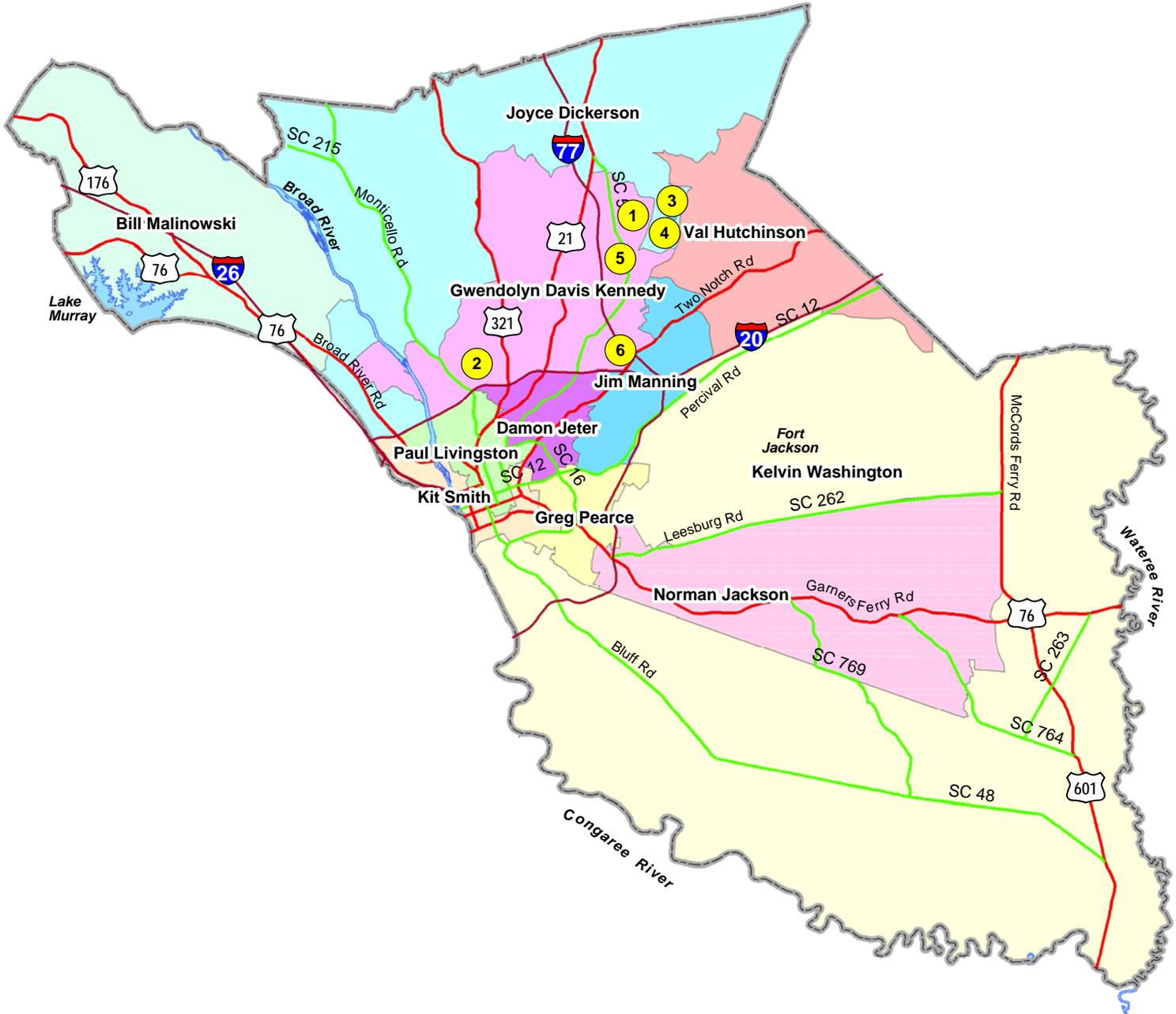


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



JUNE 22, 2010

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING JUNE 22, 2010



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-12 MA	Richland County Conservation Commission	17500-03-42	Longtown Road	Kennedy
2. 10-13 MA	Richland County Conservation Commission	09411-05-71	Blue Ridge Terrace	Kennedy
3. 10-14 MA	Richland County Conservation Commission	20300-02-40	Rice Creek Farms	Dickerson
4. 10-15 MA	Richland County Conservation Commission	20300-02-34	Lee Road	Dickerson
5. 10-16 MA	Richland County Conservation Commission	17300-02-35	Farrow Road	Kennedy
6. 10-09 MA	1539 Horseshoe Lodging, LLC	17011-08-06	1539 Horseshoe Dr.	Kennedy



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, June 22, 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 ORDERHonorable Paul Livingston
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS

Case #10-12 MA
Richland County Conservation Commission
Jim Wilson
Apply Conservation Overlay to an existing PDD (236 acres)
Longtown Rd.
TMS # 17500-03-42 **[FIRST READING]**
Planning Commission **Approved 8-0**
Page 1

Case #10-13 MA
Richland County Conservation Commission
Jim Wilson
Apply Conservation Overlay to an existing RU (3 acres)
Blue Ridge Terrace
TMS # 09411-05-71 **[FIRST READING]**
Planning Commission **Approved 8-0**
Page 9

Case #10-14 MA
Richland County Conservation Commission
Jim Wilson
Apply Conservation Overlay to an existing PDD (3 acres)
Rice Creek Farms
TMS # 20300-02-40 **[FIRST READING]**
Planning Commission **Approved 8-0**
Page 17

Case #10-15 MA
Richland County Conservation Commission
Jim Wilson
Apply Conservation Overlay to an existing PDD (7 acres)
Lee Rd.
TMS # 20300-02-34 **[FIRST READING]**
Planning Commission **Approved 8-0**
Page 25

Case #10-16 MA
Richland County Conservation Commission
Jim Wilson
Apply Conservation Overlay to an existing RM-HD (11 acres)
Farrow Rd.
TMS # 17300-02-35 **[FIRST READING]**
Planning Commission **Approved 8-0**
Page 33

TEXT AMENDMENTS

An ordinance amending Chapter 26, Land Development; so as to permit Dormitories in the OI Office and Institutional District and in the GC General Commercial District, with special requirements. **[FIRST READING]**
Planning Commission: **Note: this amendment has been deferred to the July PC meeting; no action required at this time.**

An ordinance amending the Richland County Code of Ordinances; Chapter 26, Land Development; Section 26-59, Planned Development Review/Approval; so as to correct the section reference for PDD regulations. **[FIRST READING]**
Planning Commission **Approved 8-0**
Page 41

NO PUBLIC HEARING

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 **Approved 8-0**
Page 43

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-12 MA
APPLICANT: Richland County Conservation Commission
PROPERTY OWNER: Richland County

LOCATION: Longreen Parkway/ Longtown Road

TAX MAP NUMBER: 17500-03-42
ACREAGE: 236
EXISTING ZONING: PDD
PROPOSED ADDITIONAL ZONING: C

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

The previous zoning, Heavy Industrial (M-2) reflects the original zoning as adopted September 7, 1977.

