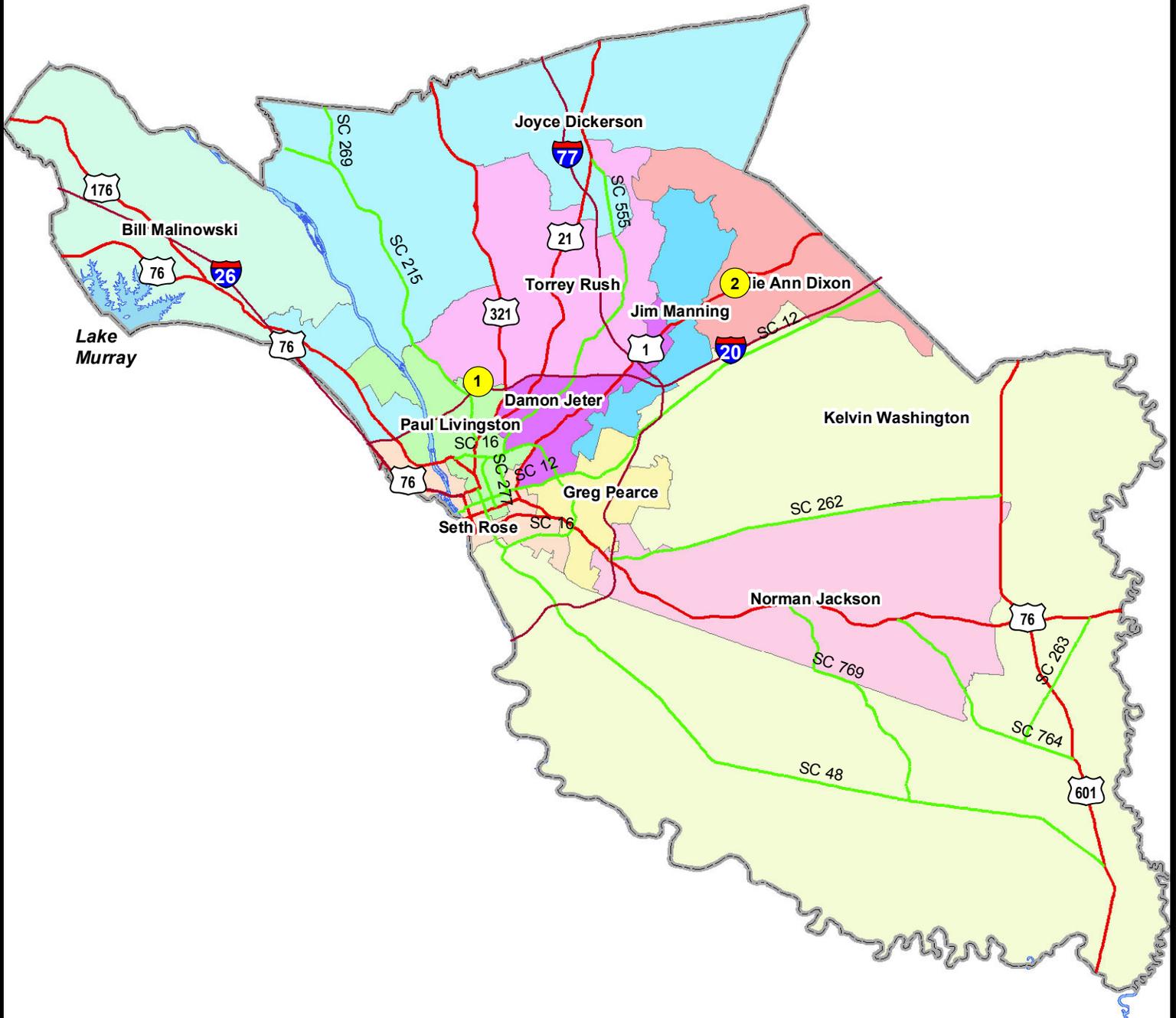


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



JANUARY 22, 2013

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING JANUARY 22, 2013



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 13-01 MA	Columbia United FC	09409-01-03	Sunbelt Blvd.	Livingston/Rush
2. 13-02 MA	Circle K, Inc.	22914-02-01/10/11	Fore Ave. & Aubrey St.	Dixon



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, January 22, 2013
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

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

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

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS

1. Case # 13-01 MA
Columbia United FC
Stephen D. Searcy
CC4 to CC3 (24.14 acres)
Sunbelt Blvd.
TMS# 09409-01-03 [**FIRST READING**]
Planning Commission Approval 7-0
Page 1
2. Case # 13-02 MA
Circle K Inc.
Evan Walton
NC/MH to GC (1.5 acres)
Fore Ave. & Aubrey St.
TMS# 22914-02-01/10/11 [**FIRST READING**]
Planning Commission Approval 7-0
Page 15

CLOSE PUBLIC HEARING

TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE X, SUBDIVISION REGULATIONS; SECTION 26-224, CERTAIN SUBDIVISIONS EXEMPT FROM ROAD STANDARDS; SO AS TO DELETE THE REQUIREMENT OF COUNTY REVIEW FEES. [**SECOND READING**]
Planning Commission Denial 7-0
Page 25

OTHER BUSINESS

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: January 7, 2013
RC PROJECT: 13-01 MA
APPLICANT: Columbia United FC

LOCATION: Sunbelt Boulevard

TAX MAP NUMBER: 09409-01-03
ACREAGE: 24.14
EXISTING ZONING: CC-4
PROPOSED ZONING: CC-3

PC SIGN POSTING: December 14, 2012

Staff Recommendation

Approval

Background

Zoning History

The CC, Crane Creek Neighborhood District contains four (4) sub-district classifications designed to meet the development goals for unique zones within the district. These sub-districts are categorized by the mixture and intensity of uses allowed. Each of these sub-districts is subject to unique form-based design standards.

