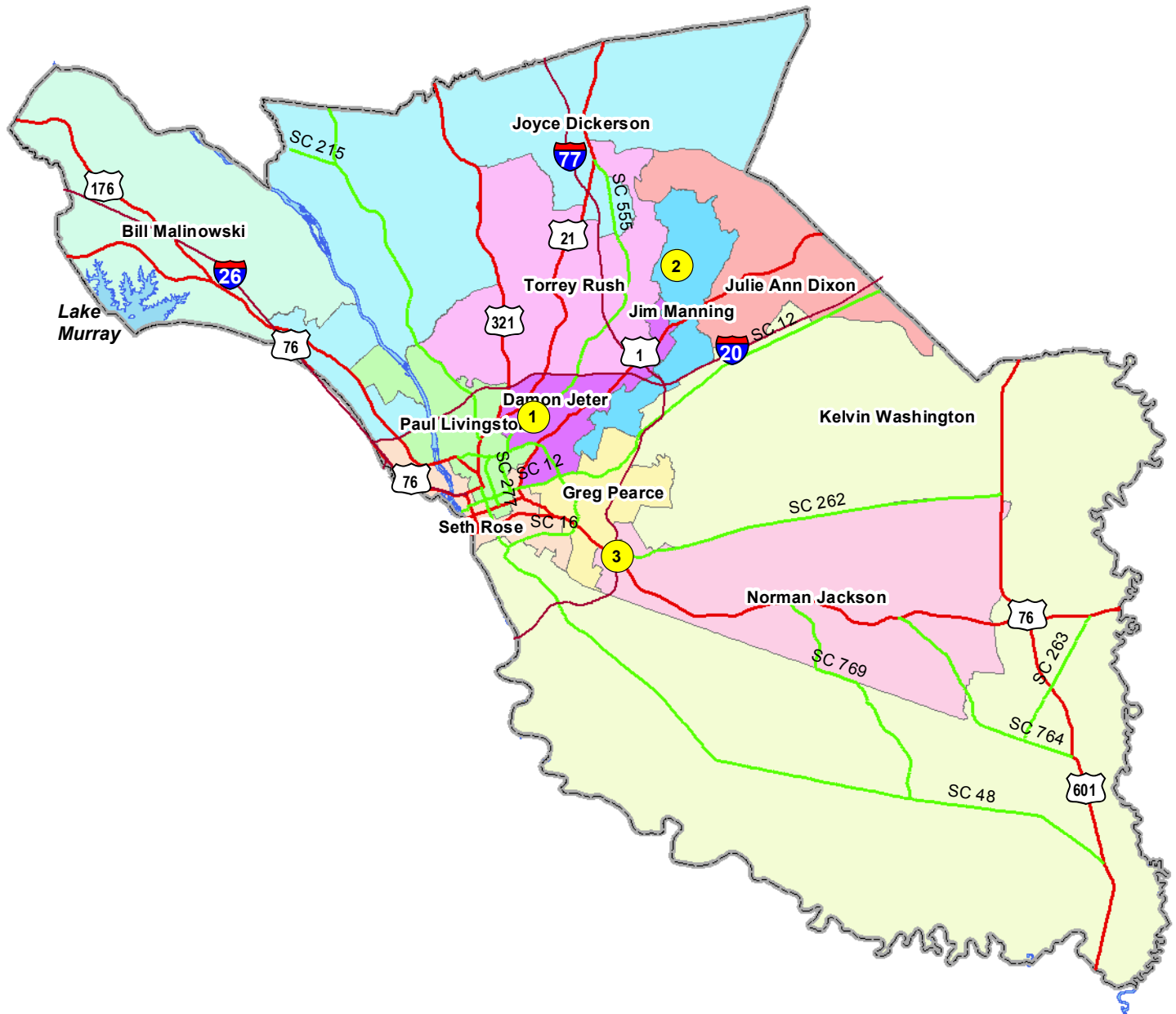


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



DECEMBER 15, 2015
7:00 P.M.

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING DECEMBER 15, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-45 MA	I.S. Leevy Johnson	11616-01-04	Ruby St.	Jeter
2. 15-46 MA	Robert Burger	20200-03-29	4126 Hardscrabble Rd.	Manning
3. 15-47 MA	Keith Moore	16407-08-04 & 09	Leesburg Rd.	Jackson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, December 15, 2015
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

CALL TO ORDERHonorable Torrey Rush
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 15-45 MA
I.S. Leevy Johnson
RU to GC (15+ acres)
Cushman Drive
TMS# 11616-01-04 [**FIRST READING**]
PDSD-Disapproval
Planning Commission – Disapproval 6-1
Page 1

2. Case # 15-46 MA
Robert Burger
RU to NC (4.51 acres)
4126 Hardscrabble Rd.
TMS# 20200-03-29 [**FIRST READING**]
PDSD-Approval
Planning Commission – Approved 6-1
Page 15

3. Case # 15-47 MA
Keith Moore
GC to LI (2.58 acres)
Leesburg Road and Pepper Street
TMS# 16407-08-04 & 09 [**FIRST READING**]
PDSD-Disapproval
Planning Commission – Approved 7-0
Page 27

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2015
RC PROJECT: 15-45 MA
APPLICANT: I.S. Leevy Johnson

LOCATION: Cushman Drive

TAX MAP NUMBER: R11616-01-04
ACREAGE: 15.62 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: November 23, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of a previous request under case 90-049MA. The request was withdrawn by the applicant.

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: 249 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-3/D-1 (City Of Columbia)	Residential/ Residential
<u>South:</u>	N/A	Interstate 2-77
<u>East:</u>	RS-3 (City Of Columbia)	Undeveloped
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcels does have some frontage along Cushman Drive (approximately 20 feet). Cushman Drive has sidewalks and street lights. The parcel is undeveloped and wooded. The immediate area is characterized by residential uses to the north and undeveloped parcels east and west. South of the parcel is Interstate 277.

Public Services

The subject parcel is within the boundaries of School District One. The Pendergrass Fairwold Elementary School is located .51 miles north of the subject parcel on Token Street. The Belvedere fire station (number 11) is located .65 miles southeast of the subject parcel on Blume Court. There are no fire hydrants along this portion of Cushman Drive. There is a fire hydrant located at the intersection of Cushman Drive and Roscoe Street. Water and sewer service is provided by the City of Columbia.

Plans & Policies

2014 Comprehensive Plan

The Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Mixed Residential***. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uer-2)**.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

[Urban Edge] Mixed Residential (uer-2)

Urban Edge Residential Large Lot neighborhoods represent many of the city's older residential neighborhoods in the outer areas of the city. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia.

Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 671) located north of the subject parcel on Cushman Drive identifies 5,500 Average Daily Trips (ADT's). This segment of Cushman Drive is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Cushman Drive is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Piney Grove Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan. The proposed commercial use is located in an area identified as mixed residential, which supports intense residential-only development. Further, approval of the rezoning request would be not in character with the existing residential development patterns and zoning districts north, east and west of the subject parcel. The Comprehensive Plan supports discretion in determining the appropriate use of a property near the boundaries of other future land use categories based on factors such as the existing development context and the surrounding development activity or proposed activity.

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

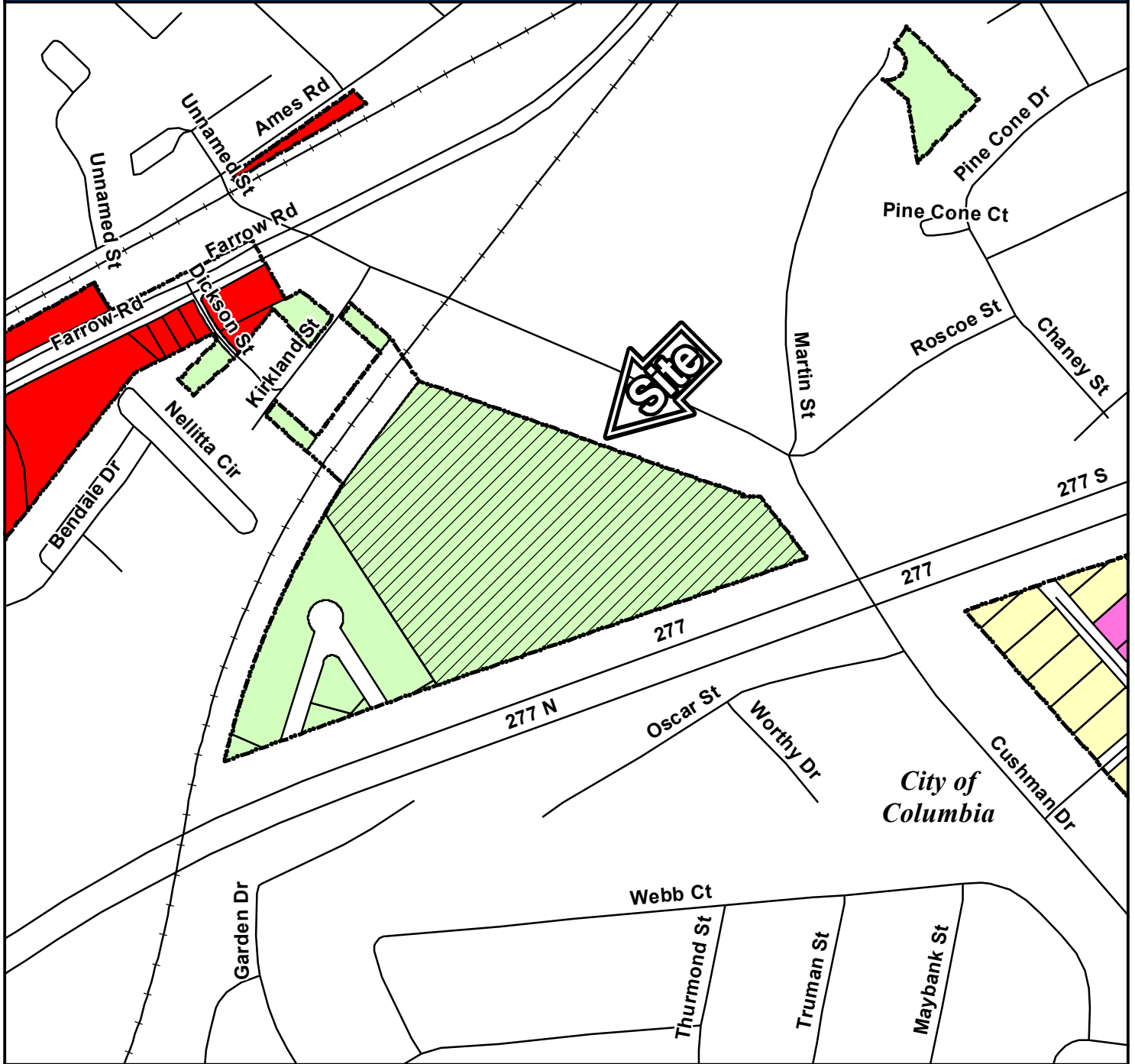
Zoning Public Hearing Date

December 15, 2015.

Planning Commission Action

At their meeting of **December 7, 2015** the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **deny the proposed Amendment** for **RC Project # 15-45 MA**.

