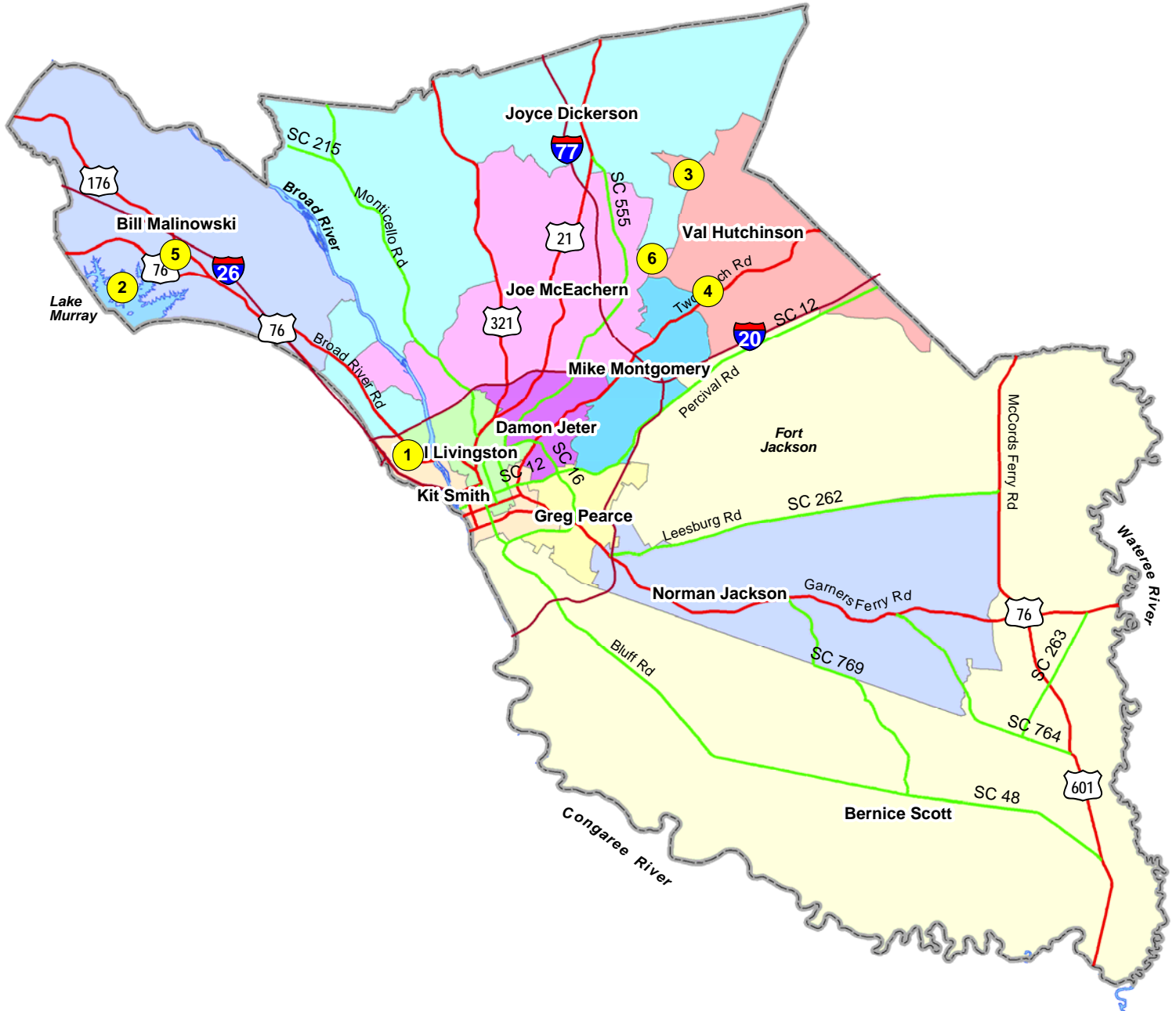


RICHLAND COUNTY PLANNING COMMISSION



JUNE 2, 2008

RICHLAND COUNTY PLANNING COMMISSION JUNE 2, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-10 MA	Stan Mack	07307-02-01	1320 Bluefield Dr.	Smith
2. 08-14 MA	Deborah Shaffer	01316-01-01/02/03/04/05/06/07	Summer Haven Rd.	Malinowski
3. 08-16 MA	The Cascades/Tom Margle	20400-01-01/02/03/04/10/11/18	Sand Farm Rd.	Hutchinson
4. 08-17 MA	Mark Jeffers	22905-01-79	North Springs Rd. and Mill Field Rd.	Hutchinson
5. 08-18 MA	B&C Development Co., LLC	02509-04-03, 02416-01-01 & 02412-02-06	Wise Rd. and Bickley Rd.	Malinowski
6. 08-19 MA	Hester Woods Place	20200-04-02	Hard Scrabble Rd. and Hester Woods Dr.	McEachern

RICHLAND COUNTY PLANNING COMMISSION

Monday, June 2, 2008

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Joseph Kocy, AICP Planning Director
Anna Almeida, AICP Development Services Manager
Jennie Sherry-Linder Land Development Administrator
Amelia R. Linder, Esq. Attorney

I. PUBLIC MEETING CALL TO ORDER Deas Manning, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL

a. Consideration of the May Minutes

IV. AGENDA AMENDMENTS

VI. MAP AMENDMENTS

CASE # 08-10 MA		
APPLICANT	Stan Mack	
REQUESTED AMENDMENT	RS-MD to GC	Page
PURPOSE	Law Office	3
TAX MAP SHEET NUMBER (S)	07307-02-01	
LOCATION	1320 Bluefield Dr.	

CASE # 08-14 MA		
APPLICANT	Deborah Shaffer	
REQUESTED AMENDMENT	RU to RS-MD (2.94 acres)	Page
PURPOSE	Single Family Residential	11
TAX MAP SHEET NUMBER (S)	01316-01-01/02/03/04/05/06/07	
LOCATION	Summer Haven Rd.	

CASE # 08-16 MA	The Cascades	
APPLICANT	Tom Margle	
REQUESTED AMENDMENT	RU to RS-LD (67.97 acres)	Page
PURPOSE	Single Family Residential	21
TAX MAP SHEET NUMBER (S)	20400-01-01,02,03,04,10,11,18	
LOCATION	Sand Farm Rd.	

CASE # 08-17 MA		
APPLICANT	Mark Jeffers	
REQUESTED AMENDMENT	RS-MD to NC (1.4 acres)	Page
PURPOSE	Office/Retail Space	31
TAX MAP SHEET NUMBER (S)	22905-01-79	
LOCATION	North Springs Rd. & Mill Field Rd.	

CASE # 08-18 MA	B & C Development Company LLC	
APPLICANT	Lee Blythe	
REQUESTED AMENDMENT	RU to RS-MD (25.71 acres)	Page
PURPOSE	Single Family Residential	41
TAX MAP SHEET NUMBER (S)	02509-04-03 & 02416-01-01 & 02412-02-06	
LOCATION	Wise Rd. & Bickley Rd.	

CASE # 08-19 MA	Hester Woods Place	
APPLICANT	Steve Corboy	
REQUESTED AMENDMENT	PDD to RM-MD (3.35 acres)	Page
PURPOSE	Townhomes	49
TAX MAP SHEET NUMBER (S)	20200-04-02 (p)	
LOCATION	Hardscrabble & Hester Woods Dr.	

VII. TEXT AMENDMENTS

AN ORDINANCE AMENDING THE REQUIRED CONDITIONS FOR DAY CARES (ADULT DAY CARES, FAMILY DAY CARES, AND GROUP DAY CARES) REGARDING PARKING.	Page 57
--	----------------

AN ORDINANCE CORRECTING THE TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "RECREATIONAL USES"; SO AS TO PERMIT GOLF COURSES ONLY IN THE TROS, GC, M-1, AND LI ZONING DISTRICTS	Page 61
---	----------------

IX. ROAD NAME APPROVALSPage 65

X. ADJOURNMENT



**Richland County Planning & Development
Services Department
Map Amendment Staff Report**

PC MEETING DATE: June 2, 2008
RC PROJECT: 08-10MA
APPLICANT: Stan Mack
PROPERTY OWNER: Lenair Amick
LOCATION: 1320 Bluefield Drive

TAX MAP NUMBER: 07307-02-01
ACREAGE: 1.39
EXISTING ZONING: RS-MD
PROPOSED ZONING: GC

PC SIGN POSTING: May, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Residential Single-Family, Medium density (RS-MD) reflects the original zoning as adopted September 7, 1977.

Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

Minimum lot area/maximum density: No minimum lot area requirement, except as determined by DHEC. Maximum density for residential uses, no more than sixteen (16) dwelling unites per acre.

Roads

The site is located on Bluefield Drive with approximately 247 linear feet of frontage currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	GC	Offices
<u>South:</u>	RS-MD	Single Family
<u>East:</u>	GC	Cleaners, Office
<u>West:</u>	City of Columbia	St. Andrews Middle School

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-20 Interbeltway Corridor Proposed Land Use Map” designates this area as High Density in the Established Urban Area.

Objective: “Minimize incompatibility between existing and proposed land uses”.

Compliance: The requested map amendment would be compatible with the surrounding general commercial sites.

Principal: “Commercial and office activities should be confined to existing zoned areas/ or proposed locations that don’t encroach or penetrate established residential areas”.

Compliance: The site is surrounded by commercial and institutional uses.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 183 located on Broad River Road. The current traffic volume is 25,400 ADT which is currently at a level-of-service “B”.

Conclusion

The minimum requirement of land acreage for consideration for a map amendment is two (2) acres. However, the 1.39 acres qualifies under Section 26-52 (b)(1) as it is contiguous to the existing zone district classification of General Commercial District (GC). This area consists of established neighborhoods, commercial and institutional uses; the site is surrounded by commercially zoned property and would be compatible with the surrounding area.

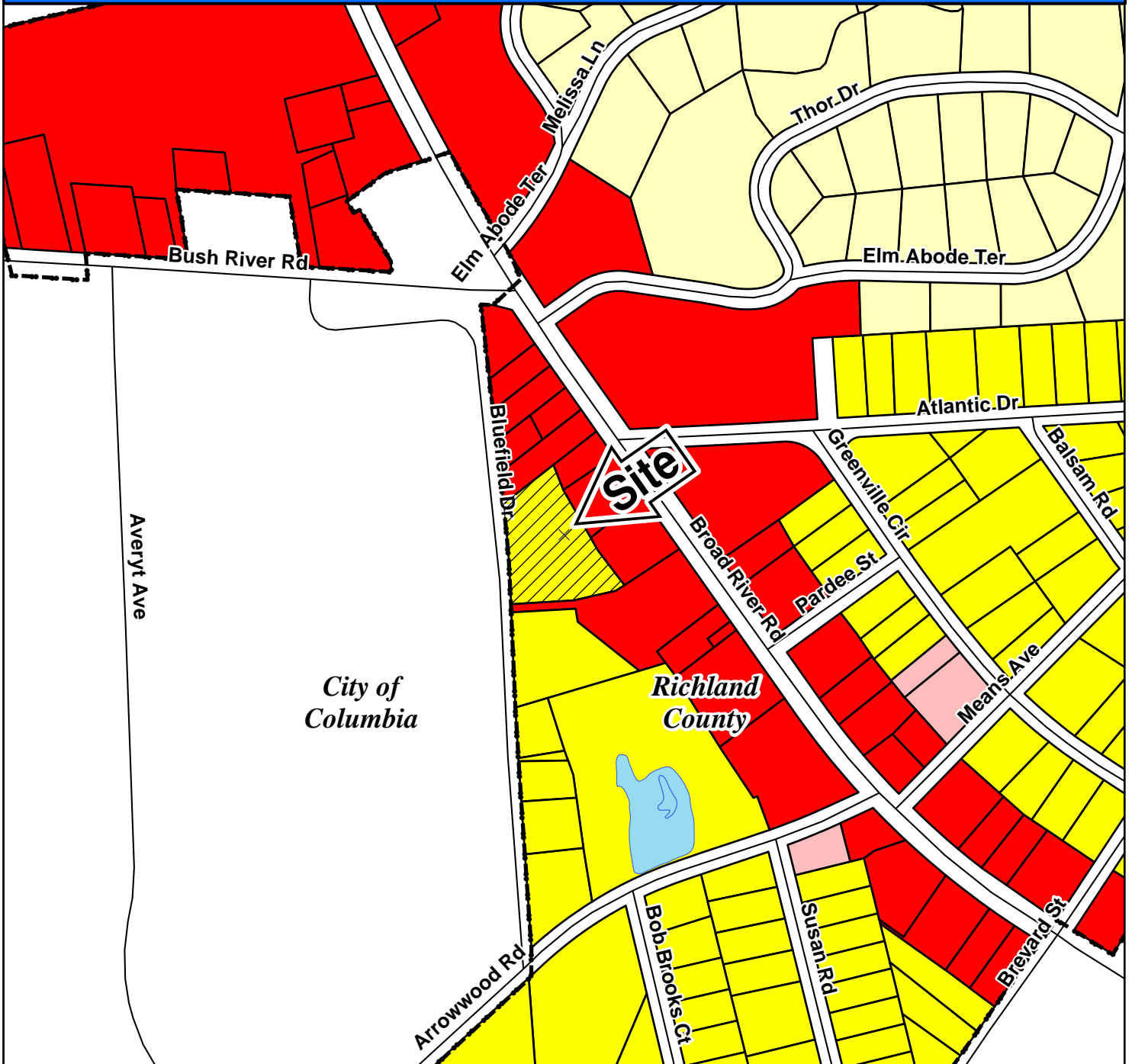
The General Commercial District (GC) has a residential component with the highest density permitted in Richland County of sixteen units per acre. Based on gross density the parcel could yield 22 units with this zone classification and the current zone classification would yield approximately 5 units. The yield in commercial gross square footage would be approximately: 13000 square feet.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

June 24, 2008

Case 08-10 MA RS-MD to GC



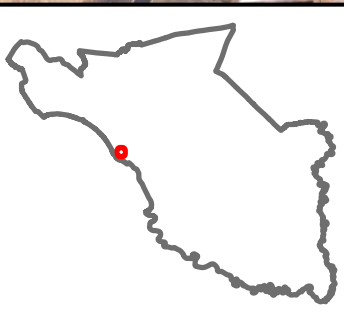
ZONING CLASSIFICATIONS



RR	RS-MD	RM-MD	NC	LI	RU
RS-E	RS-HD	RM-HD	GC	HI	TRO
RS-LD	MH	OI	M-1	PDD	Subject Property

**CASE 08-10 MA
RS-MD to GC**

TMS 07307-02-01



CASE 08-10 MA

From RS-MD to GC

TMS# 07307-02-01

1320 BLUEFIELD RD.



Looking at site



Looking at site



Next to site is Player Law Firm



Across from site





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: June 2, 2008
RC PROJECT: 08-14 MA
APPLICANT: Deborah Shaffer
PROPERTY OWNER: Mary & Ralph Rye Jr., Rosemary Craft; Karen Mixon;
Paula Williams; Thomas & Helen Outlaw; Jesse & Jane
Davis; Michael Andrews
LOCATION: Summer Haven Drive
TAX MAP NUMBER: 01316-01-01, 02, 03, 04, 05, 06, 07
ACREAGE: 2.94
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD
PC SIGN POSTING: May, 2008

Staff Recommendation

Denial

Background /Zoning History

According to County records the current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977. Variances have been approved on Lots: 02 and 07 (01-80 V; 06-14 V) for the purpose of encroaching into the required setbacks.

Summary

The RS-MD Residential, Single Family – Medium Density District 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 8500 square feet, or as determined by DHEC. Maximum density standard is no more than one principal dwelling unit per lot except for permitted accessory dwellings.

Roads

The site is located on Summer Haven Drive which is an unpaved County maintained road.

Existing Zoning		
<u>North:</u>	RU/ Lake Murray	Single family residences
<u>South:</u>	RU	Single family residences
<u>East:</u>	Lake Murray	
<u>West:</u>	RU/ RS-LD	Single family residences

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Area Proposed Land Use Map” designates this area as Single family Low Density in the Developing Urban Area.

Objective: “Promote a variety of residential densities for the development of affordable, quality housing while blending with the character of the surrounding area”.

Non-Compliance: In areas with environmentally sensitive lands of limited infrastructure, low density development is encouraged

Principal: “Residential development should be limited to individual dwellings on individual lots”.

Compliance: The seven dwellings, all currently exist on individual lots.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 559 located on Johnson Marina Road. The current traffic volume is 1,750 ADT which is currently at a level-of-service “A”.

Conclusion

The current lands for the map amendment are seven (7) existing lots ranging in size from 7,405 square feet to 27,008 square feet. Under the current zone classification these lots are all legal-non conforming as the minimum lot size for the Rural District (RU) is 33,000 square feet. Section 26-251 of the Richland County Land Development Code governs non conformities.