The current zoning CC-4 (Industrial District) reflects the zoning as adopted June 1st 2010 (Ordinance No. 027-10HR). This zoning was adopted in coordination with the adoption of the Crane Creek Master Plan. Prior to the CC-4 zoning approval, the parcel was zoned Light Industrial District (M-1).

Zoning District Summary

CC-3, Activity Center Mixed Use: The CC-3 sub-district permits mixed-use buildings and recreation uses whereas the CC-4 district does not. The zoning allows a variety of building types, such as civic/institutional, loft dwelling units, townhouses, detached single-family housing, live work and commercial/office mixed-use buildings that serve the larger community.

The maximum allowed density for residential uses and the maximum square footage for non-residential use is identified as follows:

Single Family

Base (3 du/acre)

- The gross density for this site is approximately: 72 dwelling units
- The net density for this site is approximately: 50 dwelling units

Bonus (4.5 du/acre)

- The gross density for this site is approximately: 108 dwelling units
- The net density for this site is approximately: 76 dwelling units

Townhouse

Base (6 du/acre)

- The gross density for this site is approximately: 144 dwelling units
- The net density for this site is approximately: 101 dwelling units

Bonus (9 du/acre)

- The gross density for this site is approximately: 217 dwelling units
- The net density for this site is approximately: 152 dwelling units

Live Work

Base (6 du/acre)

- The gross density for this site is approximately: 144 dwelling units
- The net density for this site is approximately: 101 dwelling units

Bonus (9 du/acre)

- The gross density for this site is approximately: 217 dwelling units
- The net density for this site is approximately: 152 dwelling units

Loft Dwelling Units

Base (8 du/acre)

- The gross density for this site is approximately: 193 dwelling units
- The net density for this site is approximately: 135 dwelling units

Bonus (12 du/acre)

- The gross density for this site is approximately: 289 dwelling units
- The net density for this site is approximately: 202 dwelling units

Retail Uses

Base (15,000 sq. ft./acre)

- The gross density for this site is approximately: 362,100 square feet

Bonus (20,000 sq. ft./acre)

- The gross density for this site is approximately: 482,200 square feet

Office/Service Uses

Base (20,000 sq. ft./acre)

- The gross density for this site is approximately: 482,200 square feet

Bonus (25,000 sq. ft./acre)

- The gross density for this site is approximately: 603,500 square feet

Direction	Existing Zoning	Use
<u>North:</u>	CC-3	Undeveloped
<u>South:</u>	CC-4	(Chem Station)
<u>East:</u>	CC-4/CC-4	Undeveloped/Insulation Company (G-T-G Insulation)
<u>West:</u>	CC-4/CC4	Undeveloped/Shipping Company (A2 Global Shipping)

Analysis

Parcel/Area Characteristics

The parcel contains sixty five (65) feet of frontage along Sunbelt Boulevard. The subject property is heavily wooded and is currently undeveloped. The National Wetlands Inventory (NWI) has identified a Palustrine wetland on the subject property. The survey of the parcel delineates 1.18 acres of Jurisdictional Waters of the U.S. (wetlands including open water habitat). This open water habitat has been identified by the Army Corps of Engineers (USACE) under project number SAC 2006-1733-52.

Sidewalks are not present in the general area. The surrounding area is characterized by wetlands, forested lands, warehousing, commercial uses and some vacant structures. Property north of the subject parcel is undeveloped, wooded and contains NWI Identified Wetlands. Additionally the Crane Creek flows through the center of the parcel and is identified as an AE zone in the Floodplain. East of the site is an insulation installation company, as well as a graded site that has yet to be developed. South of the subject parcel is a vacant warehouse and a cleaning, chemical, sales company (Chem Station). Moving east along Sunbelt Boulevard is a shipping Company (A2 Global), a pool installation company (Imperial Pools) and an electrical service business (Mattox Electrical Services). The parcel is located in an area identified as Light Industrial in the Crane Creek Neighborhood Master Plan.

Public Services

Water and sewer service would be provided by the City of Columbia. The subject parcel is located in Richland School District one and the Eau Clare High School is located 1.3 miles to the south of the subject parcel along Monticello Road. The Alcorn Middle School is located 1.04 miles southeast of the subject parcel and the J.P. Thomas Elementary School is located 1.3 miles east southeast on Prescott Road. There is a fire hydrant located south of the site on Sunbelt Boulevard in addition to one located further west on Sunbelt Boulevard. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 1.6 miles northeast of the subject parcel.

Plans & Policies

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates this area as **Suburban** in the **North Central 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 where there are existing commercial and office uses. Because of the location of the site, the staff feels that the request will not encroach on any established residential areas. Staff is of the opinion that the proposed zoning change is in keeping with the recommendations of the Comprehensive Plan.

Crane Creek Neighborhood Master Plan

The Crane Creek Neighborhood Master Plan Land Use Plan map designates this area as Light Industrial. However this particular tract is adjacent to land that is designated as Conservation Land as identified in the Crane Creek Neighborhood Master Plan Land Use Map. A less intense zoning could be beneficial to the designated Conservation Land north of the subject parcel. The Master Plan vision is identified as follows:

Recreate the community of Crane Creek and direct the future development to allow for a green, sustainable area.