Case 15-45 MA RU to GC

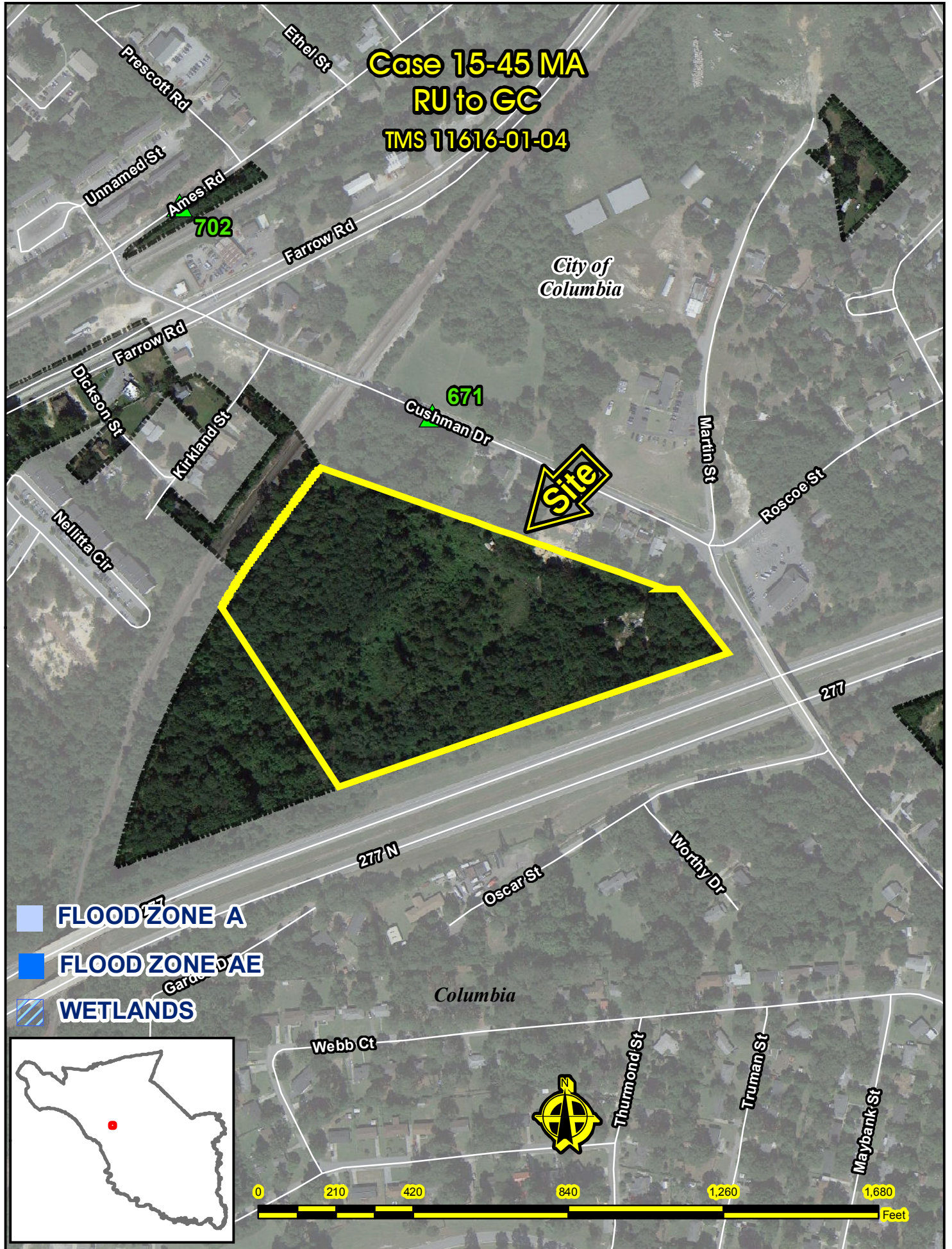


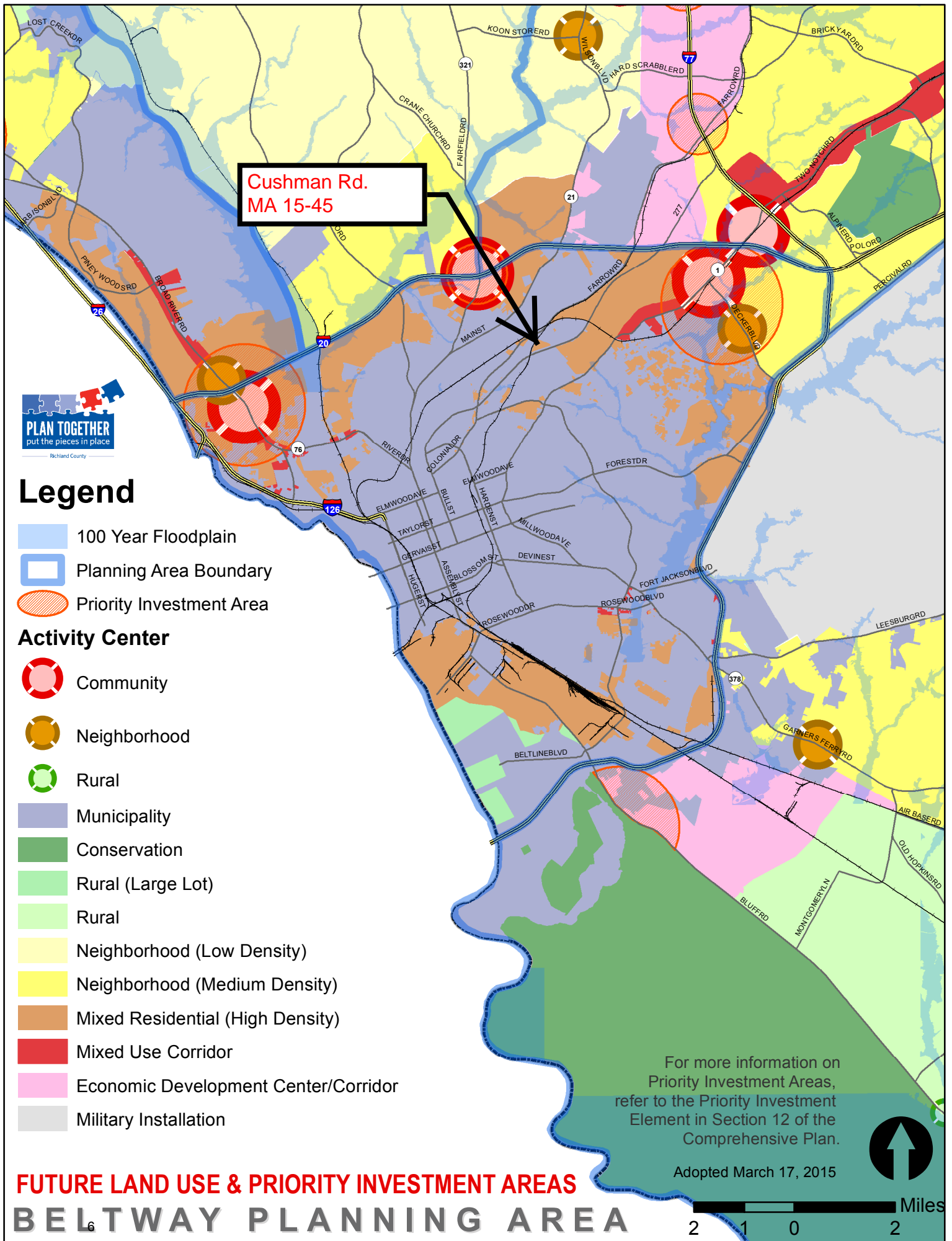
ZONING CLASSIFICATIONS

	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 15-45 MA
RU to GC
TMS 11616-01-04**





**Cushman Rd.
MA 15-45**



Legend

- 100 Year Floodplain
- Planning Area Boundary
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS
BELTWAY PLANNING AREA