The current zoning, Planned Development District (PDD) reflects the zoning as approved under 02-60MA (Ord No. 064-02HR).

Summary

The Conservation Overlay District (C) is intended to provide for safe, suitable development along designated water resources throughout Richland County. It is intended to allow development that will assist in the preservation of views from the water and of the water resources is consistent with the shoreline areas that surround these features, and will provide adequate measures of safety to property and life during periodic flooding. The overlay district shall provide additional requirements to the regulations of the underlying zoning.

- Uses within the C overlay District shall comply with the regulations of the underlying district, except uses on lots abutting a water resource.

Existing Zoning		
<u>North:</u>	PDD/RU	Residences/Residences
<u>South:</u>	PDD/RU/RS-MD	Residences/Church/Residences
<u>East:</u>	PDD	Residences
<u>West:</u>	HI/PDD	Businesses/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: “Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. The National Recreation and Park Association (NRPA) recommend 6.25 to 10.5 acres of parks and open space per 1,000 people.”

Compliance: Although the intent of the Conservation Overlay District is to protect sensitive water resource lands, a side benefit of the overlay is that it will also create a protected natural area. This will benefit adjacent residential developments by providing buffers, wildlife habitat, and help protect the surrounding property by impeding flood waters during a flood event.

Traffic Impact

The proposed rezoning will not affect traffic on any adjacent or contiguous roads.

Conclusion

The proposed property has been deeded to Richland County for the purpose of protecting valuable ecological resources, reduce storm water runoff and provide green space. The proposed rezoning would be compatible with the surrounding land uses and the intent of the Planned Development District objectives.

This area will act as a buffer between developments and provide wildlife habitat in the suburban areas. The parcel contains sensitive lands such as National Wetland Inventory (NWI), Floodplain, and streams.

The identified wetlands are an important landscape feature that hold and slowly release flood water, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The majority of the parcel’s wetlands are characterized by woody vegetation. The smaller distinct portions of the property include shrubs, young trees (saplings), and trees or shrubs that are small or stunted due to existing environmental conditions. The substrate of both wetlands is saturated to the surface for extended periods during the growing season, but surface water is seldom present.

The parcel contains identified FEMA floodplain and is located in AE flood zone. The subject property contains four streams, located along the south western side; three unnamed streams converging into a fourth stream that parallels with the southern parcel line and is identified as Robert’s Branch stream.

The proposed Conservation Overlay District (C) will not alter the existing zoning, Planned Development District (PDD). The underlying zoning district standards will remain in addition to being subject to the standards of the Conservation Overlay District (C). In the case of a conflict between the overlay district standards and the general use district standards, the stricter regulations shall apply. The Conservation Overlay District (C) development standards will only

apply to uses on lots abutting a water resource. For lots abutting a water resource, a water resource yard shall be provided as a set back in which no structures, except approved docks, shall be erected. Existing continuous tree stands shall be preserved to stabilize the water resource banks; walkways, trails, access areas, and similar activities may occur within the water resource yard.

The proposed rezoning would not have a negative impact on public services or traffic.

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

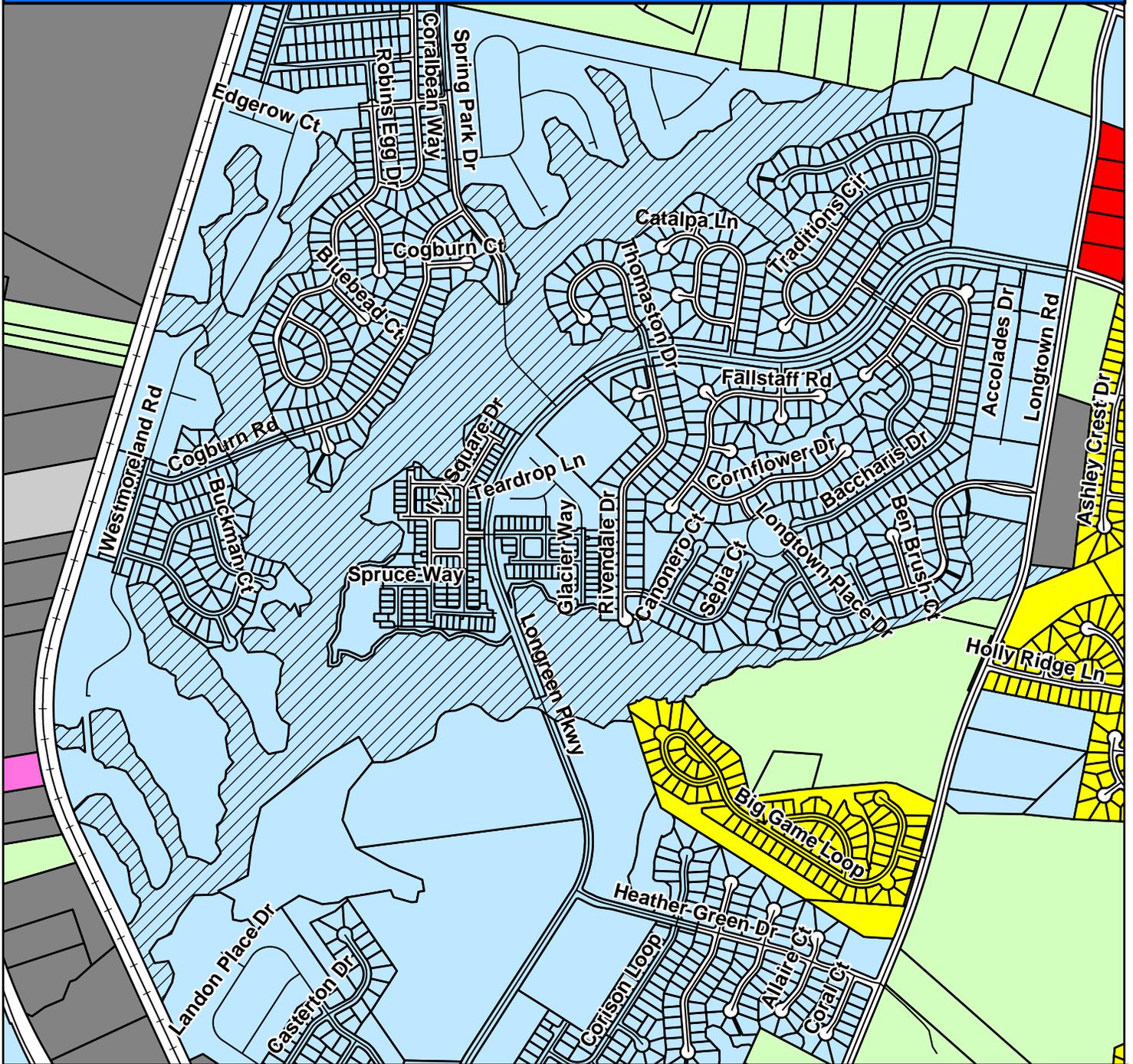
Zoning Public Hearing Date

June 22, 2010

Planning Commission Action

At their meeting of **June 7, 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 # 10-12MA** at the next available opportunity

