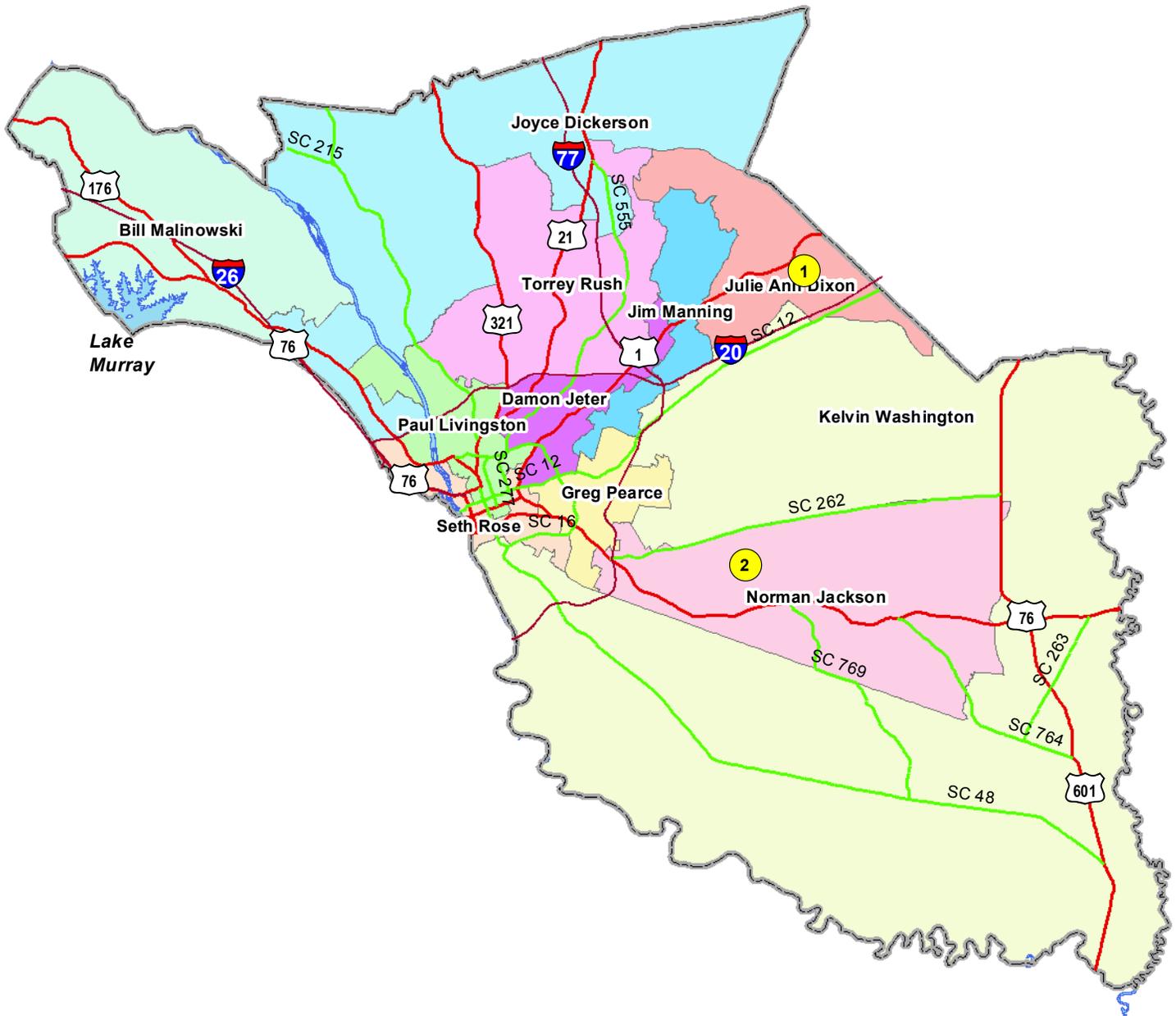


**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



**MARCH 24, 2015
6:00 P.M.**

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING MARCH 24, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-03 MA	John Cooper	28900-01-30	Riding Grove Rd	Dixon
2. 15-04 MA	Arthur Thomas	22013-01-41	448 Starling Goodson Rd	Jackson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, March 24, 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
Holland Jay Leger, AICP..... Planning Services Manager

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 # 15-03 MA
John Cooper
RU to RS-MD (7.03 acres)
Riding Grove Rd.
TMS# 28900-01-30
PDSD - Approved
Planning Commission - Approved 7-0
Page 1