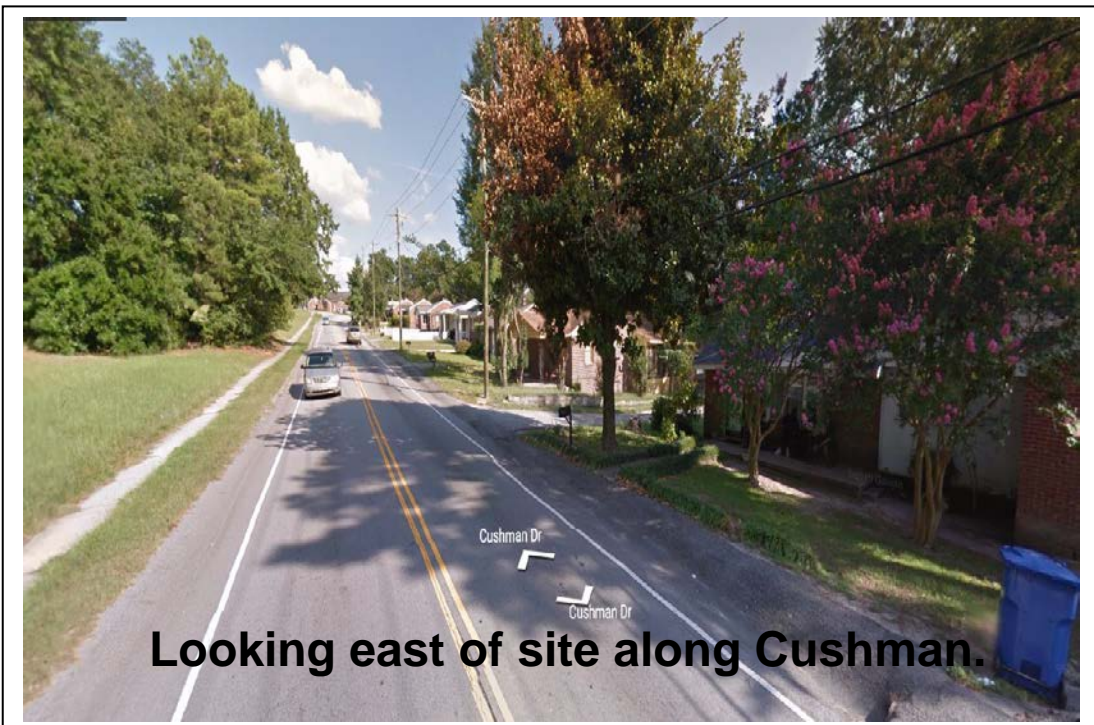


CASE 15-45 MA

From RU to GC

TMS# R11616-01-04

Cushman Drive



USE TYPES	GC
<u>Residential Uses</u>	
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
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
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
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, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
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
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Body Piercing Facilities	SR

Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P

Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P

Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
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
Vending Machine Operators	
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used	P

Merchandise Shops and Pawn Shops)	
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	P

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

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

Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Bus Facilities, Interurban	P

Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
<u>Manufacturing, Mining, and Industrial Uses</u>	
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
<u>Other Uses</u>	
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. ____-16HR

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 # 11616-01-04 FROM RU (RURAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 11616-01-04 from RU (Rural District) zoning to GC (General Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2016.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: December 15, 2015 (tentative)
First Reading: December 15, 2015 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2015
RC PROJECT: 15-46 MA
APPLICANT: Robert F. Berger

LOCATION: 4126 Hardscrabble Road

TAX MAP NUMBER: R20200-03-29
ACREAGE: 4.51
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: November 23, 2015

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcel north of the site was approved on July 21, 2015 under Ordinance No. 030-15HR (case number 15-27 MA).

The Neighborhood Commercial District (NC) parcel south west of the site was approved on April 24th, 2001 under Ordinance No. 24-01HR (case number 01-15MA).

Zoning District Summary

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

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

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

Discussion

Parcel/Area Characteristics

The parcel has frontage along Hardscrabble Road and Mann Road. The subject parcel contains an accessory structure. The immediate area is characterized by institutional and residential uses, with no sidewalks or streetlights in the vicinity. Contiguous east of the subject parcel is an undeveloped parcel and a parcel with a residence. North is an undeveloped parcel. The parcels south contain residences. West of the subject parcel is a place of worship and a residence. The parcel is approximately a quarter mile south from the intersection of Clemson Road and Hardscrabble Road, which is designated as a Neighborhood Activity Center in the 2014 Comprehensive Plan.

Public Services

The subject parcel is within the boundaries of School District Two. Killian Elementary School is located .77 miles west of the subject parcel. The Elders Pond fire station (number 34) is located .93 miles north of the subject parcel on Elders Pond Drive. There is a fire hydrant located on the southwest corner of the site at the intersection of Hardscrabble Road and Mann Road. Water and sewer is provided by the City of Columbia.

Plans & Policies

2014 Comprehensive Plan

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 428) located adjacent to the subject parcel on Hard Scrabble Road identifies 16,100 Average Daily Trips (ADT’s). This segment of Hard Scrabble Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Hard Scrabble Road is currently operating at Level of Service (LOS) “F”.

Hard Scrabble Road is scheduled to be widened from Farrow Road to Kelly Mill Road as part of the County Penny Sales Tax program. Construction is expected to begin in 2015 or early 2016 and last for approximately 24 months. The proposed design calls for a five lane (four travel lanes and one center turn lane) section with sidewalks.

Conclusion

Being surrounded by properties developed with a mix of residential and institutional uses, the proposed amendment meets the intent of the zoning district and is in compliance with the design and land use characteristics described in the 2014 Comprehensive Plan. Staff feels the scheduled Hard Scrabble Road widening along with the addition of sidewalks and streetlamps would significantly change the character of the immediate area making it more suitable for neighborhood scale commercial uses, in line with the "Neighborhood Activity Center" future land use designation.