Goals:

- 1 – Reinvent the image of Crane Creek Community*
- 2 – Preservation of existing single-family neighborhoods*
- 3 – Develop local retail services and limit industrial zone expansion*
- 4 – Create a walkable community with viable pedestrian and bike trails*
- 5 – Increase community recreational facilities*
- 6 – Preserve existing wetlands and create a community open space network*
- 7 – Increase sustainable community educational services*

It is the intent of the Crane Creek District to promote superior performance in the conservation of open space and natural resources, creation of mixed use development, and the provision of public services, including but not limited to, the dedication of public land and construction of multi-use trails consistent with the Crane Creek Master Plan. The master plan recommends preserving existing trees, providing retail service along primary road corridors, preserving existing single family neighborhoods, and developing neighborhood retail services.

Traffic Impact

The 2011 SCDOT traffic count (Station # 247) located east of the subject parcel on Monticello Road identifies 10,900 Average Daily Trips (ADT's). Monticello Road is classified as a four lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 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.

Conclusion

The proposed map amendment would have minimal negative impact on existing public facilities and transportation. Currently the level of service (LOS) on Monticello Road shows that it is operating below capacity.

In conclusion, staff believes that the Crane Creek Master Plan provides ample CC-4 zoning opportunities in the community to sufficiently serve the Industrial needs intended by the vision for the Plan. The proposed zoning map amendment is in compliance with the Comprehensive Plan and follows the vision of the Crane Creek Master Plan. Based upon this rationale, staff recommends **Approval** of this map amendment.

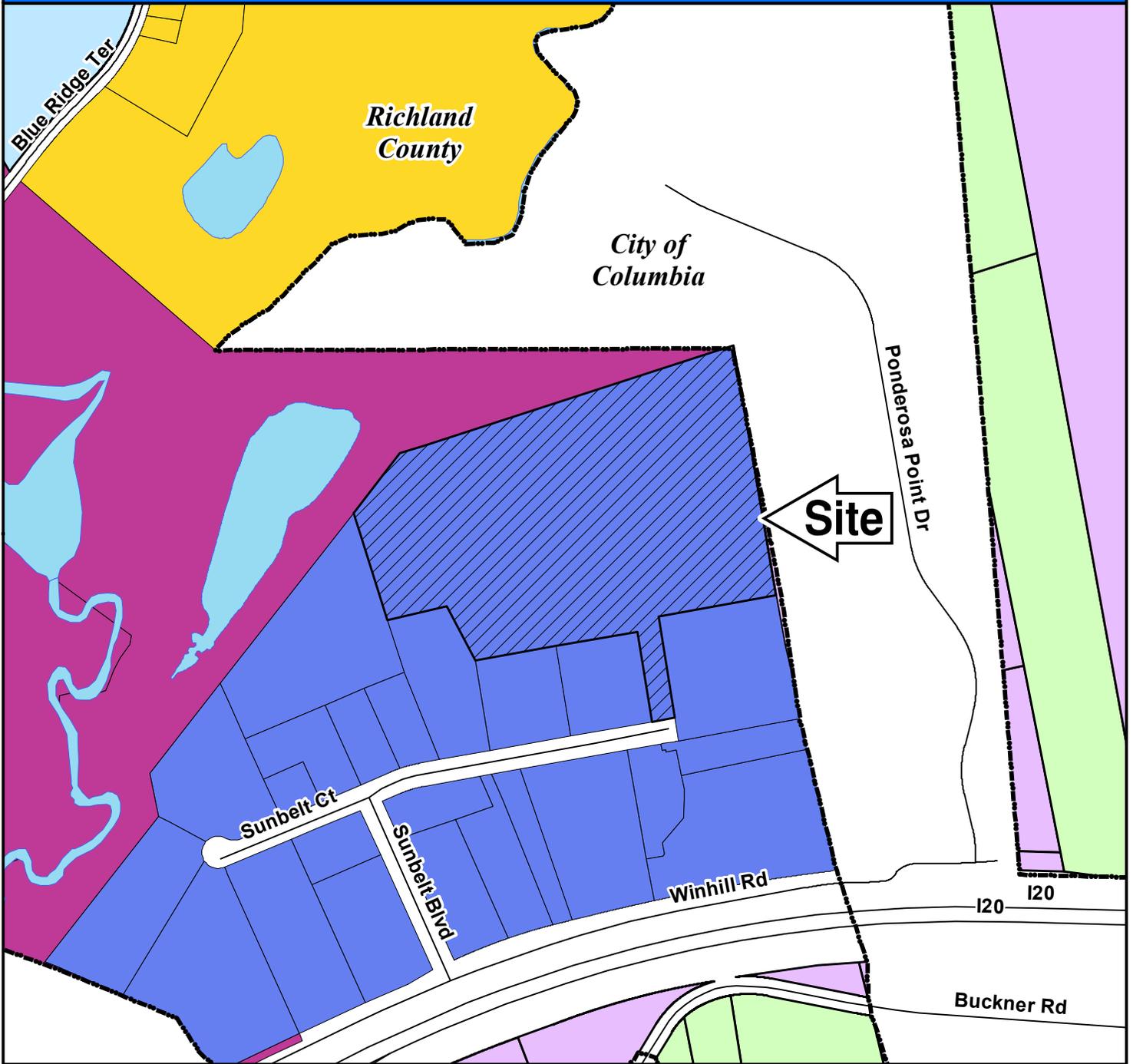
Zoning Public Hearing Date

January 22, 2013

Planning Commission Action

At their meeting of **January 7, 2013** 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 # 13-01 MA**.

