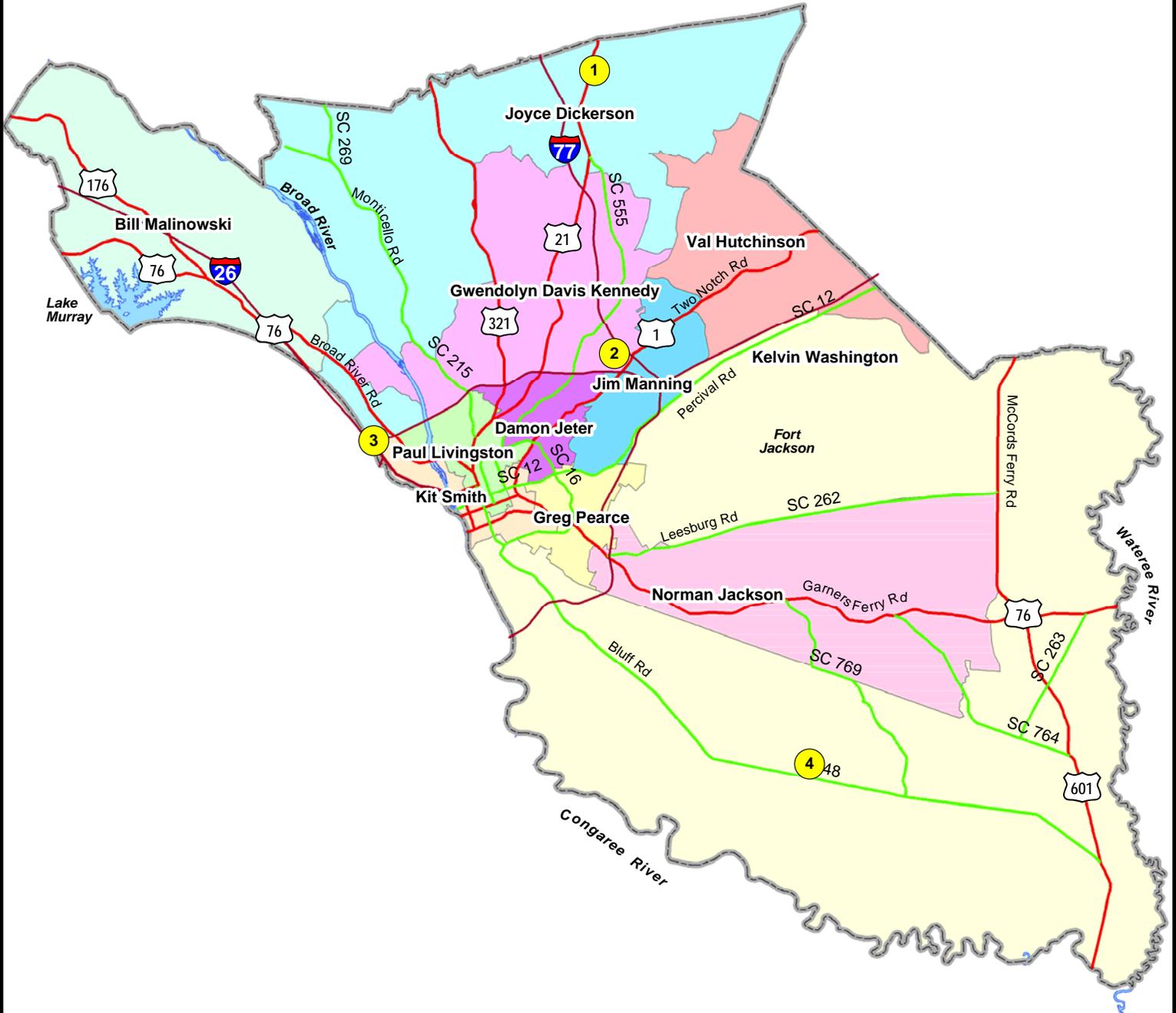


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



MAY 25, 2010

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING MAY 25, 2010



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-08 MA	Larkin Ellzey, Bierer & Associates, Inc.	18000-02-82 (p)	US Highway 21	Dickerson
2. 10-09 MA	Ernest W. Cromartie, III, Horseshoe Lodging, LLC	17011-08-06	1539 Horseshoe Dr.	Kennedy
3. 10-10 MA	Charles Salley, Wells Fargo F.K.A. Wachovia N.A.	06013-01-01	1600 Browning Rd.	Smith
4. 10-11 MA	Allen House, Wateree Baptist Association	27300-07-11	Clarkson Rd.	Washington



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, May 25, 2010

7:00 P.M.

**2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF: Sparty Hammett, Asst. County Administrator..... Interim Planning Director
Anna Almeida, AICPDeputy Planning Director
Amelia R. Linder, Esq. Attorney

CALL TO ORDER.....Honorable Paul Livingston
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

1. Case #10-08 MA
Bierer & Associates, Inc.
Larkin Ellzey
RU to OI (2.20 acres)
TMS#18000-02-82 (p)
11142 Wilson Blvd. **[FIRST READING]**
Planning Commission **APPROVED 9- 0**
Page 1

2. Case #10-09 MA
1539 Horseshoe Lodging, LLC
Ernest W. Cromartie III
GC to RM-HD (4.86 acres)
TMS # 17011-08-06
1539 Horseshoe Dr. **[FIRST READING]**
Planning Commission **DENIED 7- 2**
Page 9

3. Case # 10-10 MA
Wells Fargo F.K.A. Wachovia N.A.
Charles Salley
RU/OI to LI (12.6 acres)
TMS # 06013-01-01
1600 Browning Rd. **[FIRST READING]**
Planning Commission **APPROVED 6- 3**
Page 17

4. Case # 10-11 MA
Wateree Retreat Center
Allen House
RU to PDD (43.9 Acres)
TMS # 27300-07-11
2350 Clarkson Road **[FIRST READING]**
Planning Commission **APPROVED 9- 0**
Page 25

TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B); PARAGRAPHS (1) AND (5); SO AS TO INCREASE MAXIMUM LUMENS UNDER CERTAIN CIRCUMSTANCES. **[SECOND READING]**
Planning Commission **APPROVED 9- 0**
Page 35

OTHER BUSINESS

DEDICATING LAND FOR PARKS & GREENWAYS

DOES COUNCIL WANT STAFF TO MOVE FORWARD WITH A PROPOSAL ON IMPLEMENTING INCENTIVE BASED ZONING?

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 3, 2010
RC PROJECT: 10-08 MA
APPLICANT: Larkin Ellzey
PROPERTY OWNER: Bierer and Associates, Inc.

LOCATION: 11142 Wilson Boulevard

TAX MAP NUMBER: 18000-02-82 (P)
ACREAGE: 2.20 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: April 16, 2010

Staff Recommendation

Approval

Background /Zoning History

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

The parcel contains three hundred and forty two (342.4) feet of frontage along Wilson Boulevard (U.S. HWY 21).

Summary

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

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

- The gross density for this site is approximately: 35 dwelling units
- The net density for this site is approximately: 24 dwelling units

Existing Zoning		
North:	RU	Undeveloped
South:	RU	Trailer Sales (freight/tractor trailer)
East:	RU	Residence
West:	RU/RU	Residence/Residences

Plans & Policies

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

Suburban Area

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

Compliance: The subject parcel is adjacent to an existing tractor trailer sales business. The subject parcel is six hundred feet (600) north of a barber shop on Gunter Road and is within 200 feet of a General Commercial (GC) zoned parcel.

Traffic Impact

The 2008 SCDOT traffic count (Station # 139), north of the subject parcel on Wilson Boulevard (US HWY 21) shows 3,300 Average Daily Trips (ADT’s). Wilson Boulevard (US HWY 21) is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Wilson Boulevard (US HWY 21) is currently operating at a Level of Service (LOS) “A”.

Wilson Boulevard (US HWY 21) has been identified for road improvements in the 2035 COATS Prioritization of Projects list. The 2035 COATS list identifies the section of Wilson Blvd (U.S. HWY 21) from Langford Road to Raines Road for widening from two (2) to five (5) lanes. The project is ranked 54th and no funding has been identified at this time.

Conclusion

The proposed rezoning would be compatible with the surrounding land uses.