2. Case # 15-04 MA
Arthur Thomas
RS-MD to RU (4.3 acres)
448 Starling Goodson Rd.
TMS# 22013-01-41
PDSD - Denied
Planning Commission - Approved 5-2
Page 11

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 2, 2015
RC PROJECT: 15-03 MA
APPLICANT: John Cooper

LOCATION: Riding Grove Road

TAX MAP NUMBER: R28900-01-30
ACREAGE: 7 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: February 10, 2015

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Woodcreek Farms, PDD, Planned Development District was rezoned under Ordinance Number 2178-92HR (case number 91-040MA) from RS-2, RU and D-1. Additionally, the PDD parcels (Woodcreek Farms) south of the subject parcel were rezoned from PDD to PDD under Ordinance Number 018-00HR (case number 00-016MA). The Woodcreek Farms PDD has been amended throughout the years, including cases 04-62MA and 10-28MA.

The Greenhill Parish map amendment (case number 14-31MA) received third reading approval at the Tuesday, December 2, 2014 County Council meeting. The amendment affected approximately 65.94 acres of the Greenhill Parish PDD development. The proposed changes added additional residential acreage and reduced the commercial acreage.

The Greenhill Parish map amendment (case number 14-09MA) was approved under Ordinance Number 033-14HR. This amendment affected approximately 6.81 acres of the Greenhill Parish PDD development. The proposed changes decreased the RS-1 acreage from 112.16 acres to 105.35 acres and created 6.81 acres of OI Religious land uses.

Zoning District Summary

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 35 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	PDD	Maintenance Shed(Woodcreek Farms)
<u>East:</u>	PDD	Residential PDD (Woodcreek Farms)
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The parcel has access to Riding Grove Road. The subject parcel is undeveloped with moderate slopes and there are no sidewalks or streetlights. The immediate area is primarily characterized by a mix of residential and undeveloped/agricultural/forested land uses. Contiguous west of the subject parcel is a residence. East of the subject parcel is an undeveloped, wooded parcel that is part of the Woodcreek Farms PDD. The Woodcreek Farms PDD is a mix of residential and commercial land uses. The parcel adjacent east of the subject property is designated for single-family residential uses. South of the subject parcel is the Woodcreek farms maintenance shed.

Public Services

The subject parcel is within the boundaries of School District Two. The Catawba trail Elementary School is located 1500 feet west of the subject parcels on Old National Highway. The Northeast fire station (number 4) is located 1.3 miles southwest of the subject parcel on Spears Creek Church Road. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia. The subject property is located within the Boundaries of the Palmetto Utilities Sewer service district.

Plans & Policies

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

Suburban Area

Objective: “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Compliance: The proposed zoning district meets the recommended density recommendations for the Suburban Area of 4-8 dwelling units per acre.

2014 Comprehensive Plan

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

Land Use and Design

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.

Traffic Characteristics

No traffic count stations are located on Riding Grove Road or Old National Highway. The closest count station is located on Spears Creek Church Road southwest of the site. The 2013 SCDOT traffic count (Station #451) identifies 10,700 Average Daily Trips (ADT's). This segment of Spears Creek Church Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Spears Creek Church Road is currently operating at Level of Service (LOS) “E”.

Spears Creek Church Road is ranked as number 34 on the list of Prioritized Road Widening Projects in the COATS 2035 Long Range Transportation Plan. Spears Creek Church Road is identified for widening from 2 to 5 lanes from Interstate 20 to Two Notch Road. The section of Spears Creek Church Road from Two Notch Road to Percival Road is also identified for widening on the list of Richland County Penny Tax projects.

There are no planned or programmed improvements for Riding Grove Road or Old National Highway.

Conclusion

The proposed rezoning would be consistent with the objective for the Suburban Area outlined in the 2009 Comprehensive Plan and the Neighborhood Medium Density designation outlined in the 2014 Comprehensive Plan. Approval of the rezoning request would be in character with the existing, contiguous, residential PDD development and zoning districts of the area.