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

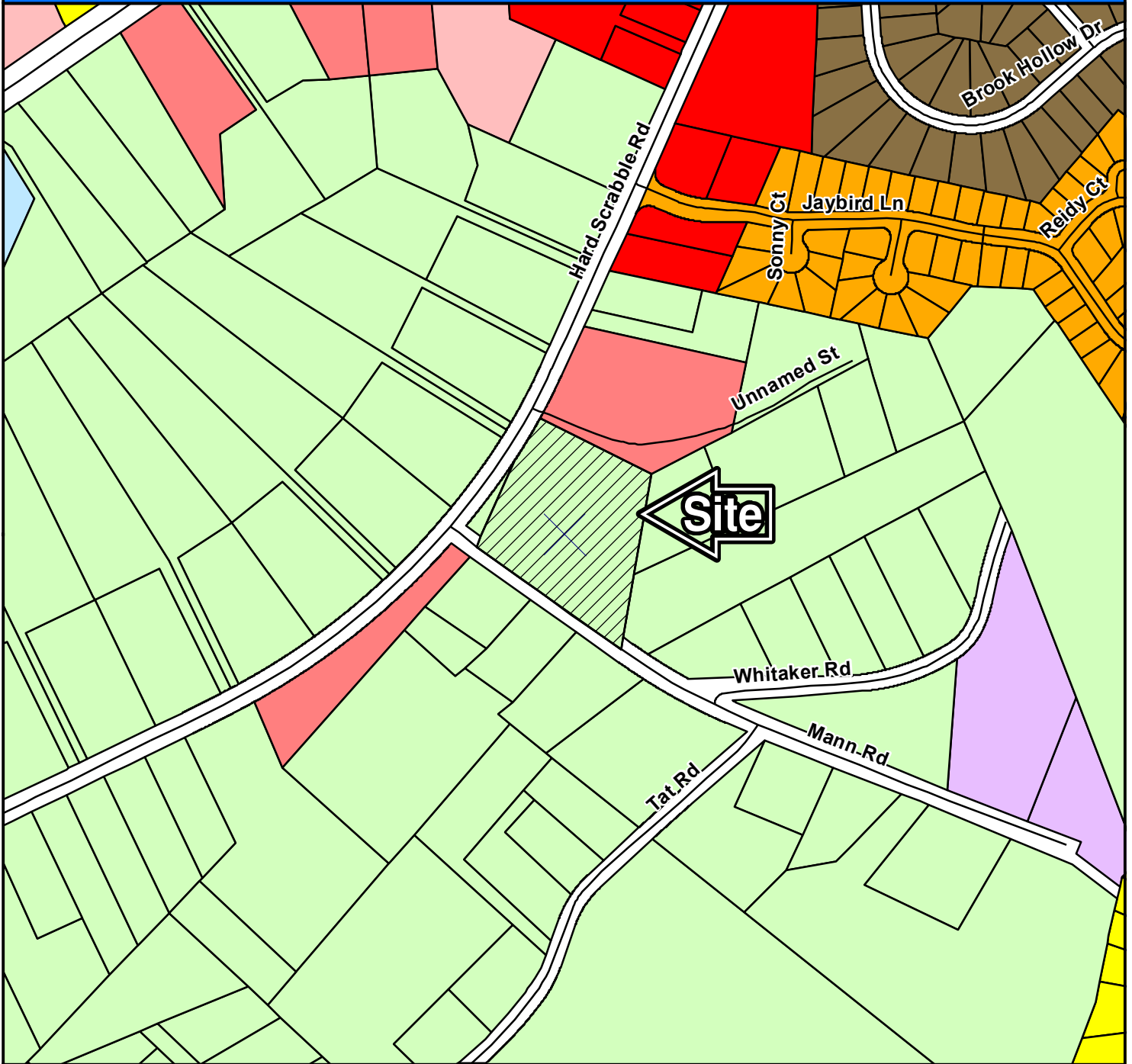
Zoning Public Hearing Date

December 15, 2015

Planning Commission Action

At their meeting of **December 7, 2015** 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 # 15-46 MA**.

Case 15-46 MA RU 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		



Clemson Rd

Case 15-46 MA
RU to NC
TMS 2020-03-29

Hard Scrabble Rd
City of
Columbia

Jaybird Ln

Moody View Ct

Unnamed St

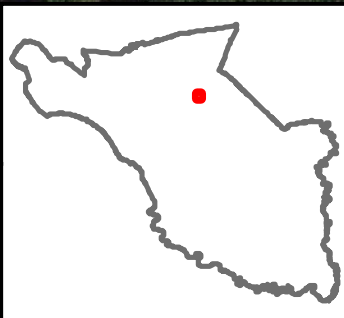
Site

Whitaker Rd

Mann Rd

Tat Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

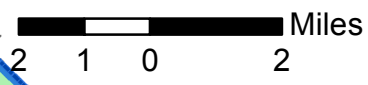
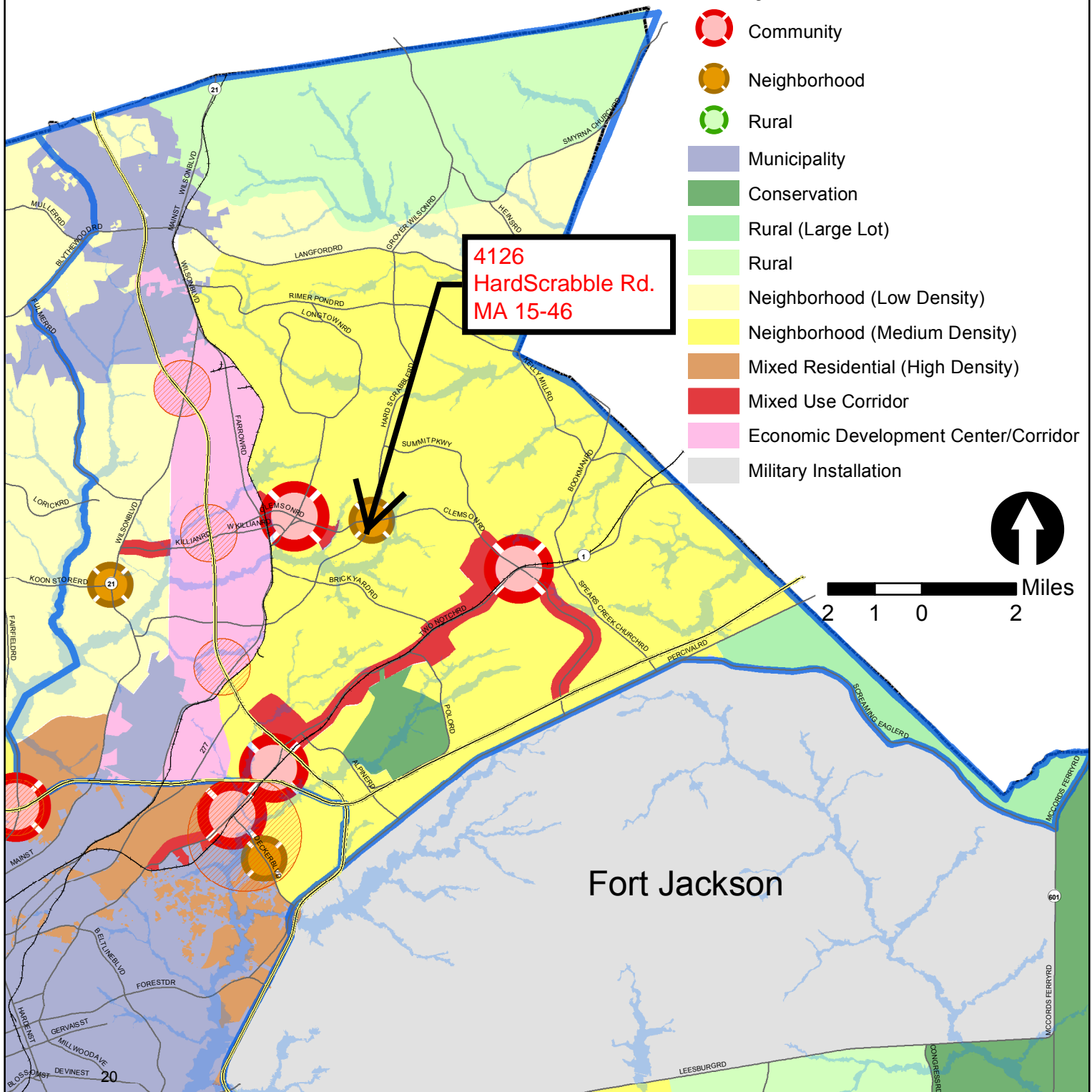