Case 10-12 MA



ZONING CLASSIFICATIONS

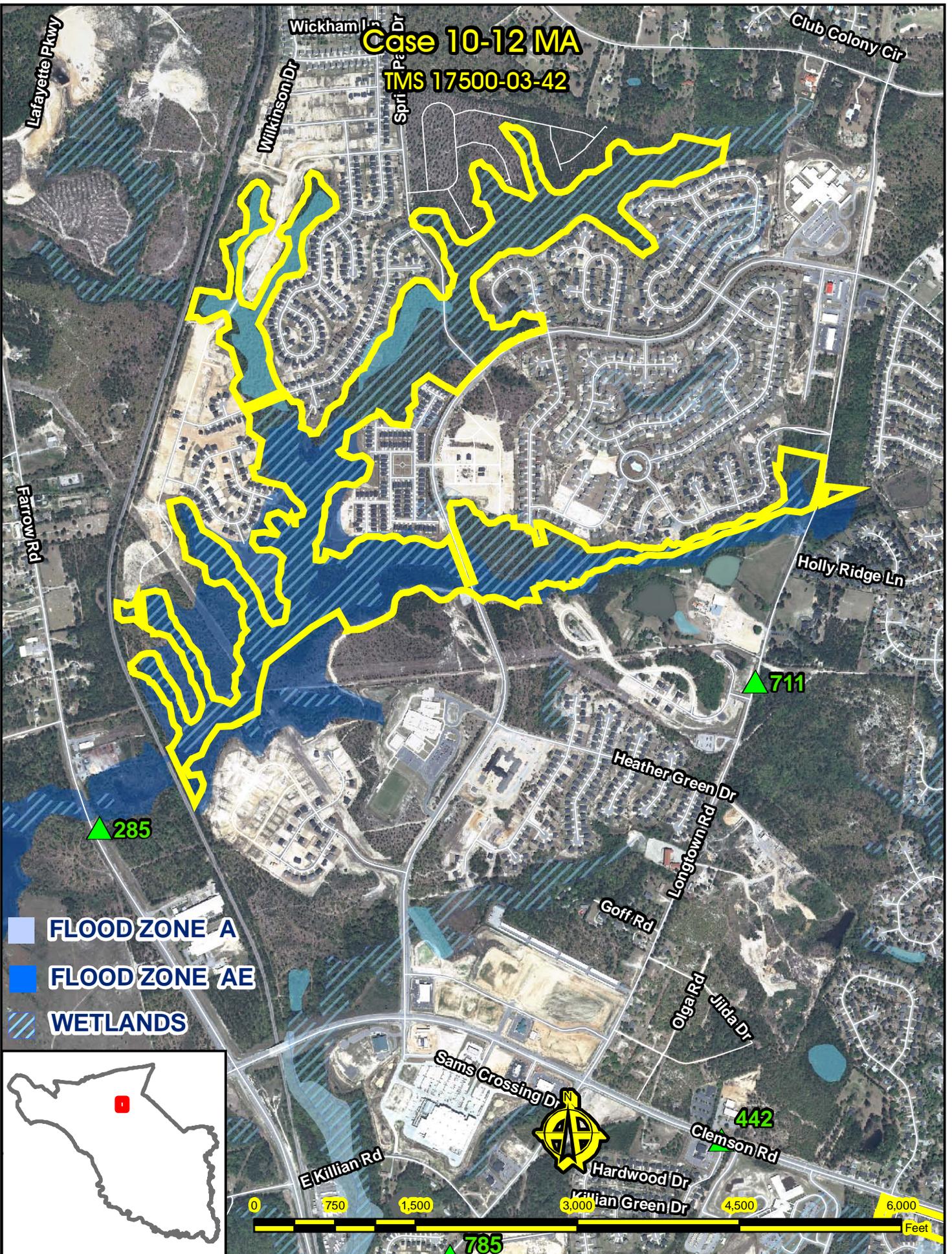
 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

 N

 Subject Property

Case 10-12 MA

TMS 17500-03-42

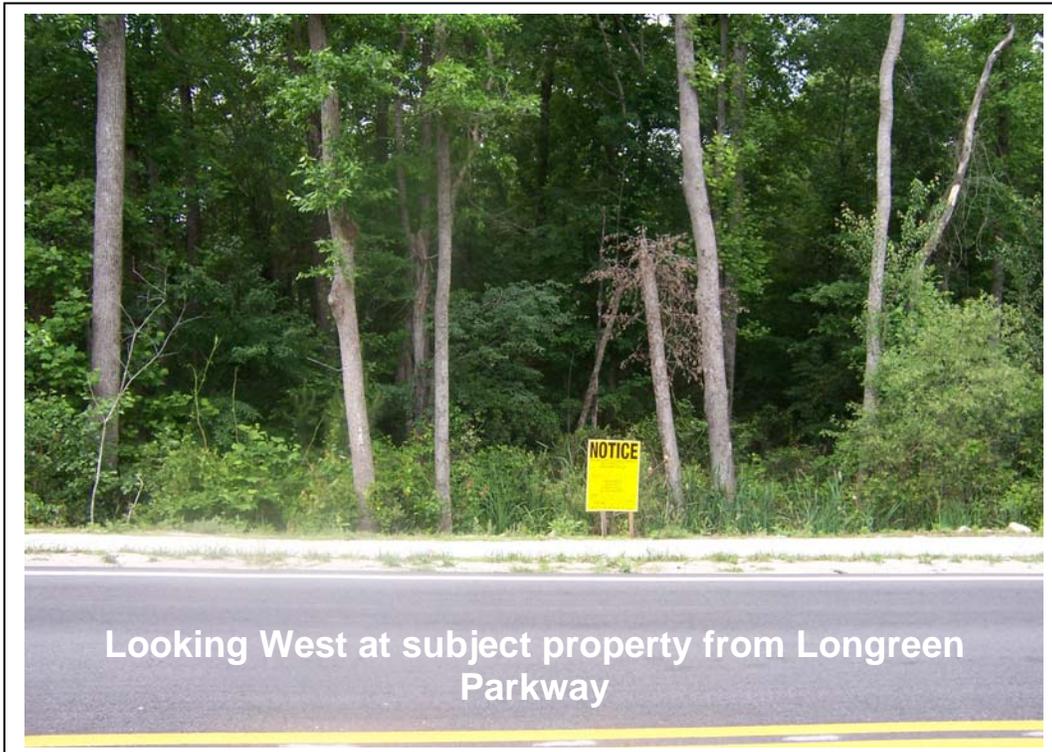


CASE 10-12 MA

From PDD with added C

TMS# 17500-03-42

Longreen Parkway



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, BY APPLYING THE C (CONSERVATION OVERLAY) DISTRICT ONTO REAL PROPERTY ZONED PDD (PLANNED DEVELOPMENT DISTRICT) AND FURTHER DESCRIBED AS TMS # 17500-03-42; 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 by applying the C (Conservation Overlay) District onto real property zoned PDD (Planned Development District) and further described as TMS # 17500-03-42.