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

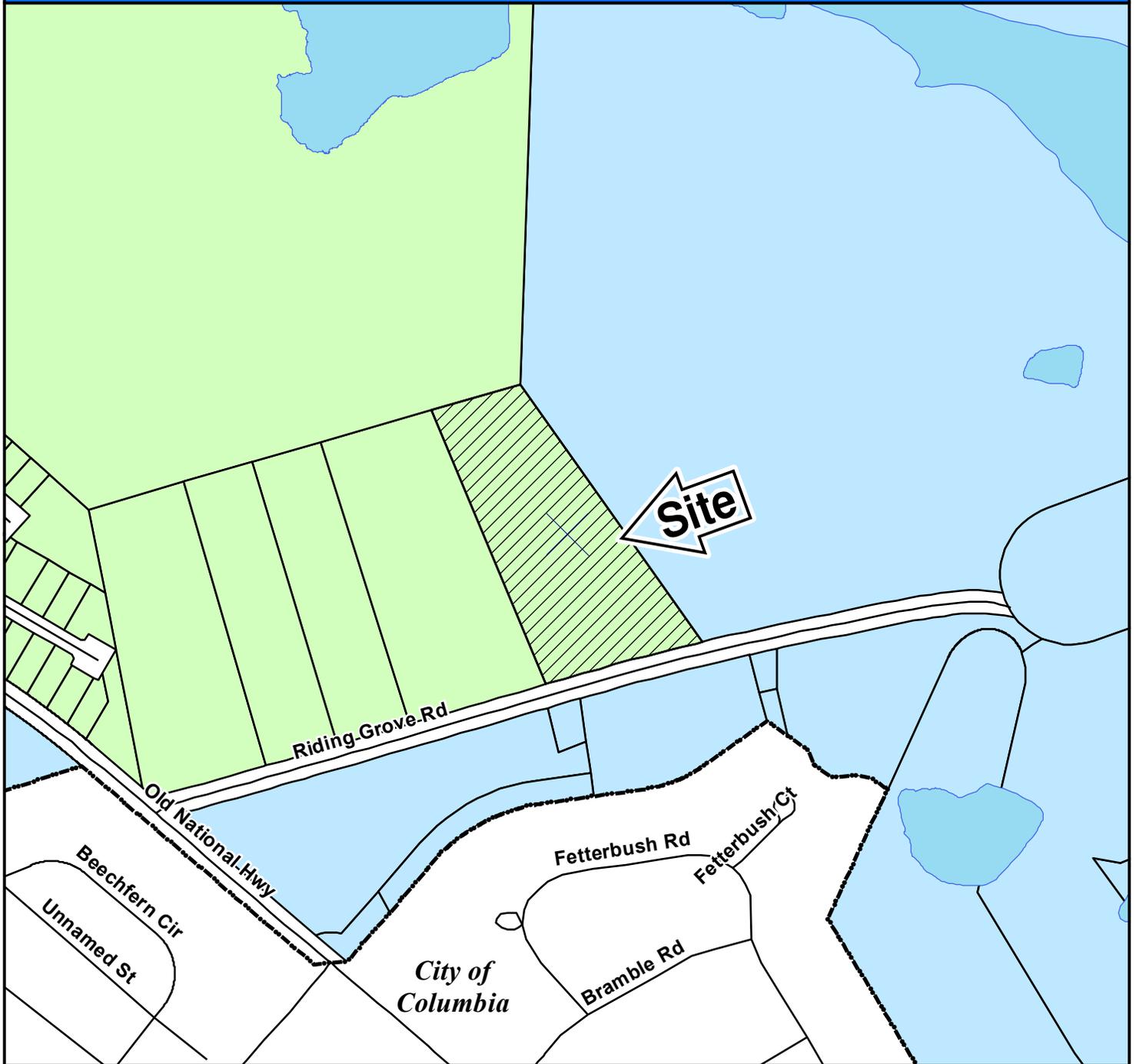
Zoning Public Hearing Date

March 24, 2015,

Planning Commission Action

At their meeting of **March 16, 2015** 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 # 15-03 MA**.