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



CASE 15-46 MA

From RU to NC

TMS# R20200-03-29

Hardscrabble Road



USE TYPES	NC		P
<u>Residential Uses</u>			P
Group Homes (10 or More)	SE	Schools, Junior Colleges	P
Rooming and Boarding Houses	SE	Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
<u>Accessory Uses and Structures</u>		Schools, Technical and Trade (Except Truck Driving)	P
<u>Recreational Uses</u>		Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Amusement Arcades	P	Advertising, Public Relations, and Related Agencies	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P	Automatic Teller Machines	P
Dance Studios and Schools	P	Automobile Parking (Commercial)	P
Martial Arts Instructional Schools	P	Banks, Finance, and Insurance Offices	SR
Physical Fitness Centers	P	Barber Shops, Beauty Salons, and Related Services	P
<u>Institutional, Educational and Civic Uses</u>		Computer Systems Design and Related Services	P
Community Food Services	P	Clothing Alterations/Repairs; Footwear Repairs	P
Courts	P	Construction, Building, General Contracting, without Outside Storage	P
Individual and Family Services, Not Otherwise Listed	P	Construction, Special Trades, without Outside Storage	P
Libraries	P	Employment Services	P
Museums and Galleries	P	Engineering, Architectural, and Related Services	P
Nursing and Convalescent Homes	P	Funeral Homes and Services	P
Orphanages	P	Laundromats, Coin Operated	P
Places of Worship	P		
Post Offices	P		
Schools, Administrative Facilities	P		
Schools, Business, Computer and Management Training	P		
Schools, Fine Arts Instruction	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
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P

Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, without Drive- Thru	P
Fabric and Piece Goods Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P

Liquor Stores	P
Manufactured Home Sales	
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P

<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-16HR

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 # 20200-03-29 FROM RU (RURAL 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 # 20200-03-29 from RU (Rural 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 _____, 2016.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: December 15, 2015 (tentative)
First Reading: December 15, 2015 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2015
RC PROJECT: 15-47 MA
APPLICANT: Keith Moore

LOCATION: 819 & 821 Leesburg Road

TAX MAP NUMBER: R16407-08-04 & 09
ACREAGE: .85 acres & 1.73 acres (2.58 total acres)
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: November 23, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial District (C-3). With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial District (GC).

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Major Automobile Repair
<u>South:</u>	C-1	Cemetery (City of Columbia)
<u>East:</u>	M-1/GC	Major Automobile Repair/Undeveloped
<u>West:</u>	C-3	Medical Offices (City of Columbia)

Discussion

Parcel/Area Characteristics

The parcels have frontage along Leesburg Road and Pepper Street, a two lane local road. The larger of the subject properties is undeveloped. The smaller parcel contains a structure that was previously an auto repair shop. The subject properties are undeveloped and mostly wooded. There are no sidewalks or streetlights along Pepper Street. There are sidewalks along this section of Leesburg Road. The surrounding area is characterized by office and industrial uses. East of the subject properties is a major automobile repair business and an undeveloped parcel. North of the subject properties is a major automobile repair business. West of the subject properties is a medical building with multiple suites. South of the properties is Greenlawn Memorial Park (Cemetery).

Public Services

The subject parcel is within the boundaries of School District One. Meadowfield Elementary School is located .58 miles southwest of the subject parcel on Galway Lane. The Atlas Road fire station (number 8) is located on Atlas Road, approximately .82 miles southeast of the subject parcel. There is a fire hydrant located at the intersection of Pennington Road and Leesburg Road. Records indicate water service sewer service would be provided by the City of Columbia.

Plans & Policies

The Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as **Neighborhood Medium Density**. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **Community Activity Corridor (AC-2)**.

Comprehensive Plan

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Community Activity Corridor (AC-2)

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a 3-5 mile drive and typically consist of a variety of commercial and service uses.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 255) located east of the subject parcel on Leesburg Road identifies 24,000 Average Daily Trips (ADT's). Leesburg Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Leesburg Road is currently operating at Level of Service (LOS) "C".

Leesburg Road has been designated for road widening as well as intersection improvements through SCDOT.

The County Penny Sales Tax program identifies this section of Leesburg Road for sidewalk improvements from Garners Ferry Road to Semmes Road as well as bike lanes along the same section.

Conclusion

The request is adjacent to industrial zoned parcels in the City of Columbia and Richland County; however, the area is identified by both Richland County's and the City of Columbia's comprehensive plans as appropriate areas for mixed density residential uses. Staff is of the opinion that the request is not compatible with the surrounding uses along this section of Leesburg Road. The Comprehensive Plan supports discretion in determining the appropriate use of a property near the boundaries of other future land use categories based on factors such as the existing development context and the surrounding development activity or proposed activity.

Staff is of the opinion that the request is not in compliance with the intentions of the Comprehensive Plan.

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

Zoning Public Hearing Date

December 15, 2015.