Case 13-01 MA CC4 to CC3



ZONING CLASSIFICATIONS

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

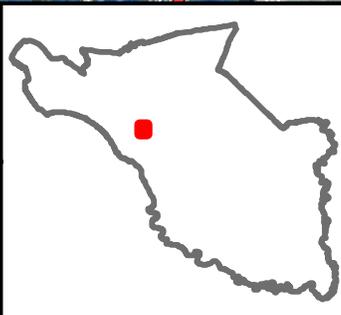


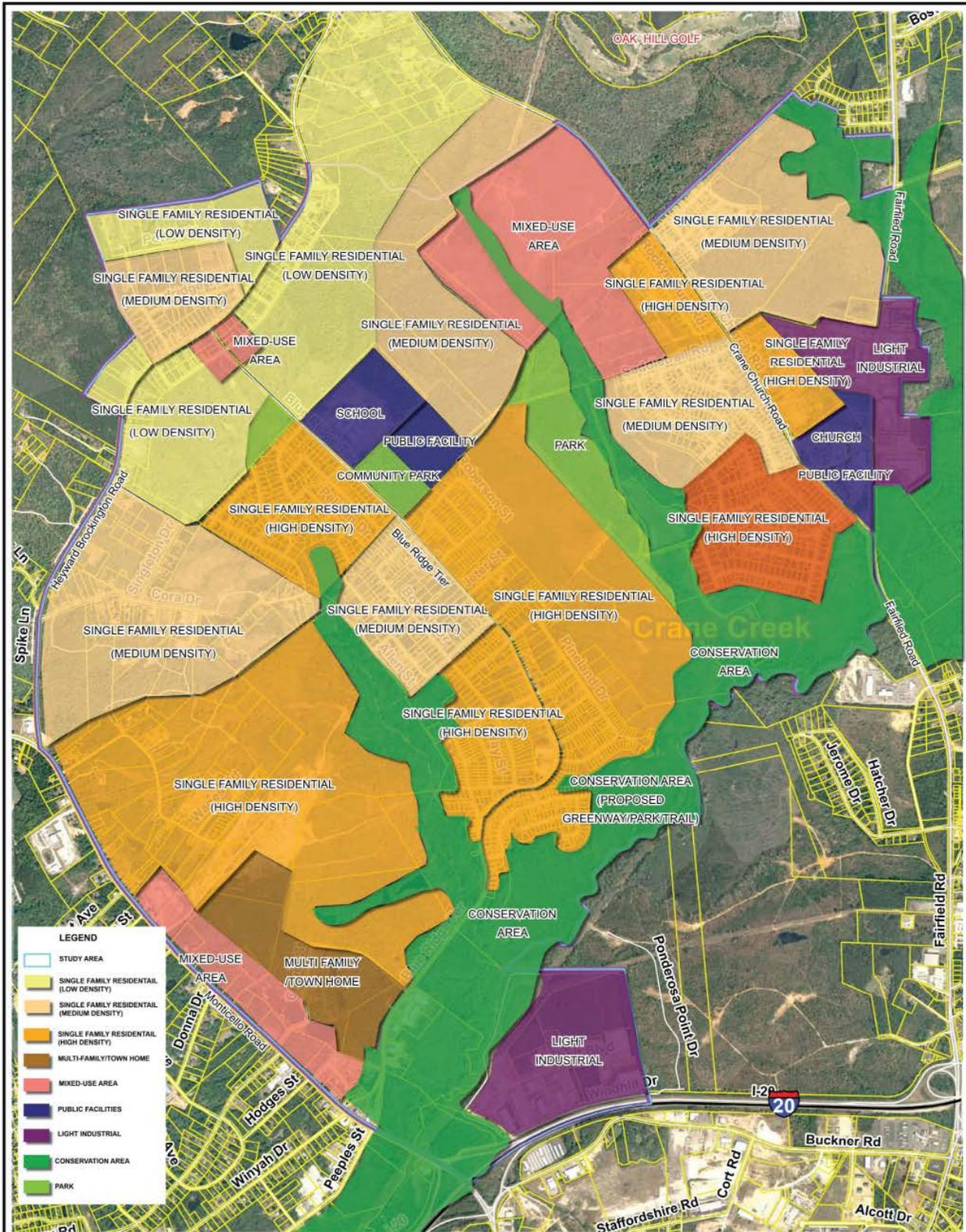
**Case 13-01 MA
CC4 to CC3
TMS 09409-01-02**