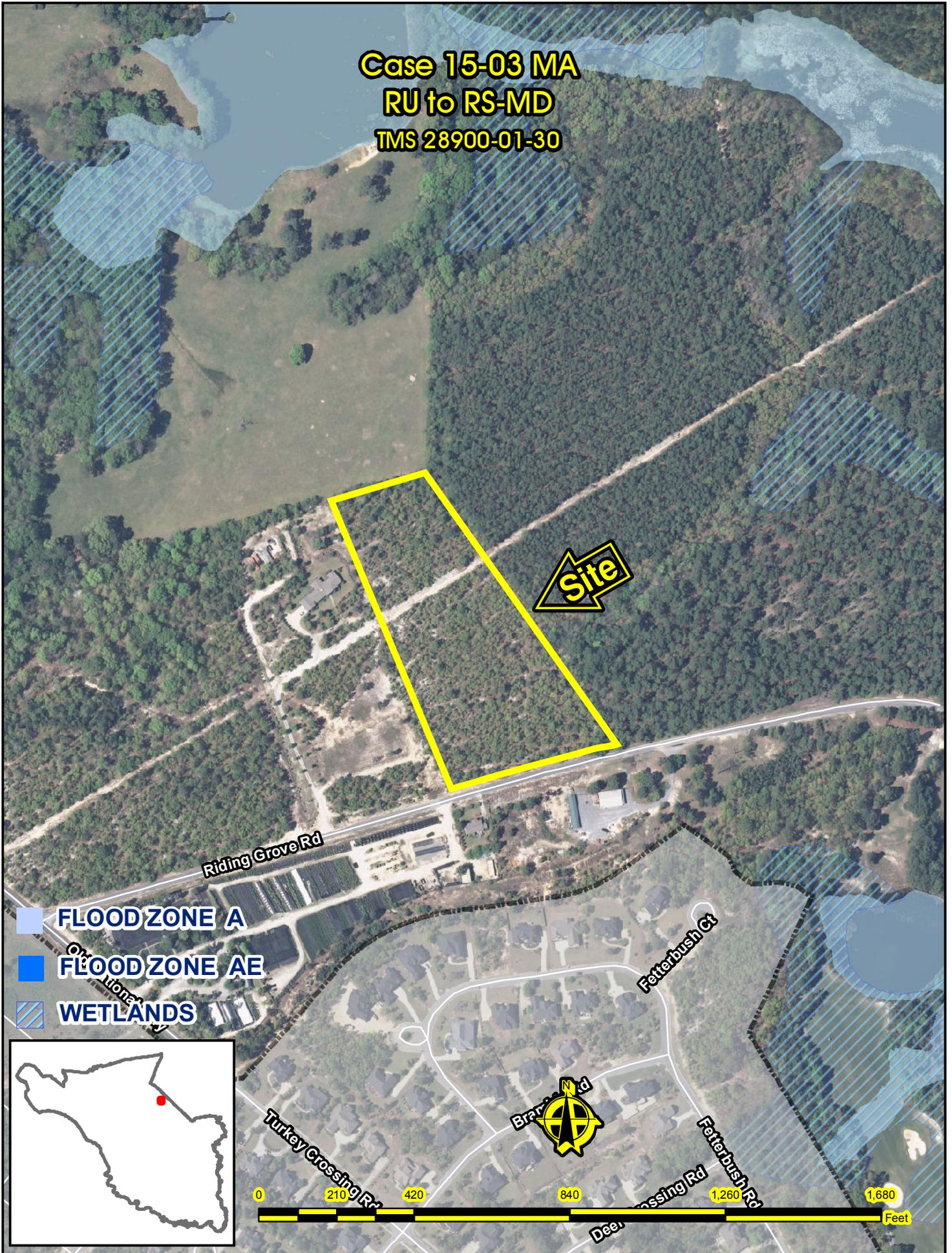
Case 15-03 MA RU to RS-MD



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 15-03 MA
RU to RS-MD
TMS 28900-01-30



CASE 15-03 MA

From RU to RS-MD

TMS# R28900-01-30

Riding Grove Rd



The zoning change from RU (Rural) to RS-MD (Residential Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RS-MD
Single-Family, Zero Lot Line, Common	SE
Single-Family, Zero Lot Line, Parallel	SR

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

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 # 28900-01-30 FROM RU (RURAL DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 28900-01-30 from RU (Rural District) zoning to RS-MD (Residential, Single-Family – Medium Density 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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: March 24, 2015 (tentative)
First Reading: March 24, 2015 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 2, 2015
RC PROJECT: 15-04 MA
APPLICANT: Arthur Thomas

LOCATION: 448 Starling Goodson Road

TAX MAP NUMBER: R22013-01-41
ACREAGE: 4.3 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: RU

PC SIGN POSTING: February 10, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Single Family Residential District (RS-2). With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-family Medium Density District (RS-MD).

Zoning History for the General Area

The RU parcel, northeast of the subject parcel was rezoned from RS-2 (case number 95-051MA) and was approved under Ordinance Number 103-95HR.

Zoning District Summary

The Rural District (RU) is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 5 dwelling units.