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: June 22, 2010 (tentative)
First Reading: June 22, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-13 MA
APPLICANT: Richland County Conservation Commission
PROPERTY OWNER: Richland County

LOCATION: Blue Ridge Terrace

TAX MAP NUMBER: 09411-05-71
ACREAGE: 3.0
EXISTING ZONING: RU
PROPOSED ADDITIONAL ZONING: C

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

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

Summary

The Conservation Overlay District (C) is intended to provide for safe, suitable development along designated water resources throughout Richland County. It is intended to allow development that will assist in the preservation of views from the water and of the water resources is consistent with the shoreline areas that surround these features, and will provide adequate measures of safety to property and life during periodic flooding. The overlay district shall provide additional requirements to the regulations of the underlying zoning.

- Uses within the C overlay District shall comply with the regulations of the underlying district, except uses on lots abutting a water resource.

Existing Zoning		
<u>North:</u>	RS-HD	Residences
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	PDD	Undeveloped

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: “Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. The National Recreation and Park Association (NRPA) recommend 6.25 to 10.5 acres of parks and open space per 1,000 people.”

Compliance: Although the intent of the Conservation Overlay District is to protect sensitive water resource lands, a side benefit of the overlay is that it will also create a protected natural area. This will benefit adjacent residential developments by providing buffers, wildlife habitat, and help protect the surrounding property by impeding flood waters in the occasion of a flood event.

Traffic Impact

The proposed rezoning will not affect traffic on any adjacent or contiguous roads.

Conclusion

The proposed property has been deeded to Richland County for the purpose of protecting valuable ecological resources, reduce storm water runoff and provide green space. The rezoning request would compliment the surrounding land uses.

This area will act as a buffer between developments and provide wildlife habitat in the suburban areas. The proposed Conservation Overlay (C) District is intended to protect property and life during periodic flooding. The subject parcel contains identified sensitive lands such as National Wetland Inventory (NWI) and Floodplain.

The identified wetlands are important landscape features that hold and slowly release flood waters, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The majority of the parcel’s wetlands are characterized by woody vegetation. The smaller distinct portions of the property include shrubs, young trees (saplings), and trees or shrubs that are small or stunted due to existing environmental conditions. The parcel contains identified FEMA floodplain and is located in an AE flood zone.

The proposed Conservation Overlay District (C) will not alter the existing zoning, Rural (RU). The underlying zoning district standards will remain in addition to being subject to the standards of the Conservation Overlay District (C). In the case of a conflict between the overlay district standards and the general use district standards, the stricter regulations shall apply. The Conservation Overlay District (C) development standards will only apply to uses on lots abutting a water resource. For lots abutting a water resource, a water resource yard shall be provided as a set back in which no structures, except approved docks, shall be erected. Existing continuous tree stands shall be preserved to stabilize the water resource banks; walkways, trails, access areas, and similar activities may occur within the water resource yard.

The subject parcel is part of the Crane Creek Neighborhood Master Planning Area identified as proposed CC-1 Residential sub district. The CC-1 sub-district permits the development of residential communities that conserve the natural and environmentally sensitive features within the Crane Creek Master Plan area. The Conservation Overlay District (C) will compliment the

goal of the Neighborhood Master Plan to conserve the environmentally sensitive lands identified. The proposed rezoning is in compliance with the Crane Creek Master Plan.

The proposed rezoning would not have a negative impact on public services or traffic.

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

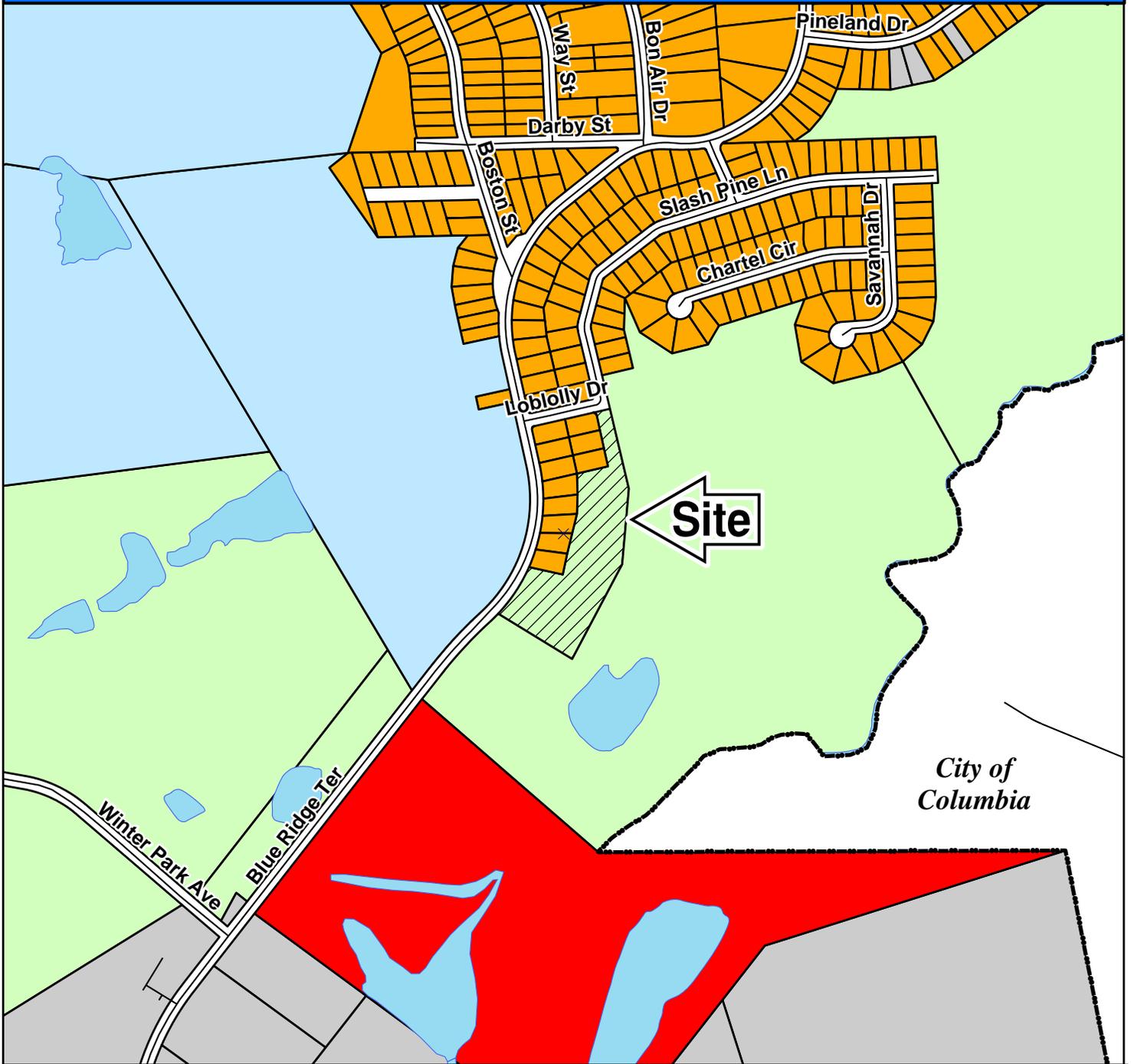
Zoning Public Hearing Date

June 22, 2010

Planning Commission Action

At their meeting of **June 7, 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 # 10-13 MA** at the next available opportunity