Map Amendments have been granted on continuous and adjacent properties beginning in 1991. The last map amendment granted for Residential Single-Family Low Density (RS-LD) was 2006 and 2008.

Lot size which is not in conformance with the current regulations may continue in perpetuity providing proposed land uses meet all applicable dimensional requirements. The size of the lots has required variance request for setbacks on two of the properties. Jurisdictions may not create non-conformities by action, however, State Law Chapter 6, 6-29-730 states that a jurisdiction may provide for the substitution of nonconformities. The interpretation, which has concluded to not “increase the non-conformity”.

The surrounding lands re-zone classification has been to Residential, Single-Family Low Density District (RS-LD). The dimensional requirements for this district require a minimum lot size of 12,000 square feet and is the same setbacks front and rear as the RS_MD, , except for the side setback of 16 feet versus 13 feet. Planning Staff supports a map amendment for the lower density. The RS_MD, higher density request, would nevertheless result in one (1) lot in non-conformity, by 13 percent.

In this case, current zone classification, all of the parcels are currently non-conforming. The seven parcels currently have non-conformity in a range of 19 percent to 78 percent. Utilizing the RS-LD zone district, the newly created “non-conformity” would be reduced to two (2) parcels and less than 28 percent non-conformity. In addition, the subdivision is located on an existing unpaved county maintained road.

Planning Staff recommends a map amendment approval for Residential Single Family Low Density District (RS-LD) and recommendation of denial of map amendment for Residential Single Family Medium Density District (RS-MD).

Zoning Public Hearing Date



















June 24, 2008

Case 08-14 MA RU to RS-MD



ZONING CLASSIFICATIONS



 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

**CASE 08-14 MA
RU to RS-MD**

TMS 01316-01-01/02/03/04/05/06/07

Brody Rd

Haven Cir

Summer Haven Dr

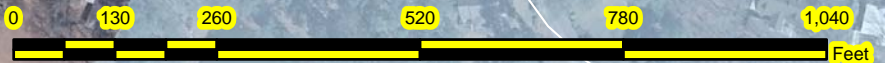
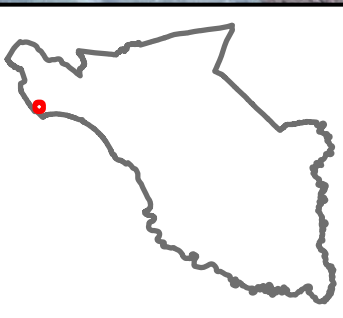
Johnson Marina Rd

Rucker Rd

Lake Murray



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 08-14 MA

From RU to RS-MD

TMS# 01316-01-01/02/03/04/05/06/07

SUMMER HAVEN RD.





Looking at site



Looking north on Southern Drive







Looking towards Summer Haven Rd.



Looking across from site



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: June 2, 2008
RC PROJECT: 08-16 MA
APPLICANT: The Cascades
PROPERTY OWNER: Sand Farm, LLC
LOCATION: 728 linear feet west of the intersection of Sand Farm Road & Hardscrabble

TAX MAP NUMBER: 20400-01-01,02,03,04; 10; 11 & 18
ACREAGE: 67.97
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: May, 2008

Staff Recommendation

Denial

Background /Zoning History

According to County records the current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The Residential Single-Family- Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted. The minimum lot area is 12,000 square feet; and no more than one (1) principal dwelling unit on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 247 lots (3.63DU/acre)
- The net density for this site is approximately: 173 lots (2.54 DU/acre)

Roads

The site is located on Sand Farm Trail off of Hardscrabble Road. Sand Farm Trail is an unpaved two lane county maintained road with approximately 1,858 linear feet of frontage.

Existing Zoning

<u>North:</u>	RU	Sandy Farm Ridge subdivision
<u>South:</u>	RU	Single family lots
<u>East:</u>	PDD	Lake Carolina
<u>West:</u>	RS-LD	Longcreek Plantation

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Proposed Land Use Map” designates this area as Medium Density Residential in the Developing Urban Area.

Objective: “Accommodate in certain planned higher density residential areas, a full range of housing opportunities, to meet the various needs of area residents”.

Compliance: The development is contiguous to the zoning district requested in the map amendment of Residential Single-Family – Low Density District

Principal: “Mixed residential densities are appropriate within the Developing Urban Area and should conform to the Proposed Land Use Map; Medium density (5-9 DU/acre)”.

Compliance: The map amendment request would allow a maximum density of 3.5 dwelling units to the acre.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 437 located on Hardscrabble Road. The current traffic volume is 12,800 ADT which is currently at a level-of-service “F”.

Conclusion

The parcel of land is currently made up of six (6) separately platted lots ranging in size from five (5) acres to sixteen (16) acres, three of which currently have manufactured homes. The frontage for the development is Sand Farm Trail, with over 1800 linear feet of frontage, and intersects Hardscrabble Road. This intersection at Hardscrabble is approximately 4500 linear feet from the

Kelly Mill Road and Rimer Pond Road intersection and three (3) miles from Clemson Road. A portion of Sand Farm Trail is private. The utility providers are: City of Columbia and Palmetto Utilities, Inc.

The development is contiguous to the zoning district requested in the map amendment of Residential Single-Family – Low Density District, approximately three (3) units per acre. The proposed development is also adjacent to a Planned Development of Lake Carolina which has the maximum density of sixteen (16) units per acre.

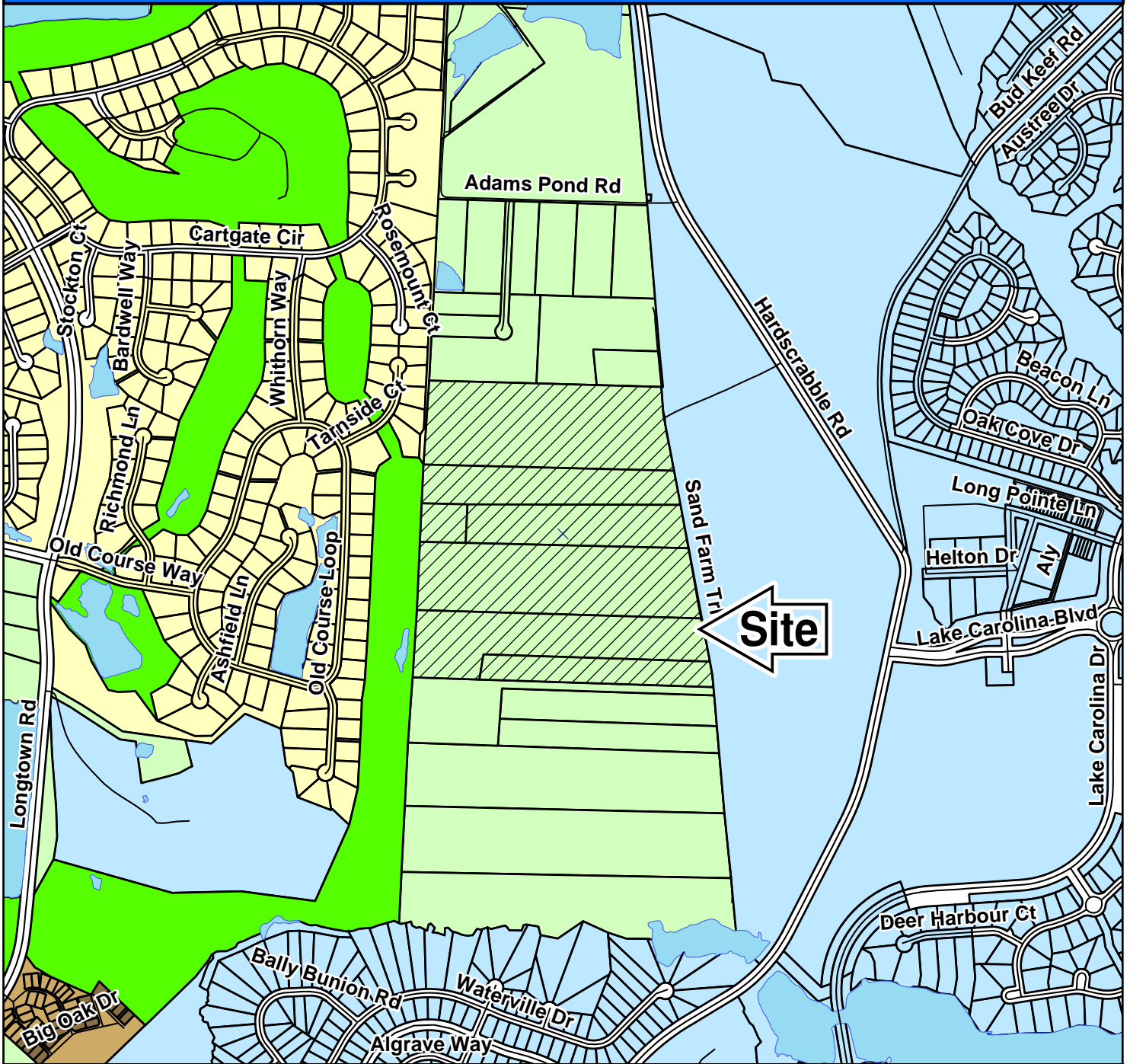
The development is consistent in land use with the Comprehensive Plan. However, the level of service on Hardscrabble Road currently at an “F”, the map amendment would not be consistent with the requirements for purpose and scope of Richland County regulations to reduce congestion on roadways. The development though not located directly on Hardscrabble Road, will utilize this roadway for all trips generated.