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

Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with the maximum allowable bonus density of twenty (20) percent for this site is approximately: 6 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Undeveloped
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	RS-MD	Undeveloped/Residence
<u>West:</u>	RS-MD	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has access to Starling Goodson Road. The subject parcel is undeveloped with moderate slopes and there are no sidewalks or streetlights. The surrounding area is primarily characterized by a mix of residential and undeveloped/agricultural/forested land uses. Contiguous east of the subject parcel is a residence. West of the subject parcel is an undeveloped wooded parcel.

Public Services

The subject parcel is within the boundaries of School District One. Lower Richland High School is located .89 miles south of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located .89 miles south of the subject parcel on Lower Richland Boulevard. The proposed map amendment would not negatively impact public services or traffic. Records indicate that water is provided by well and sewer would be provided by septic tank. It should be noted that records also indicate that the residential subdivisions west of the site (Chandler Hall & Quail Pointe) are served by City water and Sewer.

Plans & Policies

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

Suburban Area

Objective: “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Non-Compliance: The proposed zoning district would not meet the recommended density recommendations for the Suburban Area of 4-8 dwelling units per acre. The parcel is west of the Rural Future Land Use designation boundary.

2014 Comprehensive Plan

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

Land Use and Design

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.

Lower Richland Neighborhood Master Plan

Suburban Transition Area

The northwest portion of the Planning Area is a place in transition. Driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices, the suburban footprint of Columbia is slowly extending eastward into Lower Richland. The Suburban Transition Area is defined as the northwest portion of the Planning Area bounded by Trotter Road and Bitternut Road to the west. The eastern boundary is formed by the series of wetlands and streams connecting Jordan’s Pond, Harmon’s Pond and Morrell’s Pond. The northern border is Leesburg Road; the southern border is formed by the rail line along Air Base Road.

Suburban Transition Area Recommendations

Promote a variety of housing types including townhomes and apartments.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 847) located adjacent to the site on Starling Goodson Road identifies 850 Average Daily Trips (ADT’s). This segment of Starling Goodson Road is classified as a two lane collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. Starling Goodson Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for Starling Goodson Road, either through SCDOT or the County Penny Tax program.

Conclusion

The proposed RU District does not meet the recommended intent of the Comprehensive Plan of 4-8 dwelling units per acre as outlined in the Suburban Future Land Use designation. As such, staff is of the opinion that approval of the proposed district would be out of character with the existing residential development pattern in an area that is a mix of RS-MD subdivisions.

The proposed rezoning would not be consistent with the objective for the Neighborhood Medium Density designation outlined in the 2014 Comprehensive Plan.