Case 10-13 MA



City of Columbia

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

N
↑

Subject Property

Case 10-13 MA
TMS 09411-05-71

Wan St
Boston St

EM St
Slash Pine Ln
Chartel Cir

Savannah Dr

595

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 10-13 MA

From RU with added C

TMS# 09411-05-71

Blue Ridge Terrace



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, BY APPLYING THE C (CONSERVATION OVERLAY) DISTRICT ONTO REAL PROPERTY ZONED RU (RURAL DISTRICT) AND FURTHER DESCRIBED AS TMS # 09411-05-71; 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 by applying the C (Conservation Overlay) District onto real property zoned RU (Rural District) and further described as TMS # 09411-05-71.

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: June 22, 2010 (tentative)
First Reading: June 22, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-14 MA
APPLICANT: Richland County Conservation Commission
PROPERTY OWNER: Richland County

LOCATION: Rice Meadow Circle

TAX MAP NUMBER: 20300-02-40
ACREAGE: 3.0
EXISTING ZONING: PDD
PROPOSED ADDITIONAL ZONING: C

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

The previous zoning, Rural (D-1) reflects the original zoning as adopted September 7, 1977.

The current zoning, Planned Development District (PDD) reflects the zoning as originally approved under (85-60MA) and further amended under (97-48MA).

Summary

The Conservation Overlay District (C) is intended to provide for safe, suitable development along designated water resources throughout Richland County. It is intended to allow development that will assist in the preservation of views from the water and of the water resources is consistent with the shoreline areas that surround these features, and will provide adequate measures of safety to property and life during periodic flooding. The overlay district shall provide additional requirements to the regulations of the underlying zoning

- Uses within the C overlay District shall comply with the regulations of the underlying district, except uses on lots abutting a water resource.

Existing Zoning		
<u>North:</u>	PDD	Undeveloped
<u>South:</u>	PDD	Undeveloped
<u>East:</u>	OI	Undeveloped
<u>West:</u>	PDD	Undeveloped

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: “Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. The National Recreation and Park Association (NRPA) recommend 6.25 to 10.5 acres of parks and open space per 1,000 people.”

Compliance: Although the intent of the Conservation Overlay District is to protect sensitive water resource lands, a side benefit of the overlay is that it will also create a protected natural area. This will benefit adjacent residential developments by providing buffers, wildlife habitat, and help protect the surrounding property by impeding flood waters in the occasion of a flood event.

Traffic Impact

The proposed rezoning will not affect traffic on any adjacent or contiguous roads.

Conclusion

The proposed property has been deeded to Richland County for the purpose of protecting valuable ecological resources, reduce storm water runoff and provide green space. The overlay would be compatible with the surrounding land uses and the intent of the Planned Development District objectives. This area will act as a buffer between developments and provide wildlife habitat in the suburban areas. The proposed Conservation Overlay (C) District is intended to protect property and life during periodic flooding. The subject parcel contains identified National Wetland Inventory (NWI) and the eastern portion of the parcel parallels an unnamed stream. Wetlands are important landscape features that hold and slowly release flood water, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The majority of the parcel’s wetlands are characterized by woody vegetation. The smaller distinct portions of the property include shrubs, young trees (saplings), and trees or shrubs that are small or stunted due to existing environmental conditions.

The proposed Conservation Overlay District (C) will not alter the existing zoning. The parcel’s existing general use zoning will remain a Planned Development District (PDD). The underlying zoning district standards will still apply to the subject parcel in addition to being subject to the standards of the Conservation Overlay District (C). In the case of a conflict between the overlay district standards and the general use district standards, the stricter regulations shall apply. The Conservation Overlay District (C) development standards will only apply to uses on lots abutting a water resource. Existing continuous tree stands shall be preserved to stabilize the water resource banks. Walkways, trails, access areas, and similar activities may occur within the water resource yard. The proposed rezoning would not have a negative impact on public services or traffic.