595

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





PROPOSED LAND USE PLAN
CRANE CREEK MASTER PLAN
 RICHLAND COUNTY, SOUTH CAROLINA

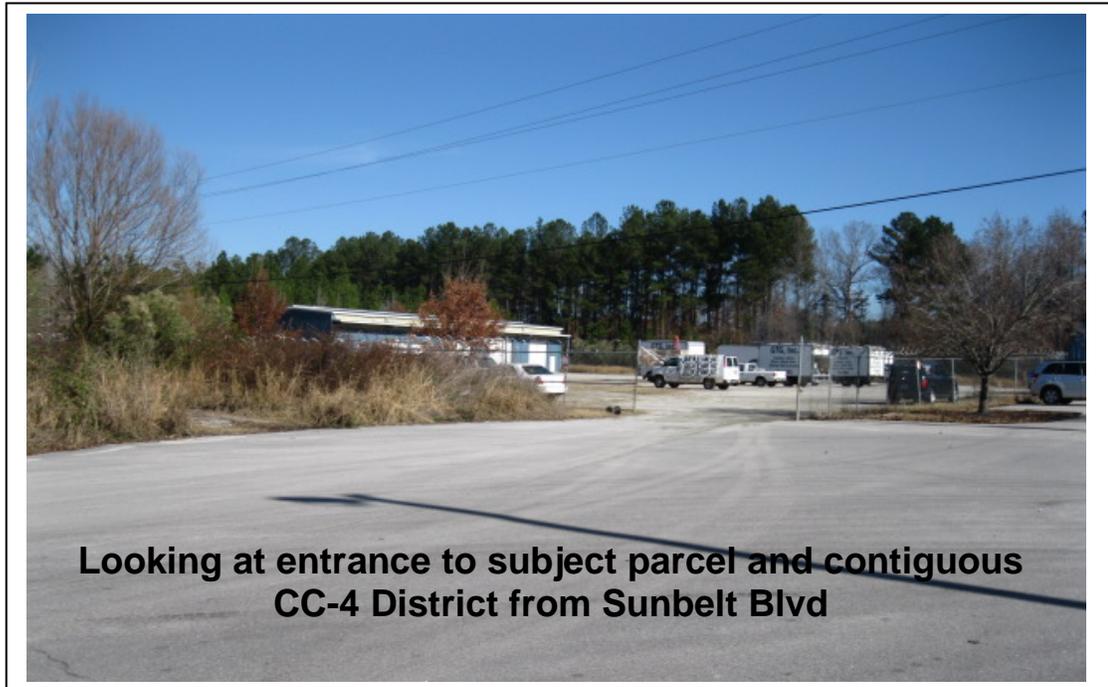


CASE 13-01 MA

From CC-4 to CC-3

TMS# 09409-01-03

Sunbelt Blvd



The zoning change from CC-4 (Crane Creek- Industrial) to CC-3 (Crane Creek-Activity Center/Mixed Use) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	CC-3
<u>Residential Uses</u>	
Accessory Dwellings	P
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	P
Dwellings, Conventional or Modular	P
Multi-Family, Not Otherwise Listed	P
Single-Family, Detached	P
Single-Family, Zero Lot Line, Common	P
Single-Family, Zero Lot Line, Parallel	P
Two-Family	P
Group Homes (9 or Less)	SR
Group Homes (10 or More)	P
Rooming and Boarding Houses	P
<u>Accessory Uses and Structures</u>	
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P

Home Occupations	P
Swimming Pools	P
Yard Sales	P
<u>Recreational Uses</u>	
Athletic Fields	P
Batting Cages	P
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges	P
Country Clubs with Golf Courses	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Skating Rinks	P
Swim and Tennis Clubs	P

Swimming Pools	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Emergency	P
Colleges and Universities	P
Day Care, Adult, Home Occupation (5 or fewer)	SR
Day Care Centers, Adult	P
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer)	SR
Day Care, Child, Licensed Center	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
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P

Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns	P
Clothing Alterations/Repairs; Footwear Repairs	P
Funeral Homes and Services	P
Hotels and Motels	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
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
Tanning Salons	P
Tattoo Facilities	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary	SR

Services)	
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
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
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
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
Floor Covering Stores	P
Florists	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	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
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, Limited Service (Drive-Thru)	P

Restaurants, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED HEREIN AS TMS #09409-01-03 FROM CC-4 (CRANE CREEK NEIGHBORHOOD DISTRICT – INDUSTRIAL) TO CC-3 (CRANE CREEK NEIGHBORHOOD DISTRICT – ACTIVITY CENTER MIXED USE); 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 # 09409-01-03) from CC-4 (Crane Creek Neighborhood District – Industrial) zoning to CC-3 (Crane Creek Neighborhood District – Activity Center Mixed Use) zoning.

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

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

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

RICHLAND COUNTY COUNCIL

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

Attest this _____ day of
_____, 2013.

Michelle M. Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: January 22, 2013 (tentative)
First Reading: January 22, 2013 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: January 7, 2013
RC PROJECT: 13-02 MA
APPLICANT: Circle K Inc.

LOCATION: Two Notch Rd, Aubrey St and Fore Ave

TAX MAP NUMBER: 22914-02-01/10/11
ACREAGE: 1.5
EXISTING ZONING: NC and MH
PROPOSED ZONING: GC

PC SIGN POSTING: December 14, 2012

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Manufactured Home District (MH) and Neighborhood Commercial District (NC) reflect the original zoning as adopted September 7, 1977.

The parcels south of the subject parcels along Fore Avenue were part of a previously approved rezoning from Light Industrial District (M-1) and Manufactured Home District (MH) to General Commercial District (GC) under case 12-24MA (Ordinance Number 046-12HR).

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.