Planning Staff recommends denial of this map amendment.

Zoning Public Hearing Date
















June 24, 2008

Case 08-16 MA RU to RS-LD



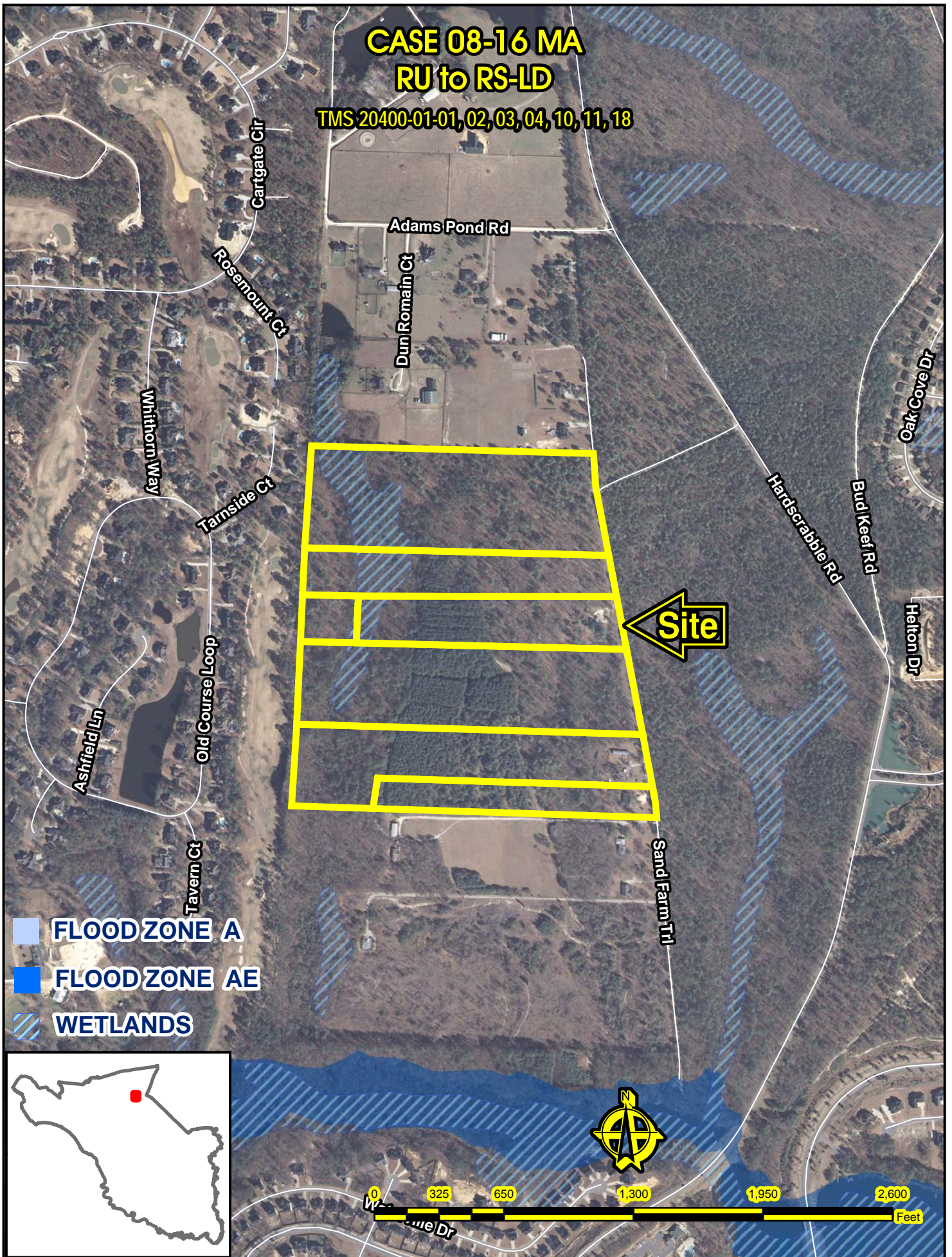
ZONING CLASSIFICATIONS



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

CASE 08-16 MA RU to RS-LD

TMS 20400-01-01, 02, 03, 04, 10, 11, 18



CASE 08-16 MA

From RU to RS-LD

TMS# 20400-01-01,02,03,04,10,11,18

Sand Farm Rd.







Looking at site from Sand Farm Rd.



Looking at site from Sand Farm Rd.



Looking north on Sand Farm Rd.



Looking south on Sand Farm Rd.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 2, 2008
RC PROJECT: 08-17 MA
APPLICANT: Mark Jeffers
PROPERTY OWNER: Mark Jeffers
LOCATION: Corner of North Springs Rd & Mill Field Rd

TAX MAP NUMBER: 22905-01-79
ACREAGE: 1.4
EXISTING ZONING: RS-MD
PROPOSED ZONING: NC

PC SIGN POSTING: May, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Residential Single-Family Medium Density (RS-MD) reflects the original zoning as adopted September 7, 1977.

Summary

NC (Neighborhood Commercial) zoning designation 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.

No minimum lot area and no building footprint if more than 6,000 square feet. The gross floor area of shall not exceed a footprint or gross floor area of 12, 000 square feet.

Roads

The site is located on the corner of North Springs Road and Mill Field Road. North Springs Road is a two lane undivided collector; Mill Field Road is a two lane local road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RS-MD , RS-LD	Windmill Orchard , Spring Valley subdivision
<u>South:</u>	HI, GC	Ready-Mix Cement Co; Woodly Garden Center
<u>East:</u>	RS-MD	Windmill Orchard subdivision
<u>West:</u>	RS-LD	Spring Valley subdivision

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Area Proposed Land Use Map” designates this area as Low-Medium Density Residential in the Developing Urban Area.

Objective: “Foster new development in areas with adequate infrastructure”.

Compliance: The site has available water and sewer.

Principal: “Commercial and office activities should be confined to or expanded at existing clusters, and should be major traffic junctions or clustered locations rather than strip development”.

Compliance: This development is located at an intersection and would support existing residential and commercial land uses.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 492 located on North Springs Road. The current traffic volume is 13,200 ADT which is currently at a level-of-service “F”.

Conclusion

Section 26-52 Amendments requires a minimum of two (2) acres for map amendment consideration with exceptions for Neighborhood Commercial District (NC) if continuous to an existing commercial or industrial zoning.

The site is 1.4 acre site that is triangular in shape at the cross roads of Mill Field Road and North Springs Road. The current zoning of Residential, Single Family, Medium Density would permit at gross density approximately five (5) single family dwellings. The proposed zone classification would allow for supporting retail and services to serve the existing residential and commercial land uses.

The subject parcel is surrounded to the north by single family subdivisions to the south; adjacent sites include Industrial and Commercial land uses. The site has adequate water and sewer.

The site location and lot configuration would not serve well a residential land development, however a neighborhood commercial land use be supporting services for the area. Though the level of service is "F", the traffic generated would be in internal to the area, rather than add additional traffic.