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. The subject parcel contains an existing business and is contiguous to other commercial uses that are not reflected in the surrounding zoning. The parcel is also located within 200 feet of a General Commercial (GC) District zoned property. Although the subject parcel is west of a rurally zoned parcel that contains a residence, the parcels are separated by a railroad track. A portion of the parcel that is adjacent to the rail road track is subject to a one hundred and thirty (130) foot Norfolk Southern Railway right of way. The existing business was established under the previous land development code that allowed a 5,000 square foot commercial building in the Rural Zoning District. The existing business manufactures Wireless Phasing/Voltage Meters that can detect if an electrical wire is live in addition to varies other meters and testers.

The existing business does not generate noise, odors, or smoke associated with manufacturing facilities. The subject parcel is north of a tractor trailer sales business. The property is also six hundred feet (600) north of a barber shop on the corner of Gunter Road.

The Blythewood fire station (station number 27) is located on Wilson Boulevard (U.S. HWY 21) roughly 1.14 miles south of the subject parcel. There are no fire hydrants located within half a mile of the subject parcel.

The proposed rezoning would not have a negative impact on public services or traffic. Well and Septic is provided on site.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

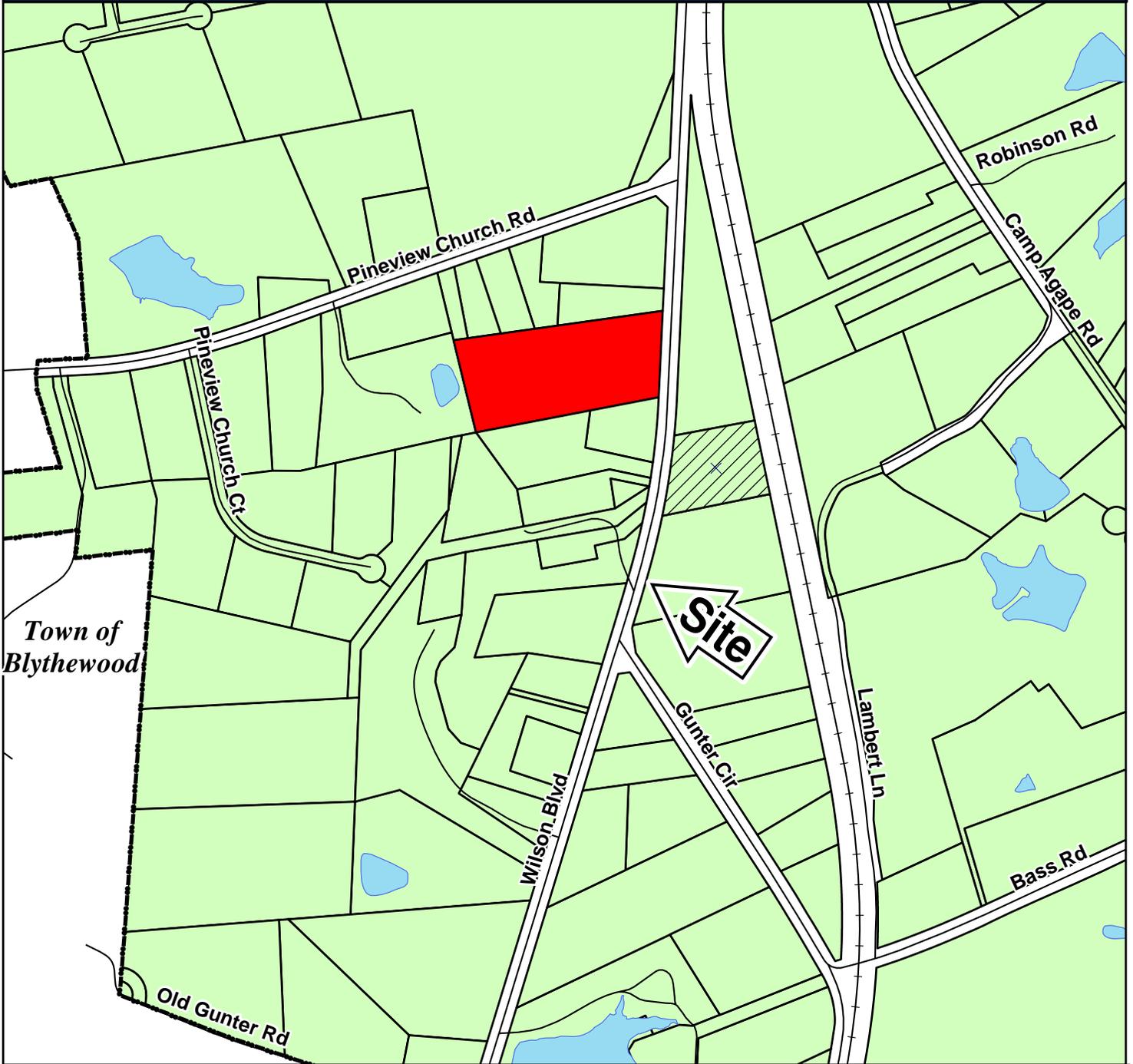
Zoning Public Hearing Date

May 25, 2010

Planning Commission Action

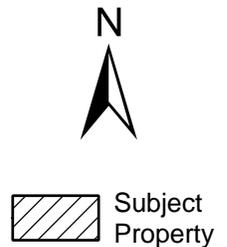
At their meeting of **May 3, 2010** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-08MA** at the next available opportunity

Case 10-08 MA RU to OI

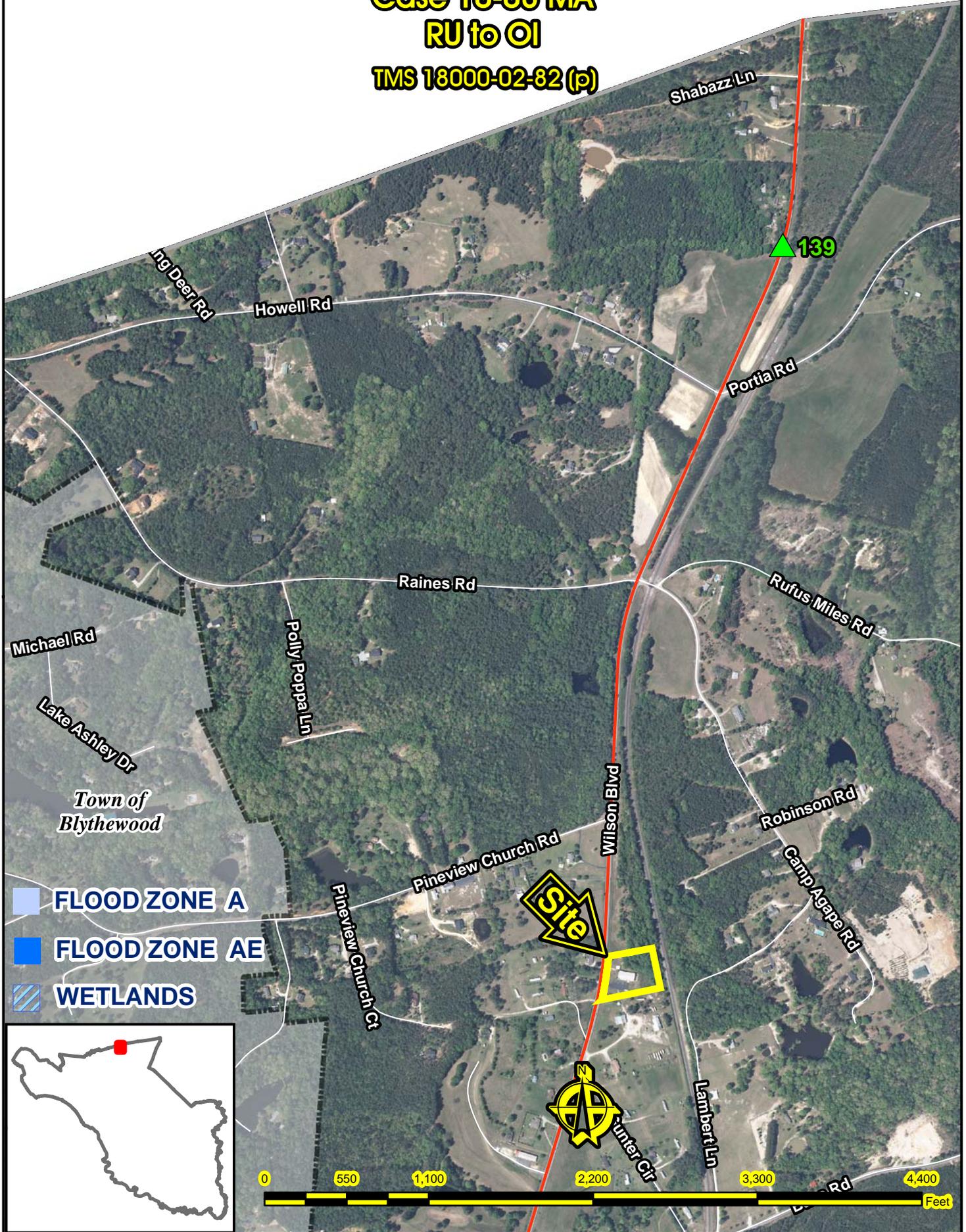


ZONING CLASSIFICATIONS

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



Case 10-08 MA
RU to OI
TMS 18000-02-82 (p)