- The gross density for this site is approximately: 24 dwelling units
- The net density for this site is approximately: 16 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	GC	Automotive sales
<u>South:</u>	MH/MH	Residences/residences
<u>East:</u>	MH	Residences
<u>West:</u>	GC	Undeveloped

Analysis

Parcel/Area Characteristics

The parcels contain one hundred and fifteen (115) feet of frontage along Two Notch Road, three hundred and sixty five (365) feet of frontage on Fore Ave and two hundred (200) feet of frontage along Aubrey Street. Both of the parcels fronting on Fore Avenue have been cleared to some degree and do not contain any current use. The other MH parcel is currently undeveloped with road frontage along Aubrey Street. Otherwise, the properties have little or no slope, some vegetation, no sidewalks or streetlights and are designed without curb and gutter. The properties along this section of Two Notch Road are commercial developed, while the majority of parcels south of Aubrey Street contain residential structures. The subject parcels are located adjacent to commercial and residential uses. Contiguous to the subject parcels is an existing automobile sales lot (zoned GC) and two manufactured homes zoned MH.

Royal Pines is an existing residential subdivision located south and east of the subject properties along Fore Avenue, Aubrey Street and Burmaster Drive. This subdivision is occupied primarily by a mix of single family and manufactured homes. Aubrey Street is internal to the Royal Pines Estates Subdivision and runs perpendicular to Fore Avenue. There are multiple uses and zoning districts along Aubrey Street. The GC District permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

Public Services

The Sand Hill fire station (station number 29) is located on Sparkleberry Lane roughly .9 miles southwest of the subject parcel. There is a fire hydrant located along Aubrey Street in addition to a fire hydrant located at the corner of Two Notch Road and Fore Avenue. Water is provided by the City of Columbia and sewer is provided by Palmetto Utilities. The parcels are within the boundaries of Richland County School District Two. The W.R. Roger Adult Continuing Education and Technology Center is located .54 miles east of the site on Old Clemson Road. Additionally Spring Valley High School is located .88 miles southeast of the site on Sparkleberry Lane.

Plans & Policies

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

The Richland County Comprehensive Plan states that...

“Priority Investment Areas (PIA’s) are areas where growth should be concentrated. These areas should contain a deliberate mix of residential, commercial, and civic uses. Housing should be varied at moderate densities (4-16 dwelling units per acre) and should include affordable housing. Complete streets should be available with access for vehicles, cyclists, and pedestrians and open space should be included and respected.”

Priority Investment Area

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

Compliance: Although a portion of the request is located along Two Notch Road, a major arterial, the remainder of the site is located along Fore Avenue and Aubrey Street. The subject parcels are contiguous to existing commercial zoning and/or uses along Fore Avenue and Two Notch Road. In addition, the site is located within an area where the staff has previously determined commercial uses to be appropriate. Properties northwest of Aubrey Street could be better served by commercial uses due to the adjoining non-residential uses and associated characteristics thereof. Staff believes that Aubrey Street serves as the appropriate boundary between the commercial uses along Two Notch Road and the Royal Pines Subdivision.

Traffic Impact

The 2011 SCDOT traffic count (Station # 118), located east of the site on Two Notch Road identifies 19,400 Average Daily Trips (ADT’s). Two Notch Road is classified as a five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT’s. This section of Two Notch Road is currently functioning below the designed roadway capacity and is operating at a Level of Service (LOS) “B”. In addition, traffic count (Station # 117), located west of the site on Two Notch Road identifies 29,400 Average Daily Trips (ADT’s). This section of Two Notch Road is also classified as a five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT’s. This section of Two Notch Road is currently functioning at the designed roadway capacity and is operating at a Level of Service (LOS) “C”.

Traffic count stations 117 and 118 are located within 1.15 miles of each other. There is a 10,000 Average Daily Trip difference between the two traffic count stations. The difference in the two traffic counts can be attributed to Fashion Drive, which is located between both traffic count stations and serves as an entrance into the Village at Sandhill. These differences can be attributed to vehicles utilizing the dedicated turn lanes at the intersection of Two Notch Road and Fashion Drive to access the Village.

There are no planned or programmed improvements for this section of Two Notch Road, Aubrey Street or Fore Avenue.

Conclusion

The staff is of the opinion that Aubrey Street would be appropriate to serve as a dividing line between the commercial uses along Two Notch Road and the residential uses within the Royal Pines subdivision. As Two Notch Road is a five lane principal arterial road with existing commercial uses, it is staff's opinion that the proposed GC zoning should only extend so far into the neighborhood. That distance, in staff's opinion should align with Aubrey Street as many of those properties are already commercially zoned

In conclusion, based upon this rationale and compliance with the Comprehensive Plan staff can support the request and recommends **Approval** of this map amendment.