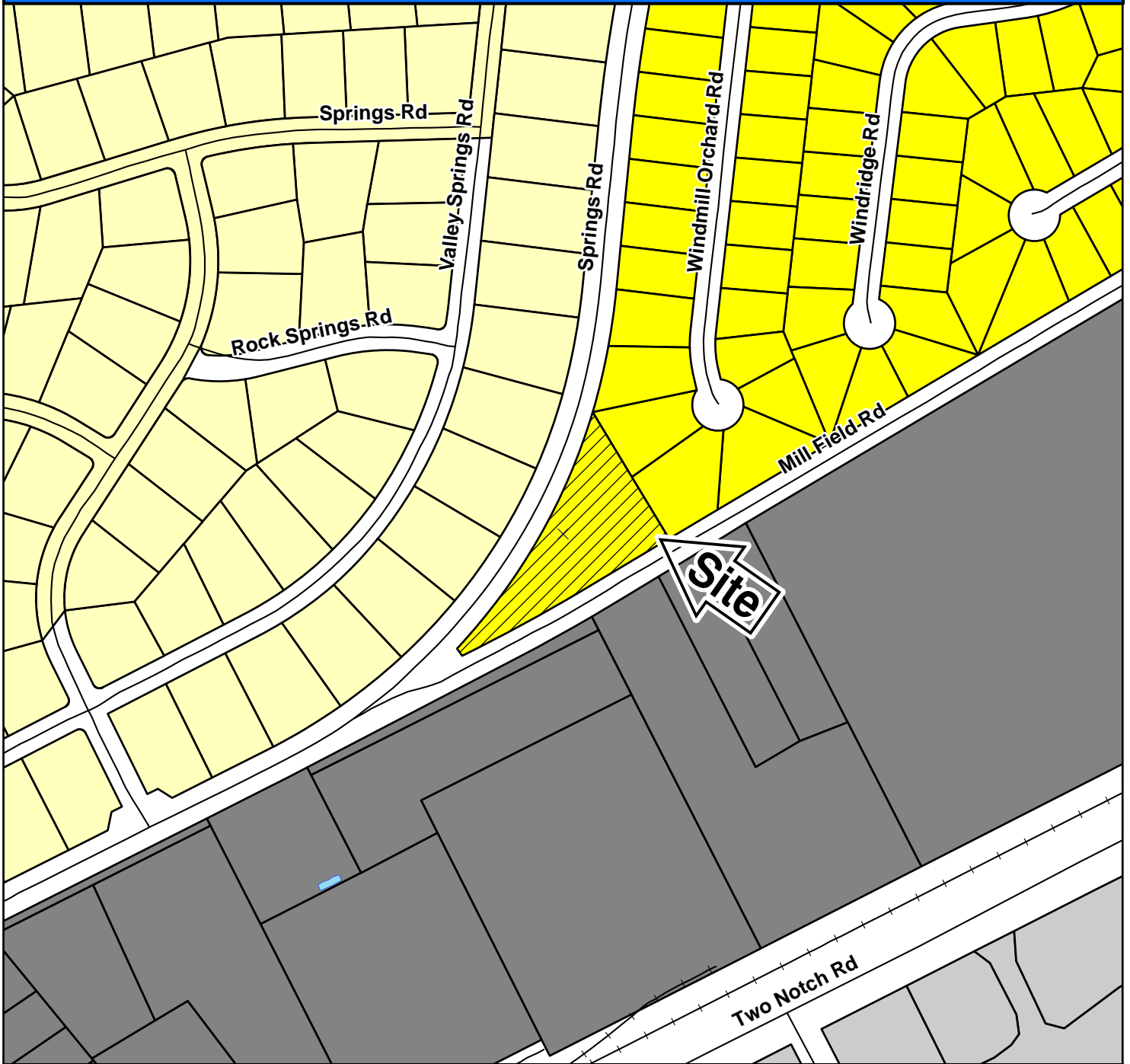
Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

June 24, 2008



















Case 08-17 MA

RS-MD to NC



ZONING CLASSIFICATIONS



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

CASE 08-17 MA RS-MD to NC

TMS 22905-01-79



CASE 08-17 MA

From RS-MD to NC

TMS# 22905-01-79

North Springs Rd. & Mill Field Rd.





Across from site on Mill Field Rd.



Across from site on Mill Field Rd.



Looking towards North Springs Rd. from site



Looking at site from North Springs Rd.



Across from site (Spring Valley)



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 2, 2008
RC PROJECT: 08-18 MA
APPLICANT: Lee Blythe & Frank Cason c/o B&C Development Co.,
LLC
PROPERTY OWNER: Thomas Troutman
LOCATION: Wise Road

TAX MAP NUMBER: 02412-02-06; 02416-01-01; 02509-04-03

ACREAGE: 25.71
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: May, 2008

Staff Recommendation

Approval

Background /Zoning History

The site is located on Wise Road with approximately 1165 linear feet of frontage. The site currently has a single family dwelling and accessory structures. The parcel is approximately 55 feet linear feet from the intersection of Bickley Road.

According to County records the current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The RS-MD Residential, Single-Family – Medium Density District 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 8500 square feet, or as determined by DHEC. Maximum density standard is no more than one principal dwelling unit per lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 132 lots (5.1DU/acre)
- The net density for this site is approximately: 92 lots (3.5 DU/acre)

Roads

The site is located on Wise Road which is a two lane state maintained road; approximately 505 linear feet of frontage.

Existing Zoning		
<u>North:</u>	RU	Commercial Business (Long Foundation Drilling Co.)
<u>South:</u>	LI, M-1, RU	Richland County Public Works
<u>East:</u>	PDD/RU	Milford Park Subdivision/ Ballentine Elementary School
<u>West:</u>	RU	Single family residences

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Area Proposed Land Use Map” designates this area as Residential Low to Medium Density and Commercial in the Established Urban Area.

Objective: “Promote a variety of residential densities for the development of affordable, quality housing while blending with the character of the surrounding area.

Compliance: The proposed density is medium single family.

Principal: “Promote new development in areas with adequate infrastructure.

Compliance: The area has existing roadways with level of service “B” and utilities are available.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 180 located on Broad River Road aka (Hwy I-76). The current traffic volume is 6,500 ADT which is currently at a level-of-service “B”.

Conclusion

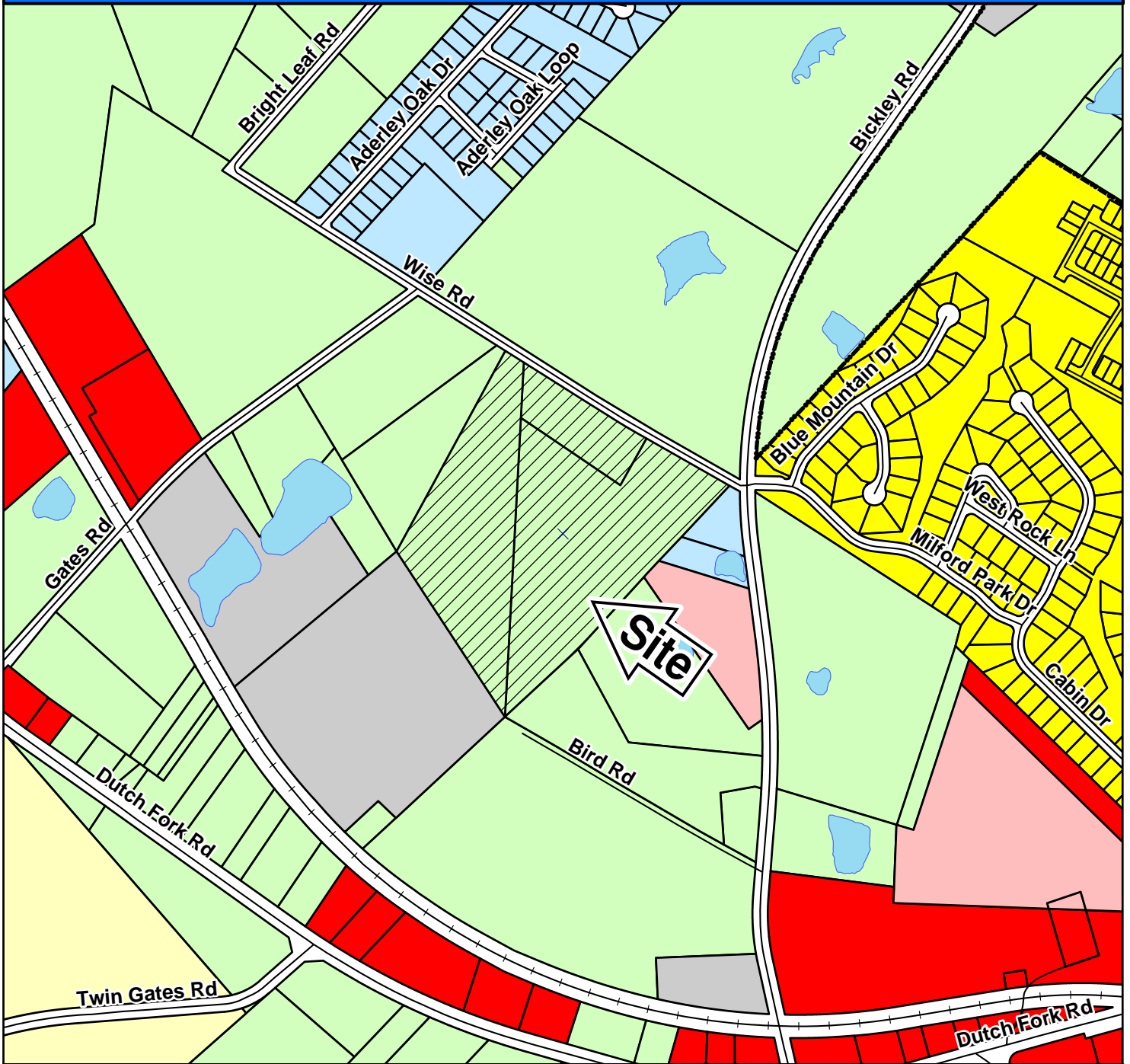
The subject parcel is surrounded by Rural District zoning and large parcels vacant or with one single family dwelling. On Bickley Road, Milford Pond, the densest subdivision near this proposed development has zone classification of Residential, Single Family- Medium Density, which has a minimum lot size of 8500 square feet and a gross density of 5/units per acre. Adjacent to this subdivision is the Ballentine Elementary School. Utility providers are: City of Columbia and Richland County.