CASE 10-08 MA

From RU to OI

TMS# 18000-02-82 (P)

Wilson Blvd (U.S. HWY 21)



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-10HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR A PORTION OF THE REAL PROPERTY DESCRIBED AS TMS # 18000-02-82 FROM RU (RURAL DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change a portion of the real property described as TMS # 18000-02-82 from RU (Rural Density District) zoning to OI (Office and Institutional District) zoning, as reflected on Exhibit "A", which is attached hereto.

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. 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 _____, 2010.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: May 25, 2010 (tentative)
First Reading: May 25, 2010 (tentative)
Second Reading:
Third Reading:

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Portion of Richland County TMS 18000-02-82, 2.20 acres (net) and 2.88 acres (gross) with 0.68 acres in R/O/W) and located on U.S. Highway 21, Columbia, Richland County, South Carolina.

All that tract of land, with improvements thereon, lying and being in the County of Richland, State of South Carolina, and described on that Plat of Boundary Survey prepared for Bierer & Associates, Inc., prepared by Chris Knight, PLS, Dennis Corporation, dated February 12, 2010 and recorded March 26, 2010 in the Office of the Register of Deeds for Richland County, South Carolina in Plat Book 1595, at page 1260. More particularly described as follows:

Beginning at the intersection of U.S. Highway 21 (a 75 foot right-of-way) and Pineview Church Road and running in a southeasterly direction along U.S. Highway 21 approximately 900 feet to a point located in the centerline of U.S. Highway 21, said point being the Point and Place of Beginning; thence turning and running in a northeasterly direction along Parcel "A" N88°44'28"E a distance of 220.10 feet to a No. 5 Rebar set; thence N88°44'28"E a distance of 117.99 feet to a point; thence turning and running in a southeasterly direction along Norfolk Southern Railway right of way S04°20'16"E a distance of 275.78 feet to a point; thence turning and running in a southwesterly direction along property n/f Branham Lumber Company S86°15'56"W a distance of 65.10 feet to an existing No. 6 Rebar; thence S86°15'56"W a distance of 388.85 feet to an existing No. 6 Rebar; thence S86°15'56"W a distance of 42.59 feet to a point; thence turning and running in a northeasterly direction along U.S. Highway 21 N19°12'56"E a distance of 43.48 feet to a pk nail; thence N16°54'47"E a distance of 99.97 feet to a pk nail; thence N15°12'48"E a distance of 99.63 feet to a pk nail; thence N13°12'03"E a distance of 67.71 to a point, said point being the Point and Place of Beginning.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: May 3, 2010
RC PROJECT: 10-09 MA
APPLICANT: Ernest W. Cromartie III
PROPERTY OWNER: 1539 Horseshoe Lodging, LLC

LOCATION: 1539 Horseshoe Drive

TAX MAP NUMBER: 17011-08-06
ACREAGE: 4.86 acres
EXISTING ZONING: GC
PROPOSED ZONING: RM-HD

PC SIGN POSTING: April 16, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, General Commercial District (GC) reflects the original zoning as adopted September 7, 1977.

A map amendment was approved northeast of the subject parcel from RG-1 (Residential Multi-Family Medium Density, RM-MD) to C-1 (Office and Institutional, OI) under map amendment (97-44MA) (Ordinance 080-97HR).

A Special Exception (98-122 SE) was granted July 1, 1998 on the subject parcel. The Special Exception was to permit the placement of a residential care facility in a C-3 District.

The parcel contains two hundred and sixty nine (269.82) feet of frontage along Sara Drive and eight hundred and thirty five (835.24) feet of frontage along Horseshoe Drive.

Summary

The Residential Multi-Family High Density District (RM-HD) is established to provide for high-density residential development, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area: No minimum lot area requirement except as required by DHEC.

Maximum density: No more than 16 units per acre.

- The gross density for this site is approximately: 77 dwelling units
- The net density for this site is approximately: 54 dwelling units

Existing Zoning		
North:	RM-MD /RM-HD	Triplex Residences/Triplex Residences
South:	NA	I-20 Interstate ramp
East:	GC/OI	La Quinta Hotel/ Long Creek Family Practice
West:	RS-LD	Residences

Plans & Policies

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

Suburban Area

Objective: “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 rezoning would act as a suitable land use transition between the commercial property located near Two Notch Road and the residential uses along Sara Drive and Horseshoe Drive.

Traffic Impact

The 2008 SCDOT traffic count (Station # 777), east of the subject parcel on Creekwood Drive identifies 800 Average Daily Trips (ADT’s). Creekwood Drive is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Creekwood Drive is currently operating at a Level of Service (LOS) “A”.

Creekwood Drive, Sara Drive, nor Horseshoe Drive are planned or programmed for improvements.

Conclusion

The parcel is located within School District Two; half (.5) a mile of Joseph Keels Elementary School, one (1) mile of Dent Middle School, one and half (1.5) miles of L.W. Conder Elementary, Richland North East High School, E.L Wright Middle School, and within two point one (2.1) miles of Windsor Elementary School and Polo Road Elementary. Bus Route 35 directly services the area with stops along Two Notch Road, Village of Sandhills, and the Columbia Mall.

The proposed development is contiguous to the Two Notch Road/Decker Boulevard Priority Investment Area (PIA). In the PIAs, multifamily has been identified as an appropriate land use when it completes a block face or acts as a transitional land use between commercial land uses and single family land uses. The subject parcel in this case acts as a transitional land use between the commercial uses along Two Notch Road and the residential uses along Horseshoe Drive and Sara Drive. The parcel currently contains a five (5) story hotel structure. The existing structure was formerly the Dentsville Motor Inn. On July 1, 1998 a special exception was granted to permit the placement of a residential care facility in the C-3 District. There is no documentation that the residential care facility was ever established on the property. The proposed Residential Multi-Family High Density District (RM-HD) would allow for a college dormitory to be established on the subject property. The majority of the parcels north and

northwest of the subject parcel contain triplex style residential units on individual lots zoned Residential Multi-Family High Density (RM-HD) District and Residential Multi-Family Medium Density (RM-MD) District.

The Dentsville fire station (station number 14) located on Fire Lane Road is .22 miles south of the subject parcel. There are two fire hydrants located on the subject parcel; in addition to the internal hydrants there are two hydrants located along Horseshoe Drive that are within close proximity of the subject site.