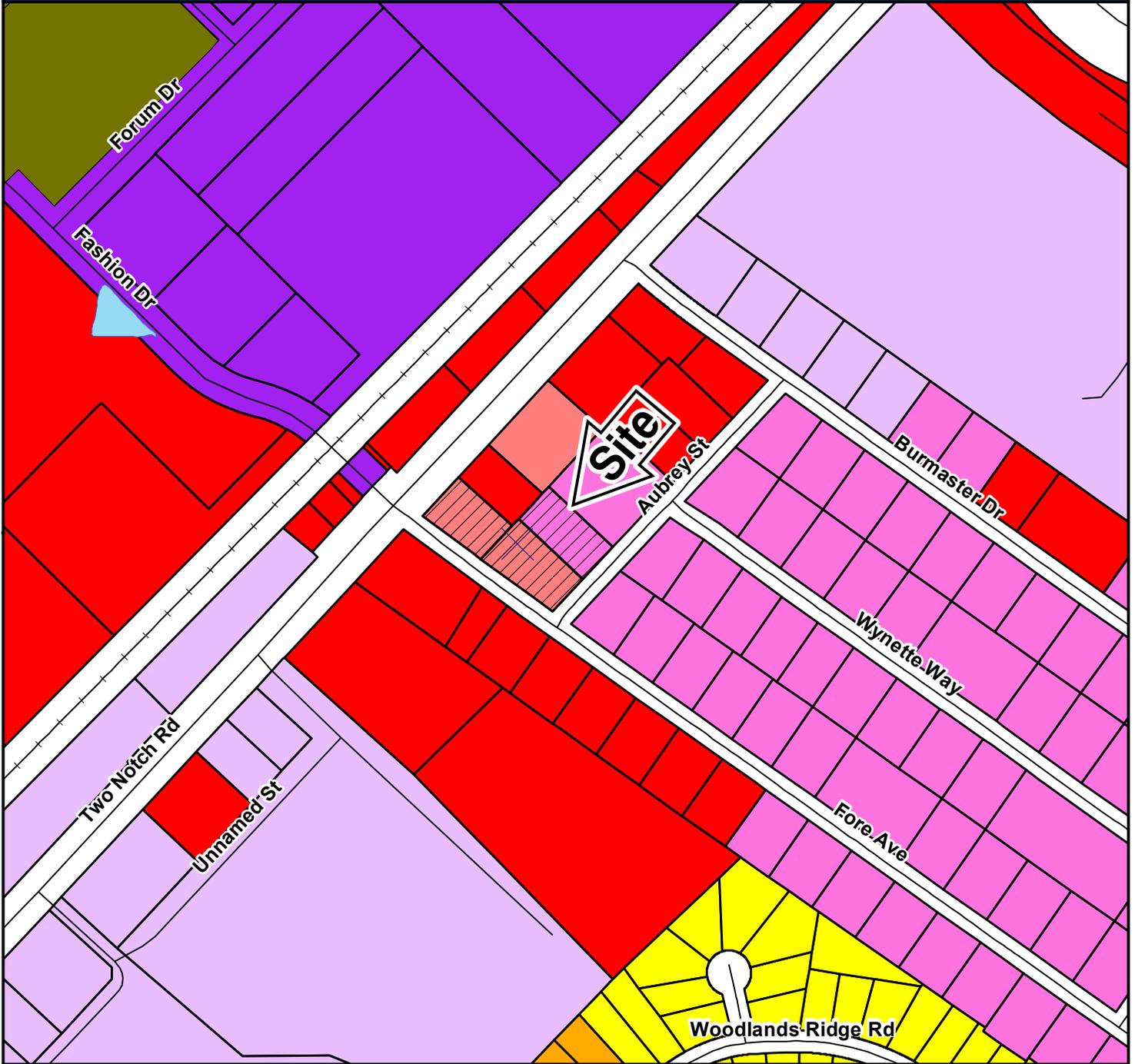
Zoning Public Hearing Date

January 22, 2013

Planning Commission Action

At their meeting of **January 7, 2013** 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 # 13-02 MA**.