Planning Staff recommends approval of this map amendment

Zoning Public Hearing Date


















June 24, 2008

Case 08-18 MA RU to RS-MD



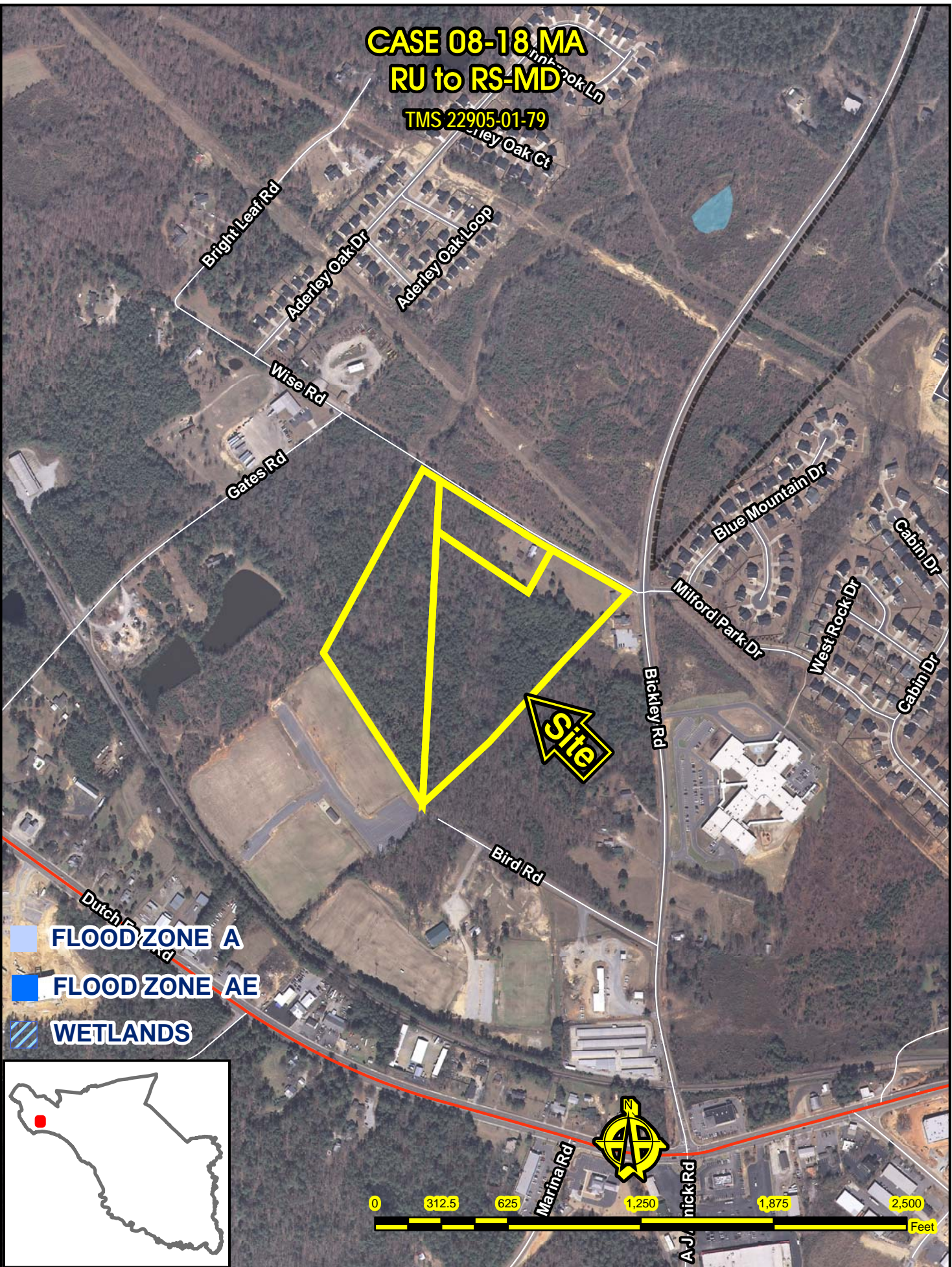
ZONING CLASSIFICATIONS



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

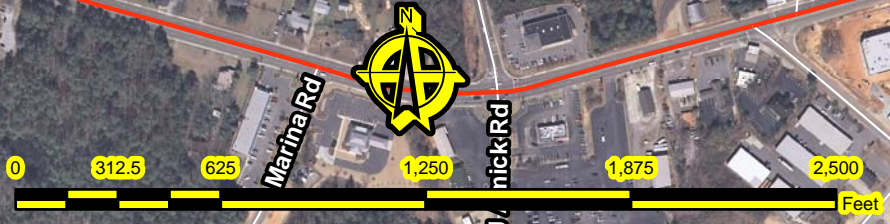
**CASE 08-18 MA
RU to RS-MD**

TMS 22905-01-79



Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 08-18 MA

From RU TO RS-MD

TMS# 02509-04-03/02416-01-01/02412-02-06

WISE RD. & BICKLEY RD.



Looking at site from Wise Rd.



Looking at site from Wise Rd.



Looking at site



Across from site





**Richland County Planning & Development
Services Department
Map Amendment Staff Report**

PC MEETING DATE: June 2, 2008
RC PROJECT: 08-19 MA
APPLICANT: Hester Woods Place
PROPERTY OWNER: SB Communities, LLC (Steve Corboy)
LOCATION: Intersection of Hardscrabble Road & Hester Woods Dr.

TAX MAP NUMBER: 20200-04-02
ACREAGE: 3.35
EXISTING ZONING: PDD
PROPOSED ZONING: RM-MD

PC SIGN POSTING: May, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Planned Development (PDD) was zoned in 2004 from D-1 to PUD-1R (04-07MA).

Summary

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

Roads

The site is located Hardscrabble Road which is a two lane undivided collector currently maintained by Richland County. The site has approximately 556 linear feet of frontage on Hardscrabble Road.

Existing Zoning		
<u>North:</u>	PDD	Hesterwoods
<u>South:</u>	RU	Northeast United Methodist Church ; residential single family lots
<u>East:</u>	RU	
<u>West:</u>	RU	Wooded lots; Killian Elementary School

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Proposed Land Use Map” designates this area as Medium Density Residential in the Developing Urban Area.

Objective: “Accommodate in certain planned higher density residential areas, a full range of housing opportunities, to meet the various needs of area residents”.

Compliance: The proposed development of twenty four (24) lots with a maximum gross density of 8 units per acre.

Objective: “Mixed residential densities are appropriate within the Developing Urban Area and should conform to the Proposed Land Use Map; Medium density (5-9 DU/acre)”.

Compliance: The proposed development is town homes with a gross density of eight units per acre.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 438 located on Hardscrabble Road. The current traffic volume is 19,500ADT which is currently at a level-of-service “C”; count station #442 located on Clemson Road. The current traffic volume is 10,500 which is currently at a level-of-service “B”.

Conclusion

Richland County Ordinance No. 060-03HR which received third reading on October 21, 2003 established a PUD-IR for maximum 172 single family detached dwellings, maximum of 10,000 square feet of gross floor area of retail, a maximum of 24,000 square feet of gross floor area of

retail commercial space and a maximum of 80,000 square feet of office commercial; a minimum of 41 acres of open space; within the three (3) designated areas.