The proposed rezoning would not have a negative impact on public services or traffic. Water is provided by the City of Columbia and sewer is provided by East Richland County Public Service District.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

May 25, 2010

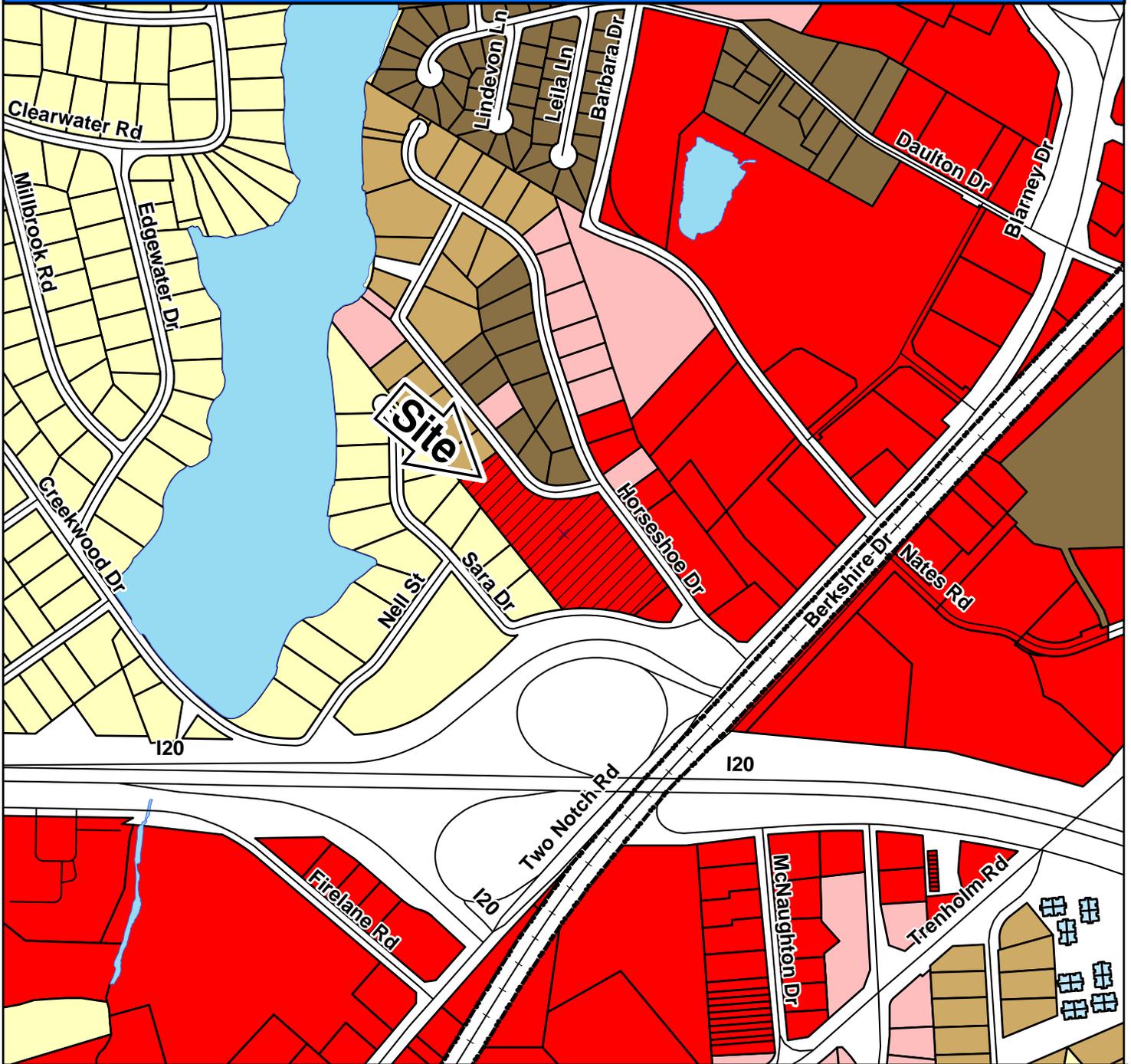
Planning Commission Recommendation

1. The existing zoning will not complement the community.
2. Community opposes the change of use on the property.

Planning Commission Action

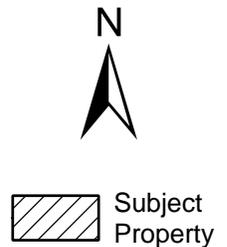
At their meeting of **May 3, 2010** the Richland County Planning Commission **disagreed** with the Planning & Development Services Department recommendation and, based on the findings of facts above, recommends the County Council initiate the ordinance consideration process to **deny** the proposed Amendment for **RC Project # 10-09 MA** at the next available opportunity.