Case 13-02 MA NC/MH-1 to GC

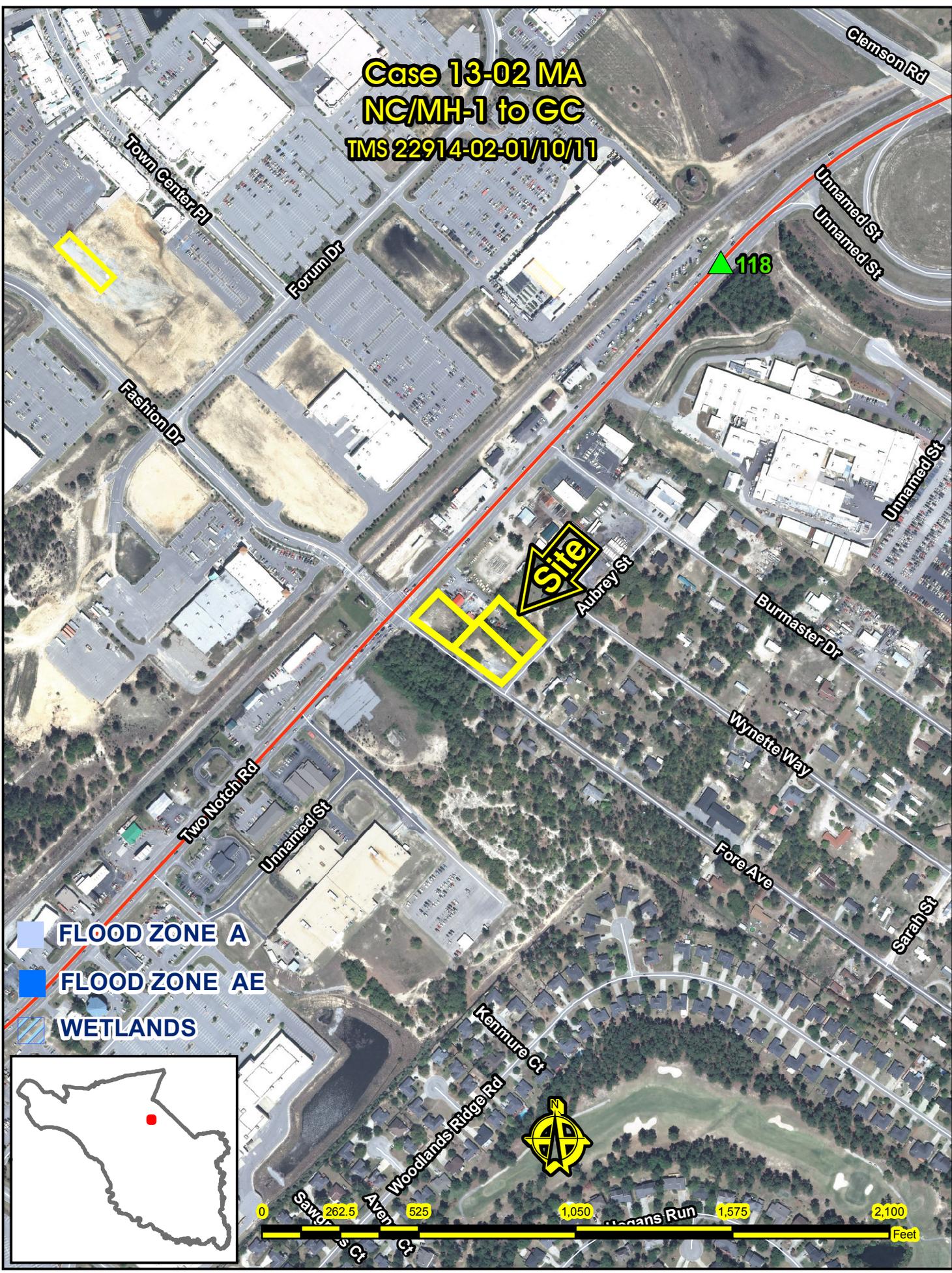


ZONING CLASSIFICATIONS

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



**Case 13-02 MA
NC/MH-1 to GC
TMS 22914-02-01/10/11**



CASE 13-02 MA

From NC,MH,NC to GC

TMS# 22914-02-01/10/11

Two Notch Rd, Fore Ave, Aubrey St.



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
Special Congregate Facilities	SE
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	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
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Hospitals	P
Postal Service Processing & Distribution	P
Schools, Truck Driving	P

Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	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
Exterminating and Pest Control Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Linen and Uniform Supply	P
Motion Picture Production/Sound Recording	P
Publishing Industries	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	P

[Type text]

and Garden Equipment	
Repair and Maintenance Services, Personal and Household Goods	P
Research and Development Services	P
Security and Related Services	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, Drive-Ins	SE
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Appliance Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Furniture and Home Furnishings	P
Manufactured Home Sales	SR

Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Pawnshops	P
Restaurants, Limited Service (Drive-Thru)	P
Service Stations, Gasoline	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Truck Stops	P
Warehouse Clubs and Superstores	P
Wholesale Trade	
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 Service Facilities (No Outside Storage)	P
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
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 22914-02-01 AND AS TMS # 22914-02-11 FROM NC (NEIGHBORHOOD COMMERCIAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 22914-02-10 FROM MH (MANUFACTURED HOME DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 22914-02-01 and as TMS # 22914-02-11 from NC (Neighborhood Commercial 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 # 22914-02-10 from MH (Manufactured Home 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 _____, 2013.

RICHLAND COUNTY COUNCIL

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

Attest this _____ day of
_____, 2013.

Michelle M. Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: January 22, 2013 (tentative)
First Reading: January 22, 2013 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE X, SUBDIVISION REGULATIONS; SECTION 26-224, CERTAIN SUBDIVISIONS EXEMPT FROM ROAD STANDARDS; SO AS TO DELETE THE REQUIREMENT OF COUNTY REVIEW FEES.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article X, Subdivision Regulations; Section 26-224, Certain Subdivisions Exempt From Road Standards; is hereby amended to read as follows:

Sec. 26-224. Certain subdivisions exempt from road standards.

The planning director, or his/her designee, may exempt subdivisions from the road construction requirements of Sec. 26-181 of this chapter only if the property is being transferred to the owners' immediate family members or is being transferred by will or intestate succession or forced division decreed by appropriate judicial authority. The subdivider must submit legal documentation satisfactory to the planning director, or his/her designee, in order to establish eligibility for this exemption. In addition, the subdivider must submit a "Hold Harmless Agreement" as to Richland County. This exemption shall apply only to initial division of property, not to subsequent sale or further subdivision by the heirs, devisees, or transferees. Plats of subdivisions so exempted shall show an ingress/egress easement providing access to all parcels, and shall contain the following information:

- (a) Names of owners of each parcel being created; and
- (b) Purpose of the subdivision; and
- (c) A note stating that "ROAD ACCESS NOT PROVIDED"; and
- (d) A note stating "THESE LOTS/PARCELS MAY NOT BE FURTHER SUBDIVIDED UNTIL ROAD ACCESS IS PROVIDED AND A REVISED PLAT IS APPROVED BY RICHLAND COUNTY".
- (e) Should the planning director, or his/her designee, exempt a proposed subdivision from the construction of the private roadway, the property shall also be exempt from delineation of jurisdictional and non-jurisdictional wetlands (for purposes of approving the plat for recordation

only; this section shall not supersede any state and/or federal requirement for construction in, around or through a jurisdictional wetland or flood zone). In the situation that a property owner requests exemption from road construction as outlined in this section, the property owner shall sign a statement that he/she understands that the proposed subdivision of land shall not be exempted from any other minimum standard set forth in this chapter, ~~including any and all review fees, minimum lot size, etc.;~~ provided, however, all Planning Department subdivision plan review fees shall be waived.

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 retroactively from and after November 15, 2011.

RICHLAND COUNTY COUNCIL

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

Attest this the _____ day of _____, 2013

Michelle M. Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: November 13, 2012
Public Hearing: December 18, 2012
Second Reading: January 22, 2012 (tentative)
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