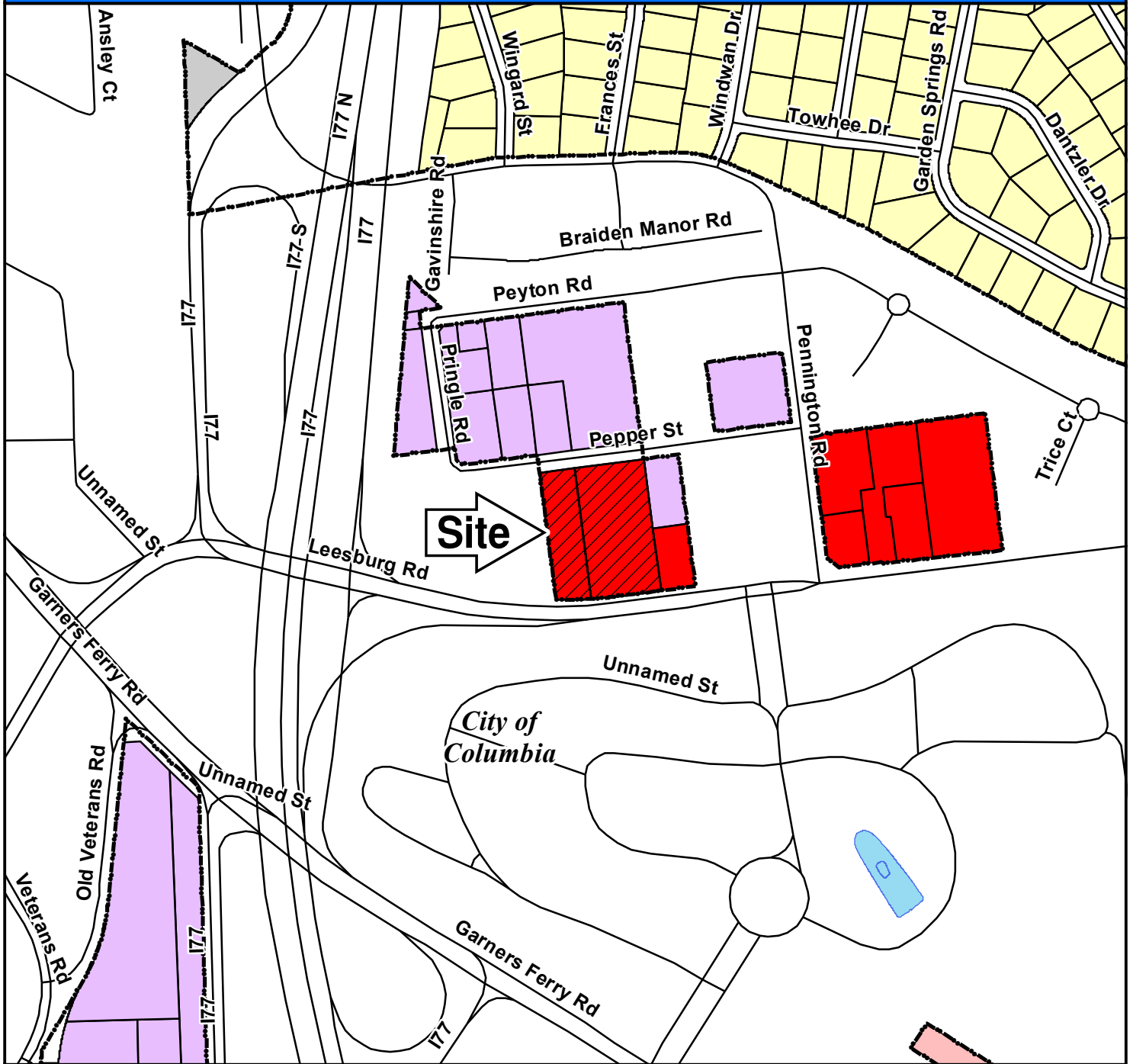
Planning Commission Action

At their meeting of **December 7, 2015** the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:



























- The adjacent property is consistent with the Light Industrial zoning designation.
- Close to the highway is a good spot for the Light Industrial zoning designation.

The PC recommends the County Council **approve the proposed Amendment** for **RC Project # 15-47 MA.**

Case 15-47 MA GC to LI



ZONING CLASSIFICATIONS

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

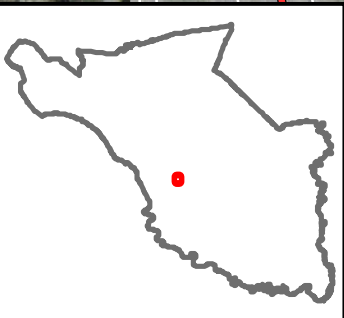


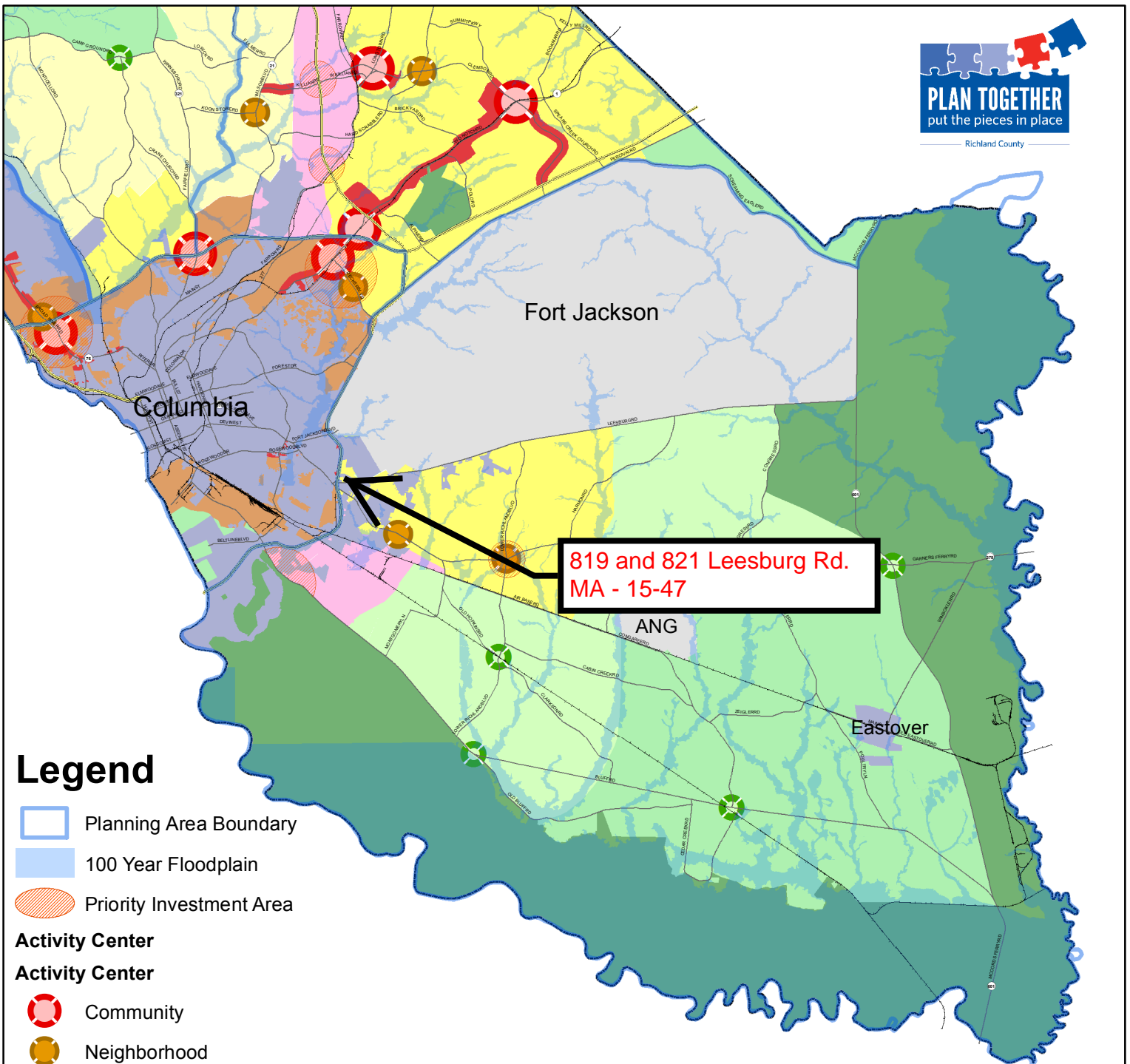
Case 15-47 MA
GC to LI
TMS 16407-08-04 & 09



Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS





**819 and 821 Leesburg Rd.
MA - 15-47**

Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

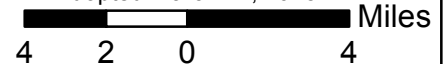
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



CASE 15-47 MA

From GC to LI

TMS# R16407-08-04 & 09

Leesburg Rd & Pepper St



USE TYPES	LI
Crop Production Support Services	P
Forestry Support Services	P
Correctional Institutions	SE
Automobile Towing, Including Storage Services	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Vending Machine Operators	P
Chemicals and Allied Products	P
Farm Products, Raw Materials	P
Farm Supplies	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, Used Parts and Supplies	P

Scrap and Recyclable Materials	SE
Timber and Timber Products	P
Airports or Air Transportation Facilities and Support Facilities	P
Courier Services, Central Facility	P
Materials Recovery Facilities (Recycling)	P
Water Treatment Plants, Non-Governmental, Public	P
Apparel	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Soap, Cleaning Compounds, and Toilet Preparations	P

Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-16HR

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 # 16407-08-04 & 09 FROM GC (GENERAL COMMERCIAL DISTRICT) TO LI (LIGHT INDUSTRIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 16407-08-04 & 09 from GC (General Commercial District) zoning to LI (Light Industrial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2016.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

S. Monique McDaniels
Clerk of Council

Public Hearing: December 15, 2015 (tentative)
First Reading: December 15, 2015 (tentative)
Second Reading:
Third Reading:

Month	Case #	Zoning	Zoning Request	Address	Staff	PC	CC	Council Member
Feb.	14-27 MA	RS-LD	NC	5430 Two Notch Rd.	Denial	Denial	Denial	Washington
Feb.	14-35 MA	RS-MD	NC	North Springs Rd.	Denial	Denial	Denial	Dixon
Feb.	14-40 MA	RS-LD		OI	Denial	Denial	Denial	Manning
March	14-41 MA	HI	GC	Mill Field Rd.	Approval	Approval	Approval	Dixon
April	15-03 MA	RU	RS-MD	Riding Grove Rd.	Approval	Approval	Approval	Dixon
April	15-04 MA	RS-MD	RU	448 Starling Goodson Rd.	Denial	Approval	Denial	Jackson
April	15-09 MA	RS-MD	RC	Longtown & Rimer Pond Rd.	Approval	Denial	Withdrawn	Rush
May	15-11 MA	RS-HD	RU	4430 Leesburg Rd.	Approval	Approval	Approval	Jackson
May	15-14 MA	RU	LI	360 Lee Rd.	Denial	Denial	Denial	Manning
May	15-18 MA	GC	RU	6423 Monticello Rd.	Denial	Denial	Withdrawn	Livingston
May	15-19 MA	RU	RC	16001 Garners Ferry Rd.	Denial	Denial	Withdrawn	Washington
May	14-39 MA	RS-LD	PDD	Elm Abode Terrace	Denial	Approval	Approval	Livingston
May	15-16 MA	OI	RM-MD	Summer Valley Dr.	Approval	Approval	Approval	Rush
May	15-17 MA	MH/NC	GC	Two Notch Rd. & Aubrey St.	Approval	Approval	Approval	Dixon
June	15-20 MA	RU	OI	1551 Dutch Fork Rd.	Approval	Approval	Approval	Malinowski
June	15-21 MA	RU	RS-LD	Island Trail	Approval	Approval	Approval	Malinowski
June	15-22 MA	RU	GC	Garners Ferry Rd.	Approval	Denial	Withdrawn	Jackson
June	15-23 MA	RU	RC	Bluff Rd.	Approval	Approval	Approval	Washington
June	15-24 MA	RS-LD	NC	1726 Winyah Dr.	Denial	Denial	Denial	Livingston
June	15-25 MA	RU	GC	7708 Fairfield Rd.	Denial	Denial	Denial	Rush
July	15-15 MA	HI	LI	1400 Bluff Rd.	Approval	Approval	Approval	Washington
July	15-26 MA	RS-MD	OI	2304 Clemson Rd.	Approval	Approval	Approval	Manning
July	15-27 MA	RU	NC	4154 Hardscrabble Rd.	Approval	Approval	Approval	Manning
July	15-28 MA	RU	RS-MD	Riding Grove Rd.	Approval	Approval	Approval	Dixon
July	15-29 MA	RU	RC	5480 Bluff Rd	Denial	Denial	denial	Washington
July	15-30 MA	RM-HD	GC	1555 & 1557 Daulton Rd.	Approval	Approval	Approval	Rush
July	15-31 MA	GC	RS-MD	6423 Monticello Rd.	Approval	Approval	Approval	Livingston
Oct.	15-32 MA	RS-HD	NC	5433 Farrow Rd.	Approval	Approval	Approval	Jeter
Oct.	15-33 MA	OI	RM-HD	1652 Horseshoe Dr.	Approval	Approval	Approval	Rush
Dec.	15-34 MA	RU	RS-E	Heins Rd.	Approval	Approval	Approval	Dickerson
Dec.	15-35 MA	RS-HD	LI	2610 Harlem St.	Denial	Approval	Approval	Washington
Dec.	15-36 MA	RU	GC	825 Hallbrook	Denial	Denial	Withdrawn	Jackson
Dec.	15-37 MA	RU	GC	4600 Hardscrabble Rd.	Approval	Approval	Approval	Manning

Dec.	15-38 MA	RS-LD	OI	5430 Lower Richland Blvd.	Denial	Denial	Denial	Denial	Washington
Dec.	15-39 MA	RU	LI	Baker Rd.	Approval	Approval	Approval	Approval	Dickerson
Dec.	15-40 MA	RU	NC	Piney Grove Rd.	Denial	Denial	Denial	Denial	Dickerson
Dec.	15-41 MA	RU	OI	617 Piney Grove Rd.	Denial	Denial	Denial	Denial	Dickerson
Dec.	15-42 MA	RU	GC	Piney Grove Rd. & Piney Woods Rd.	Approval	Approval	Approval	Approval	Dickerson
Dec.	15-43 MA	RS-MD	RC	Longtown and Rimer Pond Rd.	Approval	Approval	No Rec.	Denial	Rush
Dec.	15-44 MA	OI	GC	5209 Two Notch Rd.	Approval	Approval	Approval	Approval	Jeter

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
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