Case 10-09 MA GC to RM-HD

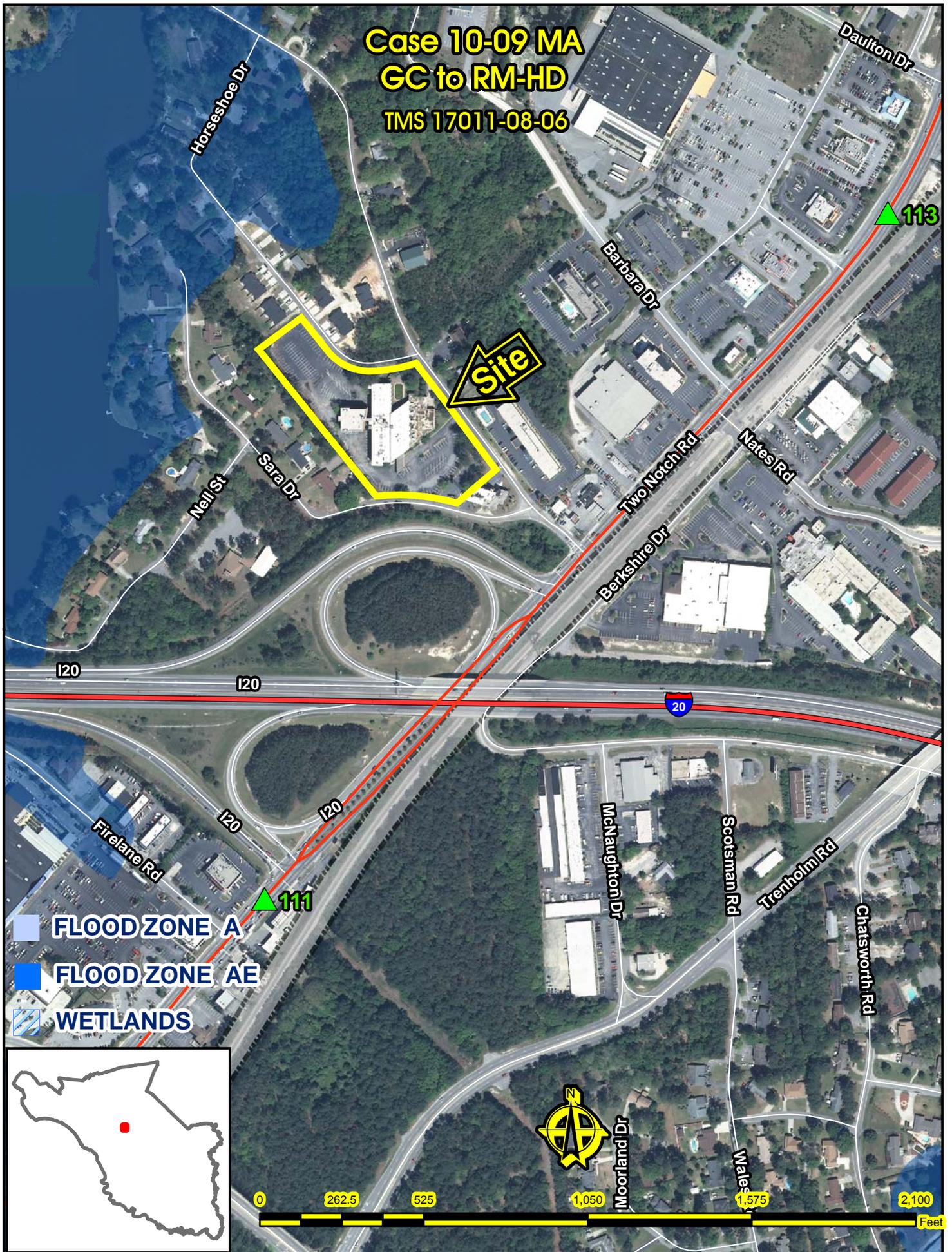


ZONING CLASSIFICATIONS

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



**Case 10-09 MA
GC to RM-HD
TMS 17011-08-06**

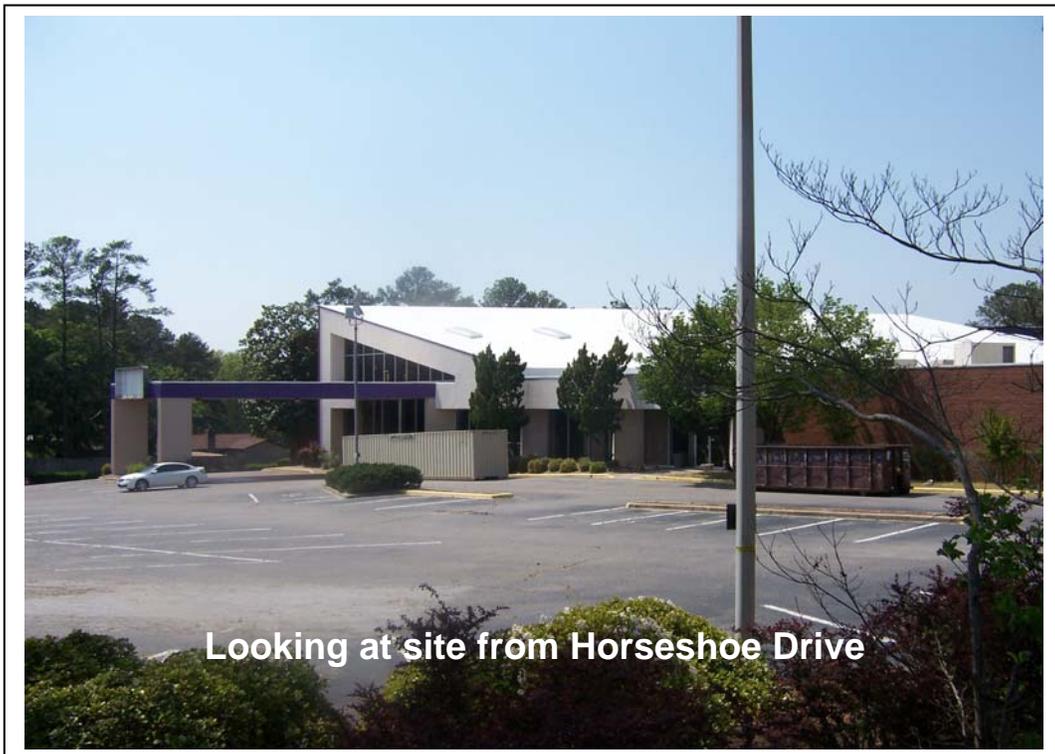


CASE 10-09 MA

From GC to RM-HD

TMS# 17011-08-06

Horseshoe Drive & Sara Drive



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-10HR

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 AS TMS # 17011-08-06 FROM GC (GENERAL COMMERCIAL DISTRICT) TO RM-HD (RESIDENTIAL, MULTI-FAMILY, HIGH DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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 Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 17011-08-06 from GC (General Commercial District) zoning to RM-HD (Residential, Multi-Family, High 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. 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 _____, 2010.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: May 25, 2010 (tentative)
First Reading: May 25, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 3, 2010
RC PROJECT: 10-10 MA
APPLICANT: Charles W Salley
PROPERTY OWNER: Wells Fargo

LOCATION: 1600 Browning Road

TAX MAP NUMBER: 06013-01-01
ACREAGE: 12.6 acres
EXISTING ZONING: RU/OI
PROPOSED ZONING: LI

PC SIGN POSTING: April 16, 2010

Staff Recommendation

Denial

Background /Zoning History

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

The parcel contains five hundred and ten (510.44) feet of frontage along Browning Road.

Summary

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

Existing Zoning		
<u>North:</u>	I-20	NA
<u>South:</u>	RU	Multi Tenant Structure
<u>East:</u>	RS-MD	Residences
<u>West:</u>	I-26	NA

Plans & Policies

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

Urban Area

Objective: “Industrial activities should be compatible with surrounding land uses. Those that produce noise, smoke, or odors should not locate near residential or commercial uses without adequate buffers and setbacks. Proposed sites should have existing infrastructure and adequate room for expansion.”

Non-Compliance: The permitted uses under the Light Industrial (LI) District would allow a number of uses that would not be compatible with the existing residential to the east of the subject parcel.

The proposed Amendment is **not in compliance** with the 2009 Richland County Comprehensive Plan.

Traffic Impact

The closest traffic count stations do not accurately reflect a similar road classification to Browning Road. Browning Road is not planned or programmed for road improvements.

There is a significant variation in the number of daily vehicle trips generated by the uses allowed in the Light Industrial (LI) District. For example, a 3000 sq. ft. convenience store with gas pumps will generate 2538 average daily vehicle trips whereas a 100,000 sq. ft. warehouse would generate 356 average daily vehicle trips. In general, retail and office land uses are the highest per square foot trip generators; they also require the highest traffic volumes on the adjacent roads for economic survival.

With the exception of retail and office uses, the remaining possible uses in the LI district are relatively low per square foot traffic generators. While the actual amount of traffic cannot be determined with any degree of certainty until the specific amount and type of land use is provided by the applicant, the volume of traffic generated by the “most reasonable permitted land uses” on the subject site is not likely to exceed the engineering design capacity of 8,600 average daily vehicle trips per day in the near future.

Another traffic consideration is the type of traffic that may be generated by the “most reasonable permitted land uses”. Most of the LI district permitted low traffic land uses will generate heavier, and louder, truck traffic on the adjacent roadways.

Conclusion

The proposed rezoning to Light Industrial (LI) potentially allows for a more intense use than currently exists in the area. The subject parcel is surrounded by office and warehouse and residential uses to the south. All abutting parcels to the east are zoned Residential Single Family Medium Density (RS-MD) District. The subject parcel contains frontage along Browning Road, with indirect access to I-20 and I-26 from Browning Road to Bush River Road/I-26 Interchange. The businesses to the south of the subject parcel along Browning Road include Kenneth Shuler’s school of Cosmetology and the ITT Institute. Access to the subject parcel from the southern parcels is through an electronic gate. The main entrance from Browning Road is not gated.

The Light Industrial (LI) zoning district permits the following uses outright: primary metal production, automobile parking (commercial), Rental Centers (with outside storage), hotels and motels, Major Repair and Maintenance Services (commercial and industrial equipment), flea markets (indoor and outdoor), Convenience Stores (with Pumps), and building supply stores with outside storage. The above uses create additional commercial vehicle traffic and noise that would conflict with the established Residential Single Family Medium Density (RS-MD) District. Several permitted uses under the Light Industrial (LI) District would result in an increase of truck traffic, the loading/unloading of materials, and other operational practices associated with industrial uses. A Rental Center with outside storage facility, commercial automobile parking and/or building supply store with outside storage would require additional lighting compared to residential districts. The additional lighting or hours of operation needed to support several of the outright permitted uses in the Light Industrial (LI) District would be out of character with the established residential district to the east.

The St. Andrews fire station (station number 6) located on Briar Gate Circle is roughly .44 miles northeast of the site. There are two fire hydrants located within the subject parcel; the proposed rezoning would not have a negative impact on public services or traffic. Water and sewer is provided by the City of Columbia.

The proposed Zoning Map Amendment **is not compatible** with the surrounding land uses. Planning Staff recommends **Denial** of this map amendment.