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

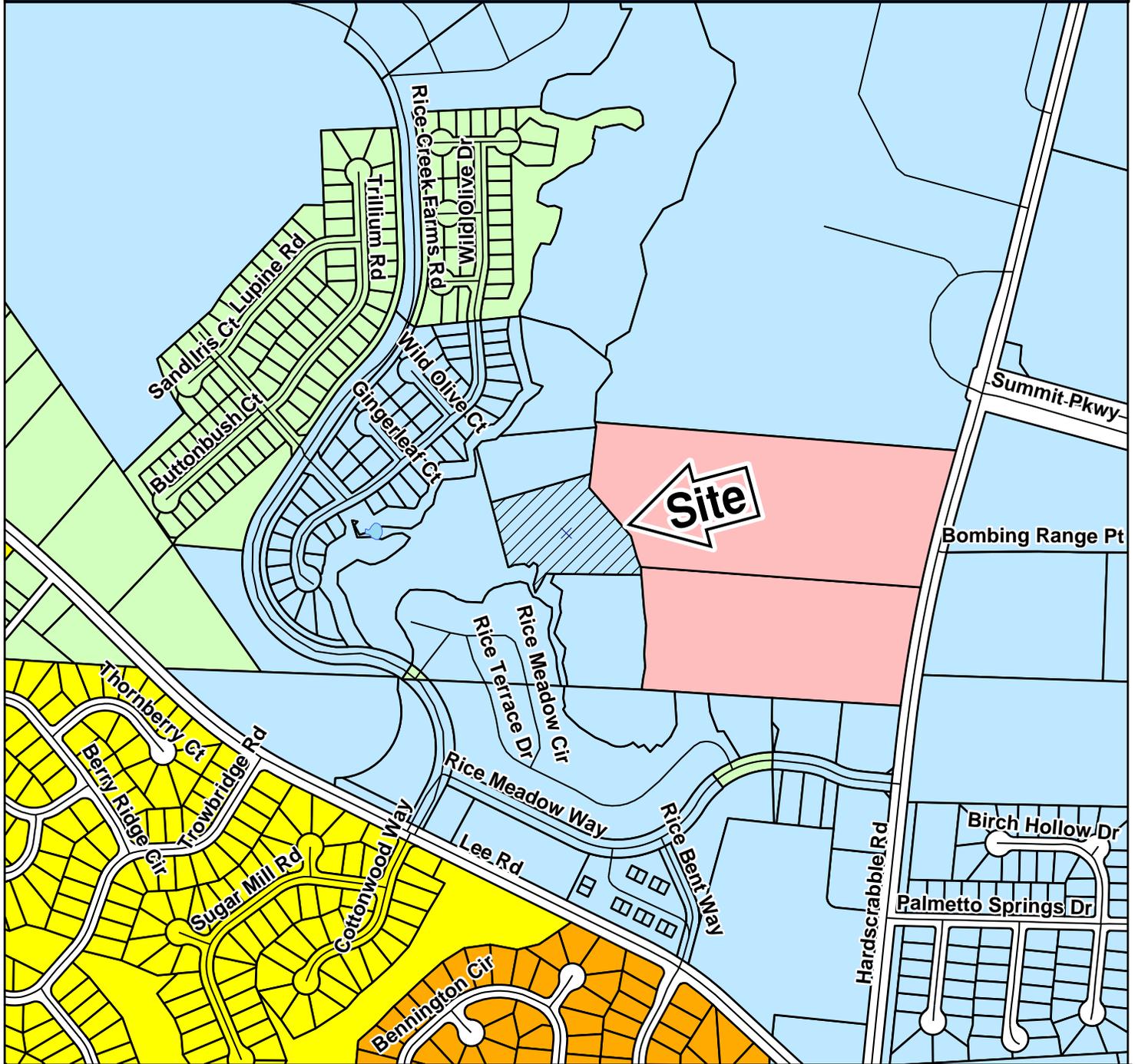
Zoning Public Hearing Date

June 22, 2010

Planning Commission Action

At their meeting of **June 7, 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 # 10-14 MA** at the next available opportunity

Case 10-14 MA



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

N

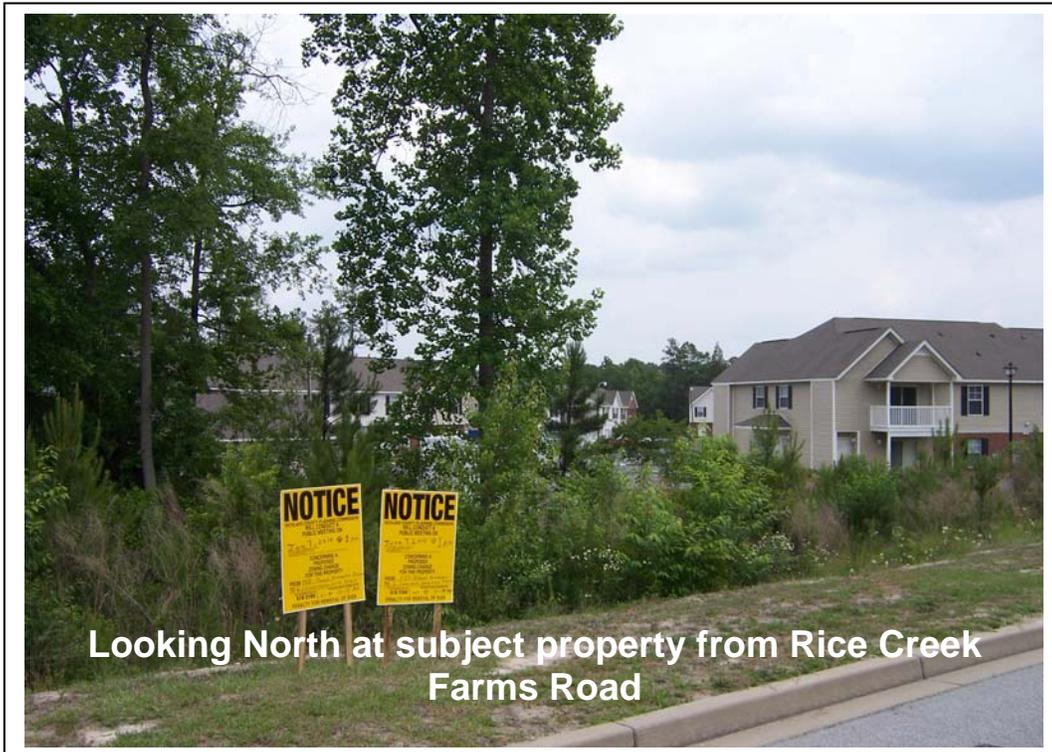
Subject Property

CASE 10-14 MA

From PDD with added C

TMS# 20300-02-40

Rice Meadow Circle



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, BY APPLYING THE C (CONSERVATION OVERLAY) DISTRICT ONTO REAL PROPERTY ZONED PDD (PLANNED DEVELOPMENT DISTRICT) AND FURTHER DESCRIBED AS TMS # 20300-02-40; 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 by applying the C (Conservation Overlay) District onto real property zoned PDD (Planned Development District) and further described as TMS # 20300-02-40.

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: June 22, 2010 (tentative)
First Reading: June 22, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-15 MA
APPLICANT: Richland County Conservation Commission
PROPERTY OWNER: Richland County

LOCATION: Rice Meadow Circle

TAX MAP NUMBER: 20300-02-34
ACREAGE: 7.0
EXISTING ZONING: PDD
PROPOSED ADDITIONAL ZONING: C

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

The previous zoning, Rural (D-1) reflects the original zoning as adopted September 7, 1977.

The current zoning, Planned Development District (PDD) reflects the zoning as originally approved under (85-60MA) and further amended under (97-48MA).

Summary

The Conservation Overlay District (C) is intended to provide for safe, suitable development along designated water resources throughout Richland County. It is intended to allow development that will assist in the preservation of views from the water and of the water resources is consistent with the shoreline areas that surround these features, and will provide adequate measures of safety to property and life during periodic flooding. The overlay district shall provide additional requirements to the regulations of the underlying zoning.

- Uses within the C overlay District shall comply with the regulations of the underlying district, except uses on lots abutting a water resource.

Existing Zoning		
<u>North:</u>	PDD	Undeveloped/Residences
<u>South:</u>	PDD	Apartments
<u>East:</u>	PDD	Undeveloped
<u>West:</u>	PDD	Undeveloped/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: “Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. The National Recreation and Park Association (NRPA) recommend 6.25 to 10.5 acres of parks and open space per 1,000 people.”

Compliance: Although the intent of the Conservation Overlay District is to protect sensitive water resource lands, a side benefit of the overlay is that it will also create a protected natural area. This will benefit adjacent residential developments by providing buffers, wildlife habitat, and help protect the surrounding property by impeding flood waters in the occasion of a flood event.

Traffic Impact

The proposed rezoning will not affect traffic on any adjacent or contiguous roads.

Conclusion

The proposed property has been deeded to Richland County for the purpose of protecting valuable ecological resources, reduce storm water runoff and provide green space. The rezoning request would compliment the surrounding land uses and the intent of the Planned Development District objectives.