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

Zoning Public Hearing Date

March 24, 2015,

Planning Commission Action

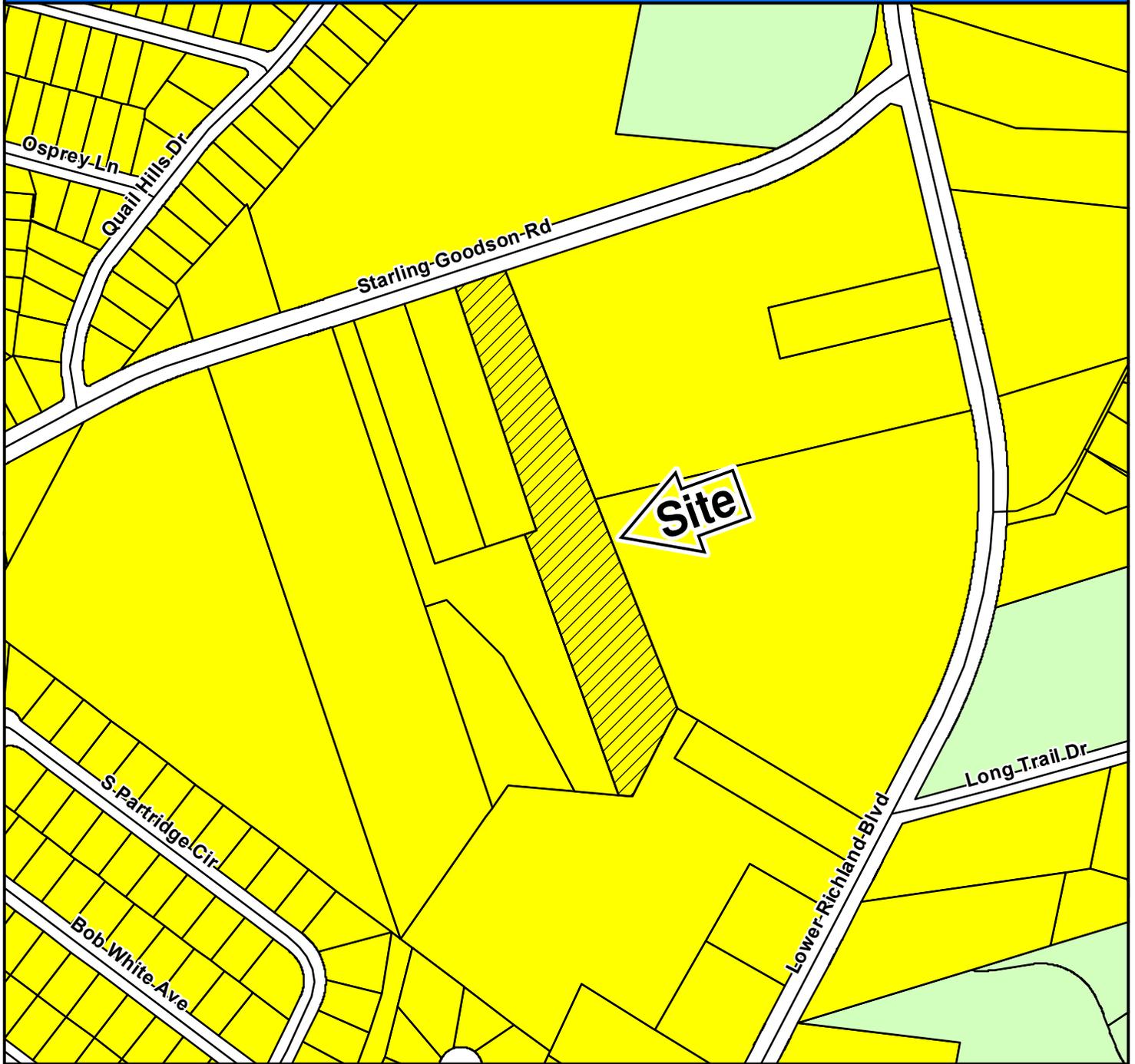
At their meeting of **March 16, 2015** the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- By placing a manufactured home on the property the character of the neighborhood would not change.
- There are manufactured homes surrounding the parcel.

The PC recommends the County Council **approve the proposed Amendment for RC Project # 15-04 MA.**

Case 15-04 MA

RS-MD to RU



ZONING CLASSIFICATIONS

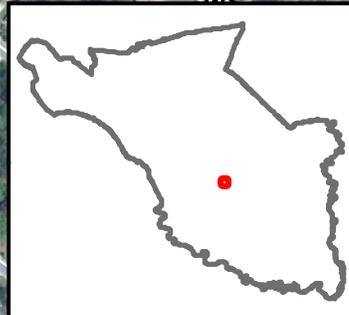
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 15-04 MA
RS-MD to RU
TMS 22013-01-41**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 15-04 MA

From RS-MD to RU

TMS# R22013-01-41

Starling Goodson Rd



The zoning change from RS-MD (Residential Medium Density) to RU (Rural) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RU
<u>Agricultural Uses</u>	
Animal Production	P
Animal Production Support Services	P
Crop Production	P
Crop Production Support Services	P
Fish Hatcheries	P
Forestry	P
Forestry Support Services	P
Poultry Farms	SR
Produce Stands	SR
Veterinary Services (Livestock)	P
<u>Residential Uses</u>	
Continued Care Retirement Communities	SE
Dwellings, Manufactured Homes on Individual Lots	SR
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	SE
Country Clubs with Golf Courses	SR
Hunt Clubs	P
Riding Stables	P
Shooting Ranges, Outdoor	SE
<u>Institutional, Educational and Civic Uses</u>	
Cemeteries, Mausoleums (Ord. 069-10HR)	SR

Correctional Institutions	SE
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Nursing and Convalescent Homes	SE
Orphanages	SE
Places of Worship	SR
Zoos and Botanical Gardens	SE
<u>Business, Professional and Personal Services</u>	
Kennels	SR
Landscape and Horticultural Services	P
Recreational Vehicle Parks and Recreation Camps	SR
Landfills, Sanitary and Inert Dump Sites	SE
Radio, Television, and Other Similar Transmitting Towers	SE
Borrow Pits	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

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 # 22013-01-41 FROM RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICT) TO RU (RURAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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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 _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: March 24, 2015 (tentative)
First Reading: March 24, 2015 (tentative)
Second Reading:
Third Reading:

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

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



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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