Zoning Public Hearing Date

May 25, 2010

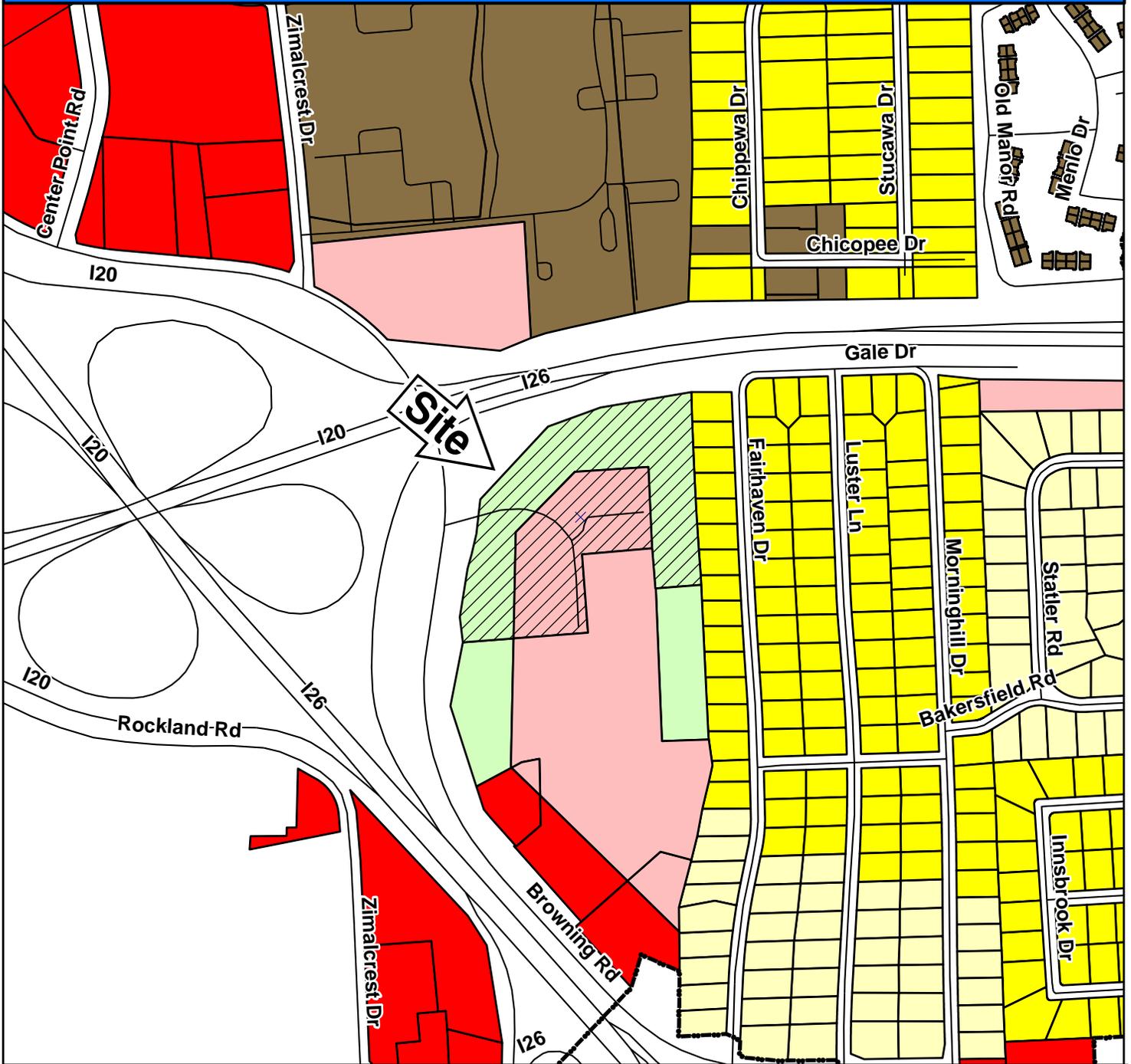
Planning Commission Recommendation

1. Adequate buffers currently exist on the property which will shield the existing neighborhood from the industrial use.
2. Due to the code change in 2005 the building became non-conforming; the industrial building is compatible with other surrounding uses.

Planning Commission Action

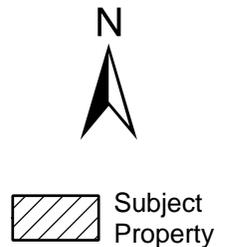
At their meeting of **May 3, 2010** the Richland County Planning Commission **disagreed** with the Planning & Development Services Department recommendation and, based on the findings of facts above, recommends the County Council initiate the ordinance consideration process to **deny** the proposed Amendment for **RC Project # 10-10 MA** at the next available opportunity.