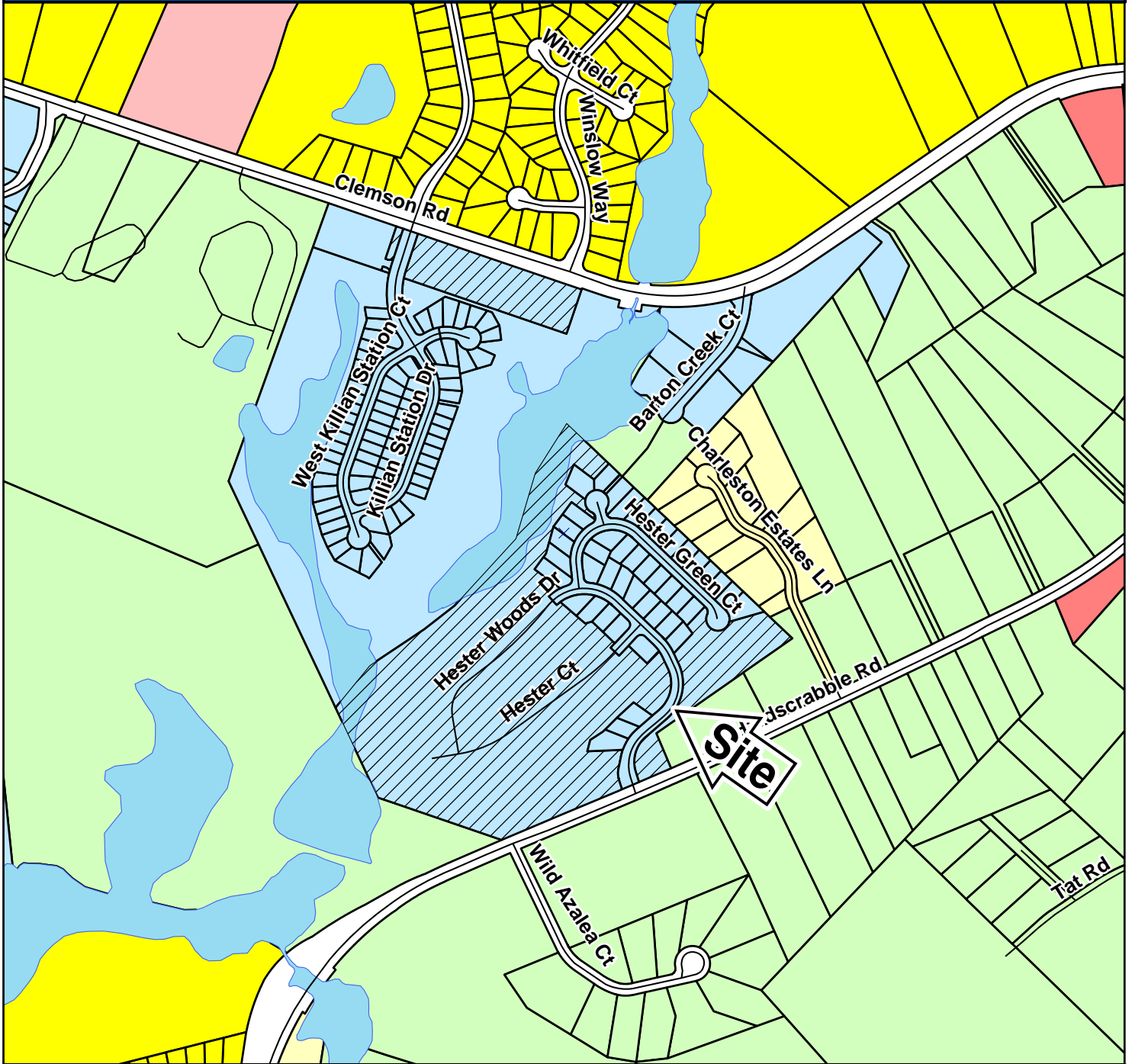
The subject parcel is separated from the existing residential by flood plain area of approximately 1.13 acres, which will remain as open space for the development of 24 lots. With the provision of more than 25 percent open space, the parcel dimensional requirements are relaxed and may be established by the development. The lot sizes proposed range from smallest 2182 square feet to the largest 3446 square feet. Without the open space provision, Section 26-186, though there is no minimum lot size for this zone classification, the average, would be approximately 5445 square feet. Water and sewer are available. This development would represent an infill project for the area, providing an additional housing choice.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date



