This area will act as a buffer between developments and provide wildlife habitat in the suburban areas. The proposed Conservation Overlay (C) District is intended to protect property and life during periodic flooding. The subject parcel contains identified National Wetland Inventory (NWI). Wetlands are important landscape features that hold and slowly release flood water, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The wetlands are characterized by woody vegetation. The smaller distinct portions of the property include shrubs, young trees (saplings), and trees or shrubs that are small or stunted due to existing environmental conditions.

The proposed Conservation Overlay District (C) will not alter the existing zoning. The parcel's existing zoning will remain a Planned Development District (PDD). The underlying zoning district standards will still apply to the subject parcel in addition to being subject to the standards of the Conservation Overlay District (C). In the case of a conflict between the overlay district standards and the general use district standards, the stricter regulations shall apply. The Conservation Overlay District (C) development standards will only apply to uses on lots abutting a water resource. For lots abutting a water resource, a water resource yard shall be provided as a set back in which no structures, except approved docks, shall be erected. Existing continuous tree stands shall be preserved to stabilize the water resource banks. Walkways, trails, access areas, and similar activities may occur within the water resource yard.

The proposed rezoning would not have a negative impact on public services or traffic.

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

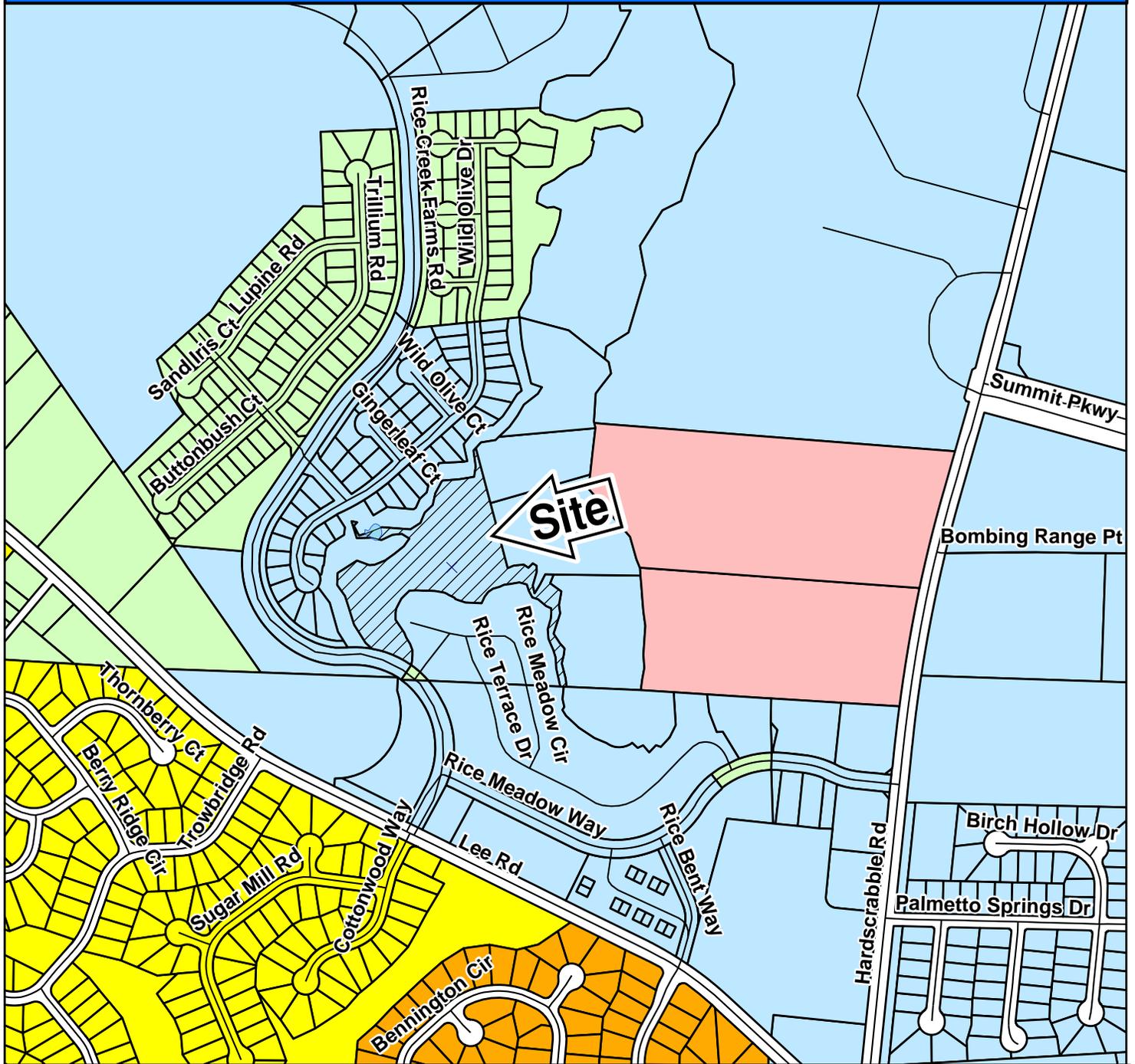
Zoning Public Hearing Date

June 22, 2010

Planning Commission Action

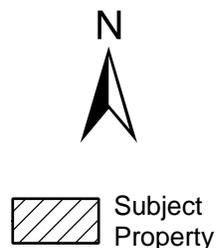
At their meeting of **June 7, 2010** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-15 MA** at the next available opportunity