Case 10-10 MA RU/OI to LI

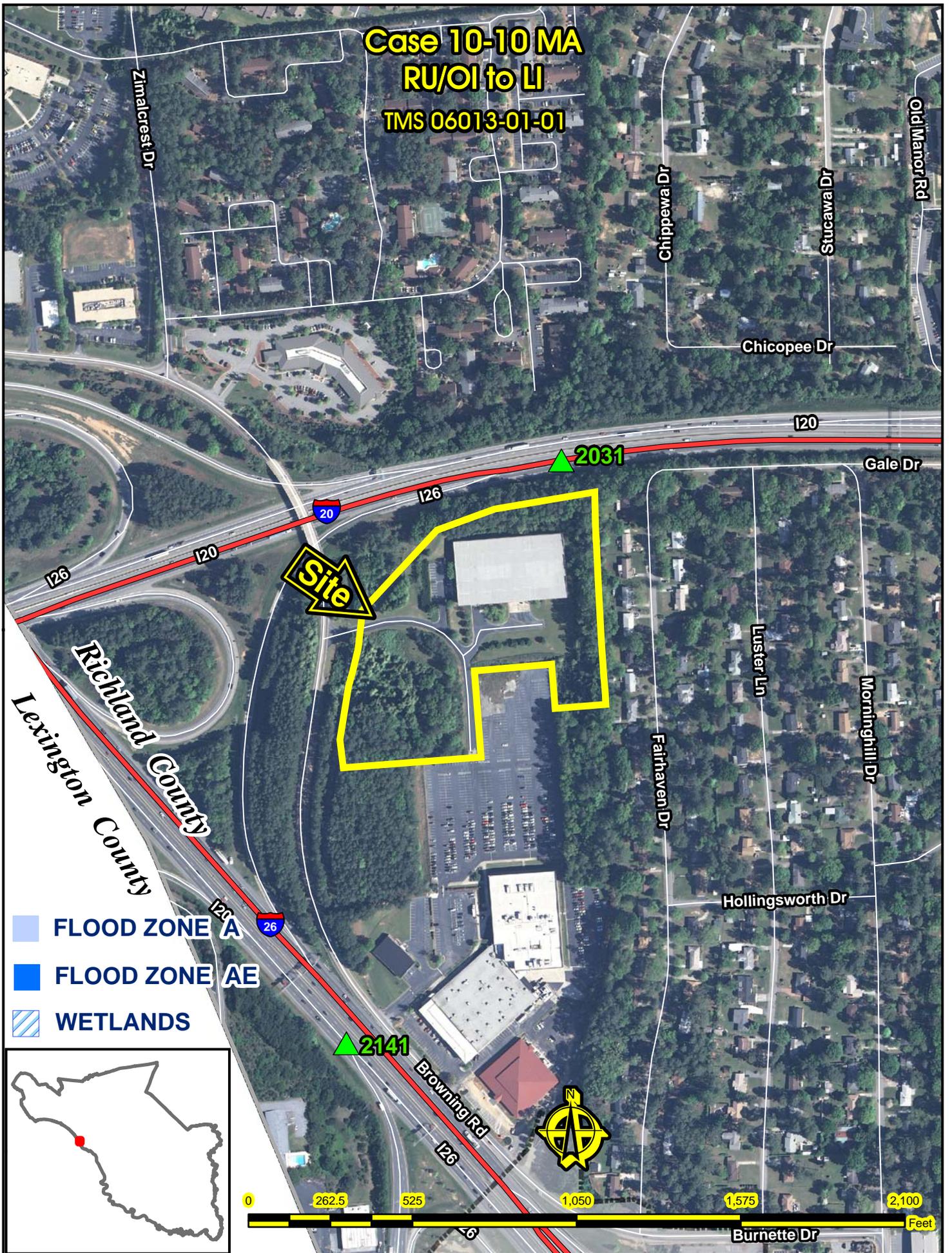


ZONING CLASSIFICATIONS

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



**Case 10-10 MA
RU/OI to LI
TMS 06013-01-01**

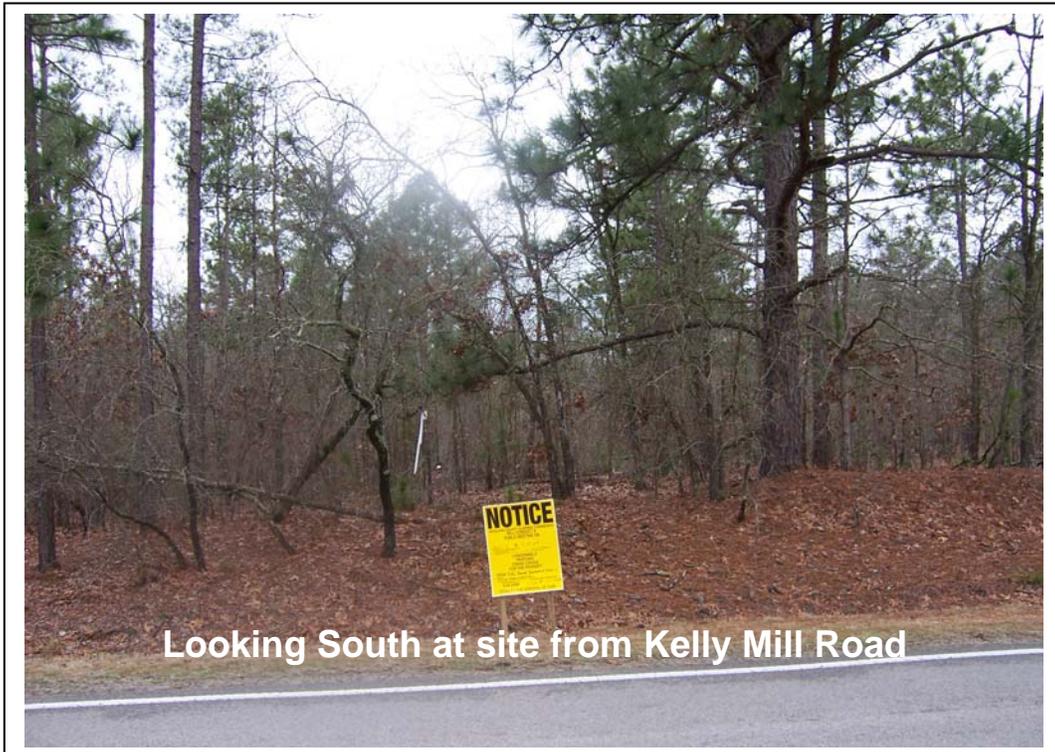


CASE 10-10 MA

From RU/OI to LI

TMS#06013-01-01

1600 Browning Road





STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-10HR

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 # 06013-01-01 FROM RU (RURAL DISTRICT) AND OI (OFFICE AND INSTITUTIONAL DISTRICT) TO LI (LIGHT INDUSTRIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 06013-01-01 from RU (Rural Density District) and OI (Office and Institutional District) to LI (Light Industrial District) zoning.

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

Section III. Conflicting Ordinances. 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 _____, 2010.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: May 25, 2010 (tentative)
First Reading: May 25, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 3, 2010
RC PROJECT: 10-11 MA
APPLICANT: Allen House
PROPERTY OWNER: Wateree Baptist Association, Upper Division

LOCATION: Clarkson Road

TAX MAP NUMBER: 27300-07-11
ACREAGE: 43.9
EXISTING ZONING: RU
PROPOSED ZONING: PDD

PC SIGN POSTING: April 16, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Rural (RU) District reflects the original zoning as adopted September 7, 1977. Prior to 2003 the property had been permitted for a single shelter and onsite well and septic permits by SCDHEC; none of the permitted work had been initiated and all permits have expired.

The parcel contains thirteen hundred and five (1305.41) feet of frontage along Clarkson Road.

Summary

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Existing Zoning		
<u>North:</u>	RU	Undeveloped/ wooded
<u>South:</u>	RU/RU	Undeveloped/Rural Residential
<u>East:</u>	RU	Undeveloped/ wooded
<u>West:</u>	RU	Rural Residential

Plans & Policies

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

Rural Area

Objective: “Large recreational facilities should be located in areas with adequate space for parking and related facilities with access for the surrounding communities.”

Compliance: The subject property is located on a 43.9 acre tract with adequate space for parking and related facilities without adversely impacting the surrounding area. The site will have access to Bluff Road and Lower Richland Boulevard from Clarkson Road.

Traffic Impact

The 2008 SCDOT traffic count Station # 491, is northwest of the site on Clarkson Road. The Average Daily Traffic (ADT's) is 2,100. Clarkson Road is classified a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Clarkson Road is currently functioning below the designed roadway capacity and operating at a Level of Service (LOS) “A”.

Clarkson Road is not planned or programmed for road improvements

Conclusion

The site is located on Clarkson Road between Hopkins and Gadsden. Currently the site is heavily wooded with access through an existing unpaved road and divided by an existing SCE&G transmission line. The proposed rezoning request would create a 43.9 acre retreat center for recreational uses intended for church members and their guests; which would include cabins for overnight lodging, recreation vehicle (RV) parking facilities, tent camping areas, picnic shelters, a family life conference center, and assisted living facility. A maximum of fifty thousand nine hundred (50,900) square feet is proposed for the entire site with a maximum 40 foot building height. A sidewalk will be installed along Clarkson Road.

There are three (3) planned phases to the proposed Planned Development District (PDD). Phase one (1) includes seven cabins and twenty thousand four hundred (20,400) square feet of buildings. Phase two (2) includes a ten thousand five hundred (10,500) square foot family life center, and a three thousand (3,000) square foot maintenance building for a total square footage of thirteen thousand five hundred (13,500). Phase three (3) includes a proposed seventeen thousand (17,000) square foot assisted living facility.

The proposed Planned Development District (PDD) would set aside twenty five (25) acres of open space. Twenty (20) acres of open space will be for non passive recreation, this will include tent camping, sports fields, and a lake. The site contains fifteen (15.72) acres of wetland and is identified as open space. Portions of the wetlands on the subject property are identified as National Wetlands Inventory with a portion located in an “A” Flood Zone within the Cedar Creek Floodway. The floodplain and wetlands extend over twenty (20) acres; due to the sensitive areas within the subject parcel, development will be regulated to twenty three (23) acres outside of the floodplain and wetlands. The identified floodplain and wetlands will remain undisturbed. The undisturbed floodplain and wetlands will act as a buffer between the onsite uses and the adjacent western property. A twenty (20) foot wooded buffer transition yard is proposed along the eastern and southern parcel lines outside of the floodplain and wetlands. A fifteen (15) foot street protective yard is proposed along Clarkson Road.

The subject parcel is surrounded on all sides by Rural (RU) District zoned properties. The majority of the land uses are undeveloped parcels with some larger track rural residential parcels south and west of the subject property. The smallest residential tract that abuts the subject property to the south is three (3.34) acres. The buffer transition yard in addition to the undisturbed wetlands and floodplains will provide adequate buffering to the surrounding parcels.

The proposed rezoning would not have a negative impact on public services and traffic. Water and sewer are provided by well and septic.

The proposed rezoning request **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

PROPOSED PDD CONDITIONS

- a) The site shall be limited to a maximum fifty thousand nine hundred (50,900) square feet of floor space is permitted.
 - Phase 1: Seven cabins with a total of 20, 400 square feet; and
 - Phase 2: A family life center with a maximum 10,500 square feet; 3,000 square foot maintenance building; and
 - Phase 3: An assisted living facility with a maximum 17,000 square feet
- b) A maximum of three hundred ninety four (394) parking spaces.
- c) A traffic impact assessment shall be submitted if required by code at the time of major subdivision or major land development submission.
- d) All development shall conform to all current relevant land development regulations.
- e) All Planned development regulations require development to meet and/or exceed minimum landscape, parking and pedestrian standards namely, Sections 26-173, 26-176, and 26-179 for minimum standards. Richland County encourages this development to exceed these minimum standards.
- f) The Applicant shall dedicate to Richland County additional right-of-way along Clarkson Road if required by SCDOT. This dedication would be required to be submitted prior to recording any bonded plats or land development approval for the project.
- g) All internal streets shall be privately owned beyond the onsite guard house and gate.
- h) Access to the subject shall be limited to one (1) along Clarkson Road as depicted on the "Conceptual Master Plan"; and shall be designed and constructed to AASHTO standards.
- i) The Department shall receive the written US Army Corps of Engineers approval of the wetlands delineation and/or encroachment permit prior to approval of the preliminary subdivision plans.
- j) The Department shall receive the written FEMA approval of the 100 year flood elevation statement prior to approval of the preliminary subdivision plans.
- k) The applicant shall consider utilizing "Low Impact Design (LID)" or other acceptable stormwater management technologies.
- l) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.
- m) All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.

Zoning Public Hearing Date

May 25, 2010

Planning Commission Action

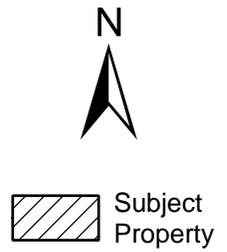
At their meeting of **May 3, 2010** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-11MA** at the next available opportunity

Case 10-11 MA RU to PDD



ZONING CLASSIFICATIONS

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



Case 10-11 MA RU to PDD

TMS 27300-07-11

Pearlott Ln

Railbrook Rd

Clarkson Rd

N Line Rd

Meeting House Rd

Weston Rd

ZC Clarkson Rd

ZC Clarkson Rd

Bluff Rd

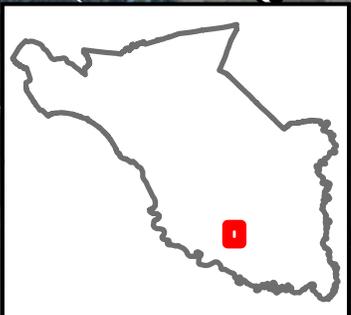
Millies Rd

Mount View Rd

▲ 491

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

Site



CASE 10-11 MA

From RU to PDD

TMS# 27300-07-11

Clarkson Road



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-10HR

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 # 27300-07-11 FROM RU (RURAL DISTRICT) TO PDD (PLANNED DEVELOPMENT 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 property described as TMS # 27300-07-11 from RU (Rural District) zoning to a PDD (Planned Development District) zoning, as described herein.