June 24, 2008

Case 08-19 MA PDD to RM-MD



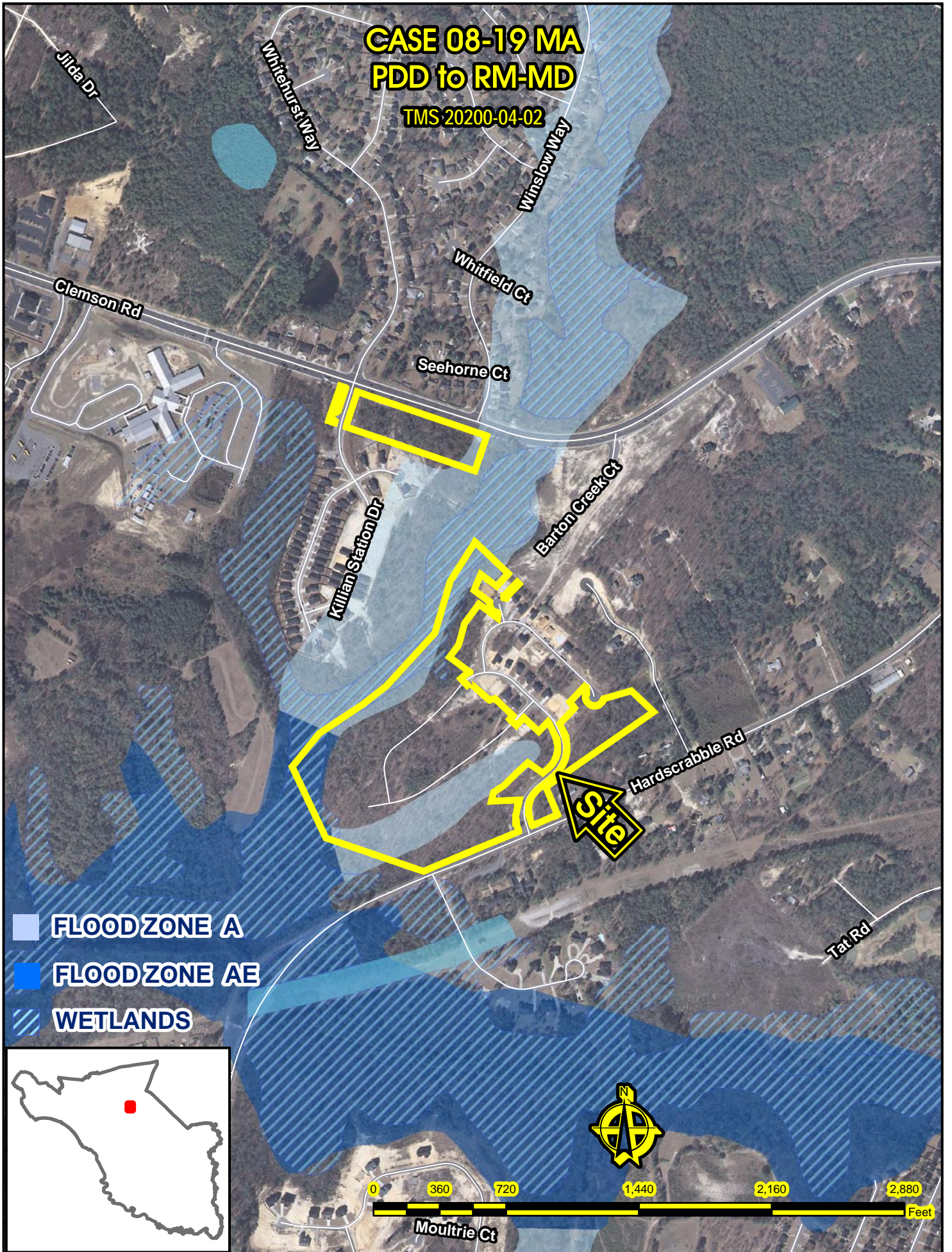
ZONING CLASSIFICATIONS



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

CASE 08-19 MA PDD to RM-MD

TMS 20200-04-02

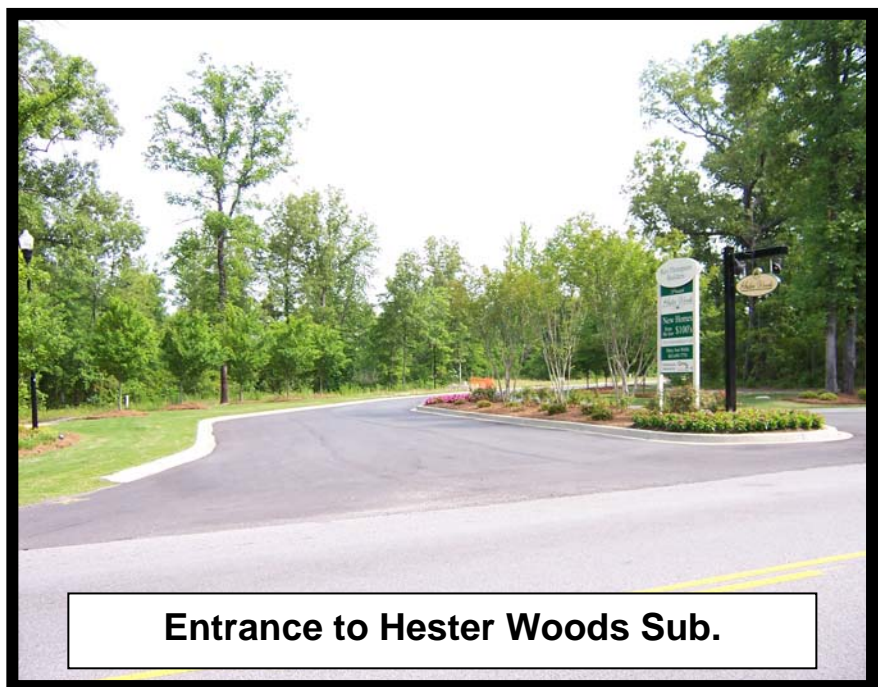


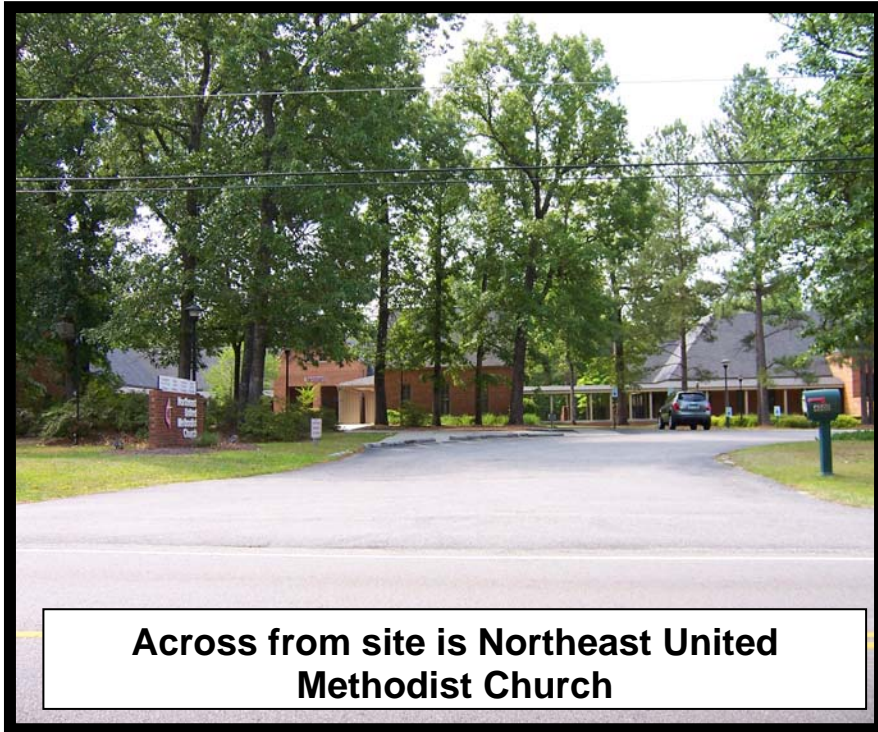
CASE 08-19MA

From PDD to RM-MD

TMS# 20200-04-02

Hardscrabble Rd/Hester Woods Dr.







STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SUBSECTION (D), STANDARDS; PARAGRAPHS (8), (9), AND (10); SO AS TO AMEND THE REQUIRED CONDITIONS FOR DAY CARES (ADULT DAY CARES, FAMILY DAY CARES, AND GROUP DAY CARES) REGARDING PARKING.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (D), Standards; Paragraphs (8), (9), and (10) are hereby amended to read as follows:

- (8) *Day care, adult, home occupation (six or less).*
- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
 - b. An adult day care, home occupation, with six (6) or fewer attendees must be operated in an occupied residence.
 - c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
 - d. ~~Parking shall not be located in the front yard.~~
 - d. All other state and federal regulations shall be met.
- (9) *Day Care, Child, Family Day Care, Home Occupation (5 or less)*
- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
 - b. A child group family day care home occupation must be operated in an occupied residence.

- c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- ~~e. Parking shall not be located in the front yard.~~
- e. All other state and federal regulations shall be met.

(10) *Day Care, Child, Group Day Care, Home Occupation (6 to 12).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. A child group day care home occupation must be operated in an occupied residence.
- c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- ~~e. Parking shall not be located in the required front yard.~~
- e. All other state and federal regulations shall be met.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2008.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE _____ DAY

OF _____, 2008

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing: June 24, 2008 (tentative)
First Reading: June 24, 2008 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "RECREATIONAL USES" OF TABLE 26-V-2.; SO AS TO CORRECTLY REFLECT THAT GOLF COURSES ARE ONLY PERMITTED IN THE TROS, GC, M-1, AND LI ZONING DISTRICTS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; "Recreational Uses" of Table 26-V-2.; is hereby corrected to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Recreational Uses																	
Amusement or Water Parks, Fairgrounds														SR	SR	SR	
Amusement Arcades												P	P	P	P		
Athletic Fields	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SR	SR	P	P		
Batting Cages														SR	SR	SR	
Billiard Parlors														P	P		
Bowling Centers														P	P		
Clubs or Lodges		SR									P	P	P	P	P		
Country Clubs with Golf Courses	SR	SR	SE	SE	SE	SE	SE	SE	SE	SE				SR	SR	SR	
Dance Studios and Schools											P	P	P	P	P		
Go-Cart, Motorcycle and Similar Small Vehicle Tracks														SR	SR		P
Golf Courses	SR	SR	SE	SE	SE	SE	SE	SE	SE	SE				SR	SR	SR	
Golf Courses, Miniature													P	P	P	P	
Golf Driving Ranges (Freestanding)	SR												SR	SR	SR	SR	
Hunt Clubs		P															
Marinas and Boat Ramps														P	P		
Martial Arts Instructional Schools											P	P	P	P	P		
Physical Fitness Centers											P	P	P	P	P	P	
Public or Private Parks	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Public Recreation Facilities	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Racetracks and Drag Strips																	SE
Riding Stables	P	P													P		
Shooting Ranges, Indoor														P	P	P	P
Shooting Ranges, Outdoor		SE															SE
Skating Rinks														P	P		
Swim and Tennis Clubs	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	SE	
Swimming Pools	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR		

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2008.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE _____ DAY

OF _____, 2008

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading:
Public Hearing:
Second Reading:
Third Reading:

**RICHLAND COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: May 20, 2008

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements. **The proposed subdivision/commercial names are included for your information only.**

Action Requested

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
The Falls S/D	Off Sand Farm Rd, Blythewood
Ballentine Crossing	Off Broad River Rd, Northwest

PROPOSED STREET NAMES	GENERAL LOCATION
Swift Current Circle	The Falls S/D, Off Sand Farm Rd, Blythewood
Brayer Chief Court	The Falls S/D, Off Sand Farm Rd, Blythewood
Ashcreek Road	The Falls S/D, Off Sand Farm Rd, Blythewood
Falls Ridge Lane	The Falls S/D, Off Sand Farm Rd, Blythewood
Maiden Fern Lane	Club Cottage S/D, Off Club Cottage Ln, Blythewood
Appleton Oaks Lane	Appleton Corner S/D, Off Weston Rd, Hopkins
Sara Hester Court	Hester Woods Place, Off Hard Scrabble Rd, Northeast
Magnolia Garden Circle	Angel Garden S/D, Off Kneece Rd, Northeast
Rose Garden Lane	Angel Garden S/D, Off Kneece Rd, Northeast
Bay Angel Lane	Angel Garden S/D, Off Kneece Rd, Northeast



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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