Section II. PDD Site Development Requirements. The following site development requirements shall apply to the subject parcels:

- a) The applicant shall comply with the Master Plan (dated September 10, 2008, revised March 16, 2010) prepared for Wateree Retreat Center by Pace Engineering Consultants, Inc., which was submitted to, and is on file in, the Richland County Planning & Development Services Department (hereinafter referred to as "PDSB"), and is incorporated herein by reference, except as otherwise amended herein; and
- b) The site development, as referenced on Exhibit "A" (which is attached hereto), shall be limited to:
 1. In Phase 1: Seven (7) cabins, with a total of 20,400 square feet; and
 2. In Phase 2: A family life center, with a maximum of 10,500 square feet; and a 3,000 square foot maintenance building; and
 3. In Phase 3: An assisted living facility, with a maximum of 17,000 square feet; and
- c) A maximum of three hundred ninety-four (394) parking spaces shall be allowed; and
- d) A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission if such is required by the PDSB; and
- e) Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
- f) All development shall meet or exceed the minimum standards of Chapter 26 of the Richland County Code of Ordinances for landscaping, parking, and pedestrian standards; and
- g) The applicant shall dedicate additional right-of-way to Richland County along Clarkson Road if warranted by the South Carolina Department of Transportation (SCDOT); proof of which is required to be submitted prior to recording any bonded plats or receiving land development approval for the project; and
- h) All internal streets beyond the on-site guard house and gate shall be privately owned; and

- i) Access to the subject site shall be limited to one (1) curb cut along Clarkson Road, as shown on Exhibit “A”, and shall be designed and constructed to “American Association of State Highway and Transportation Officials” (AASHTO) standards; and
- j) If applicable, prior to approval of the preliminary subdivision plans, the applicant shall submit to the PDSD written evidence of:
 - a. The U.S. Army Corps of Engineers’ approval of the wetlands delineation and/or encroachment permit, and
 - b. FEMA’s approval of the 100 year flood elevation statement; and
- k) The applicant shall consider utilizing “Low Impact Design (LID)” or other acceptable stormwater management technologies; and
- l) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- m) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest; and

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. 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 _____, 2010.

RICHLAND COUNTY COUNCIL

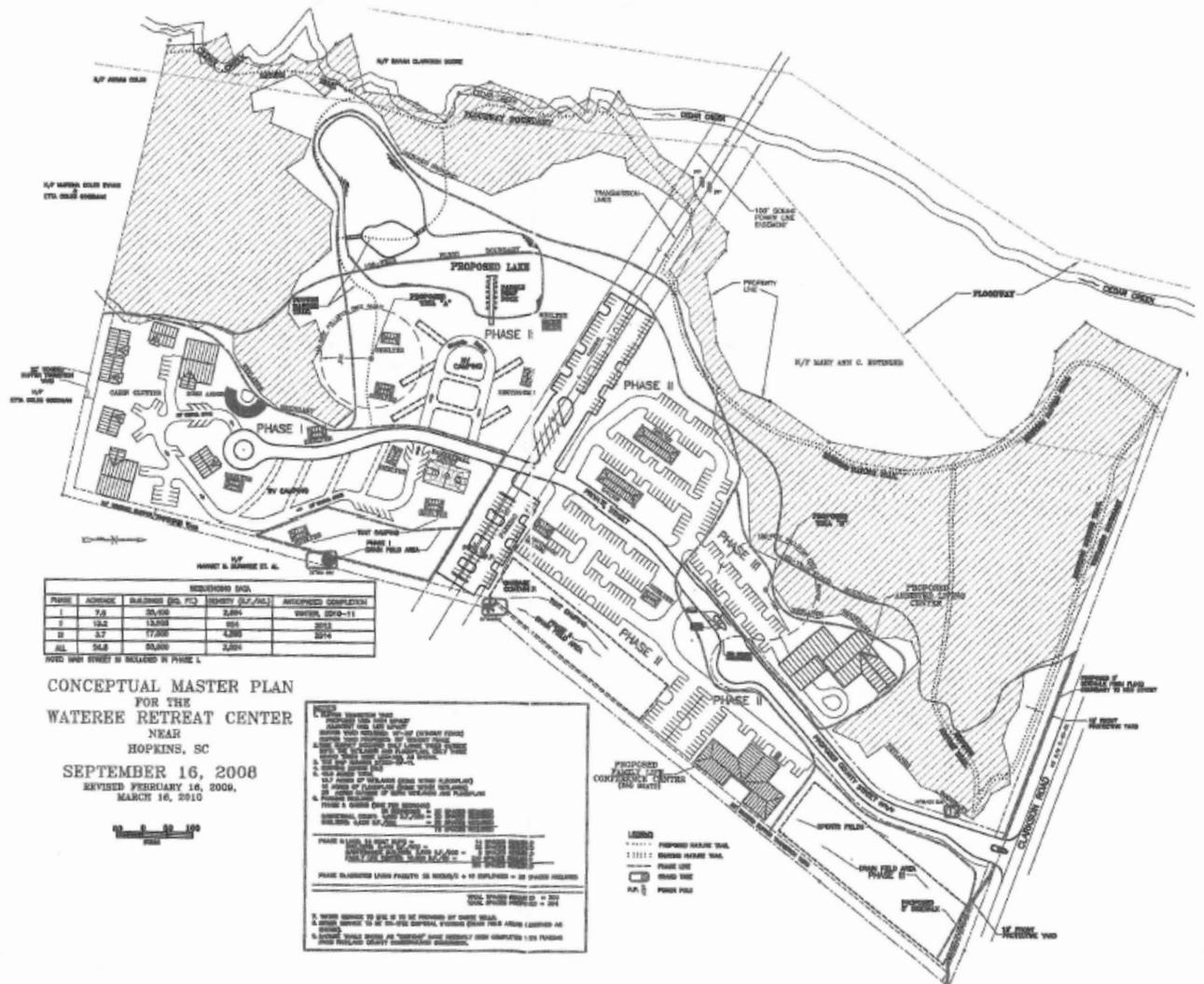
By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: May 25, 2010 (tentative)
First Reading: May 25, 2010 (tentative)
Second Reading:
Third Reading:

Exhibit "A"



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B); PARAGRAPHS (1) AND (5); SO AS TO INCREASE MAXIMUM LUMENS UNDER CERTAIN CIRCUMSTANCES.

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 VII, General Development, Site and Performance Standards; Section 26-177, Lighting Standards; Subsection (b), Standards; Paragraph (1), Requirements for all zoning categories and applications; Subparagraph d.; is hereby amended to read as follows:

- d. Illumination from any luminaire at property lines shall not exceed .1 horizontal or .1 vertical foot-candles; provided, however, outdoor retail uses shall not exceed an average of 2.5 horizontal and/or vertical foot-candles.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site and Performance Standards; Section 26-177, Lighting Standards; Subsection (b), Standards; Paragraph (5), Outdoor Retail; is hereby amended to read as follows:

(5) Outdoor Retail.

- a. The maximum lighting per acre is ~~650,000~~ 1.3 million lumens per acre for business hours and ~~480,000~~ 150,000 lumens per acre for security/non-business hours; provided, however, for a business that abuts a residential district, non-business hours shall mean between the hours of 10 p.m. and 7:00 a.m.
- b. Luminaries shall not exceed twenty-four (24) feet in height.
- c. Full-power lighting shall be reduced within thirty (30) minutes after the end of business hours. Auto display areas may be illuminated, but at security levels.

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.

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

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 enforced from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY

OF _____, 2010.

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: May 4, 2010
Public Hearing: May 25, 2010 (tentative)
Second Reading: May 25, 2010 (tentative)
Third Reading: June 1, 2010 (tentative)