Case 10-15 MA



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 10-15 MA
TMS 20300-02-34

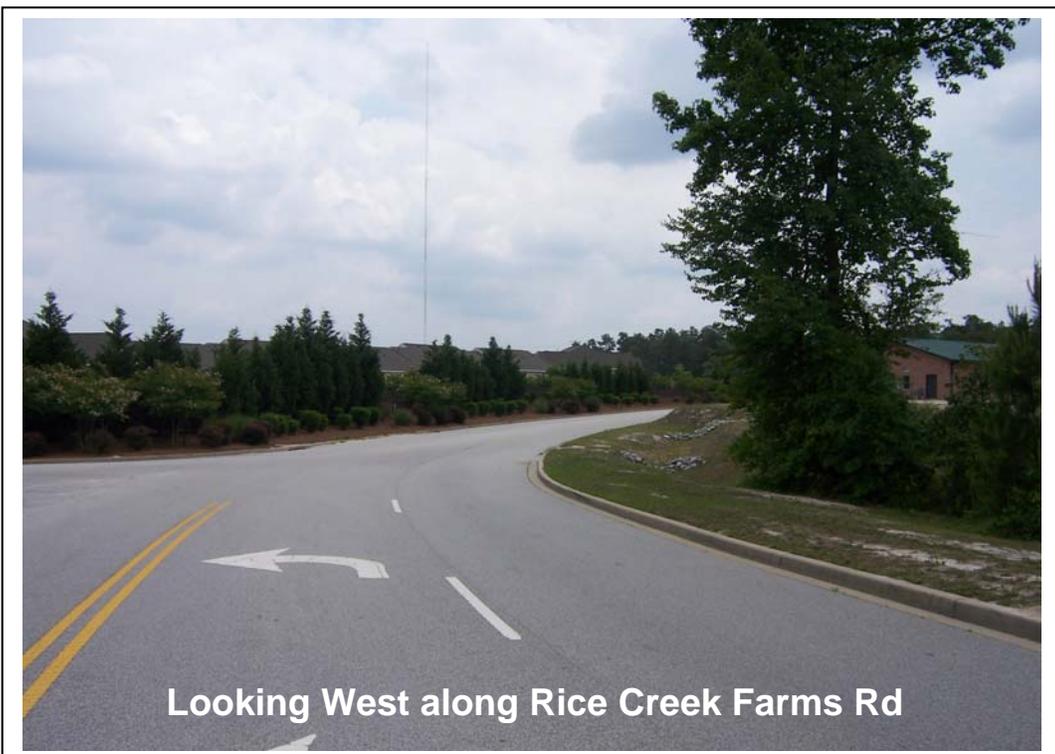
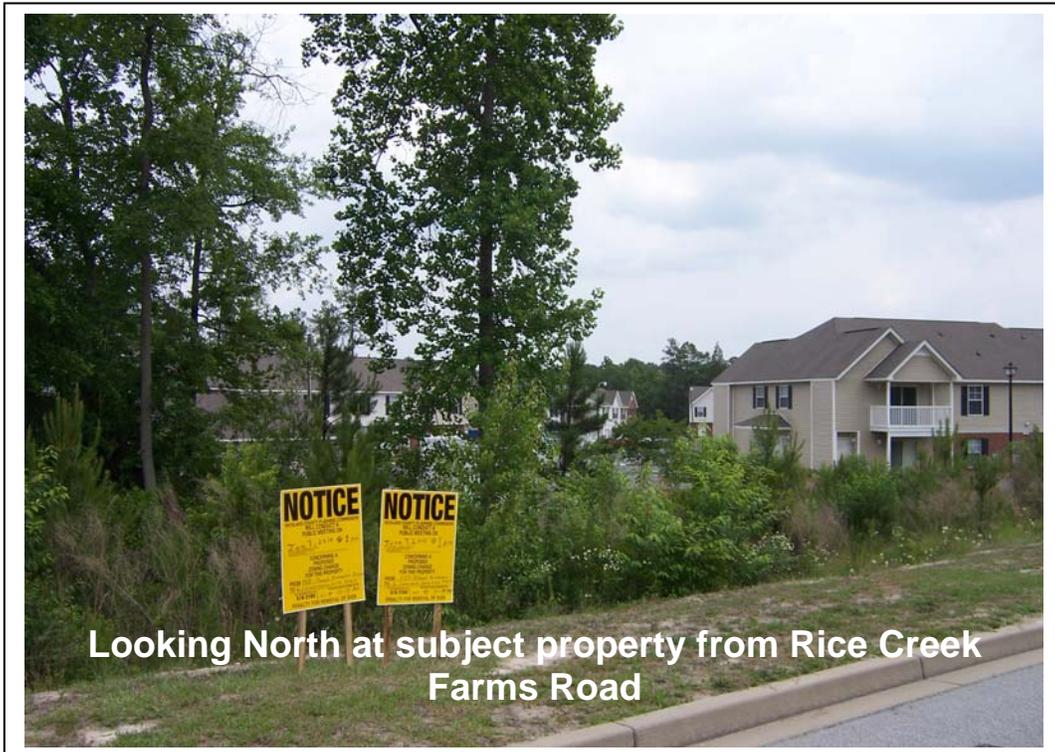


CASE 10-15 MA

From PDD with added C

TMS# 20300-02-34

Rice Meadow Circle



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, BY APPLYING THE C (CONSERVATION OVERLAY) DISTRICT ONTO REAL PROPERTY ZONED PDD (PLANNED DEVELOPMENT DISTRICT) AND FURTHER DESCRIBED AS TMS # 20300-02-34; 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 by applying the C (Conservation Overlay) District onto real property zoned PDD (Planned Development District) and further described as TMS # 20300-02-34.

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: June 22, 2010 (tentative)
First Reading: June 22, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-16 MA
APPLICANT: Richland County Conservation Commission
PROPERTY OWNER: Richland County

LOCATION: Farrow Road

TAX MAP NUMBER: 17300-02-35
ACREAGE: 11.0
EXISTING ZONING: RM-HD
PROPOSED ADDITIONAL ZONING: C

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

The previous zoning, Single Family Residential (RS-3) reflects the original zoning as adopted September 7, 1977.

In May of 1999, the RG-2 zoning (now Residential Multifamily High Density District (RM-HD)) was approved under 99-009MA (Ordinance No. 010-99HR).

The parcel contains one hundred and ninety five (195) feet of frontage along Farrow Road in two segments.

Summary

The Conservation Overlay District (C) is intended to provide for safe, suitable development along designated water resources throughout Richland County. It is intended to allow development that will assist in the preservation of views from the water and of the water resources is consistent with the shoreline areas that surround these features, and will provide adequate measures of safety to property and life during periodic flooding. The overlay district shall provide additional requirements to the regulations of the underlying zoning.

- Uses within the C overlay District shall comply with the regulations of the underlying district, except uses on lots abutting a water resource.

Existing Zoning		
North:	PDD	Killian Lakes Apartments
South:	M-1	Undeveloped
East:	RS-HD	Residences/Providence Plantation
West:	PDD	Killian lakes Apartments

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: “Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. The National Recreation and Park Association (NRPA) recommend 6.25 to 10.5 acres of parks and open space per 1,000 people.”

Compliance: Although the intent of the Conservation Overlay District is to protect sensitive water resource lands, a side benefit of the overlay is that it will also create a protected natural area. This will benefit adjacent residential developments by providing buffers, wildlife habitat, and help protect the surrounding property by impeding flood waters in the occasion of a flood event.

Traffic Impact

The proposed rezoning will not affect traffic on any adjacent or contiguous roads.

Conclusion

The proposed property has been deeded to Richland County for the purpose of protecting valuable ecological resources, reduce storm water runoff and provide green space. The proposed overlay would be compatible with the surrounding land uses.

This area will act as a buffer between developments and provide wildlife habitat in the suburban areas. The proposed Conservation Overlay (C) District is intended to protect property and life during periodic flooding. The subject parcel contains identified sensitive lands including National Wetland Inventory (NWI), Floodplain, and streams. Wetlands are important landscape features that hold and slowly release flood water, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The parcels containing identified FEMA floodplain are located in AE flood zones. The wetlands are characterized by woody vegetation. Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

The Crane Creek stream runs the length of the parcel and two unnamed streams converge into a single point near the subject parcel’s southern property line.

The proposed Conservation Overlay District (C) will not alter the existing zoning. The underlying zoning district Residential Multifamily High Density District (RM-HD) standards will still apply to the subject parcel in addition to being subject to the standards of the Conservation Overlay District (C). In the case of a conflict between the overlay district standards and the general use district standards, the stricter regulations shall apply. The Conservation Overlay District (C)

development standards will only apply to uses on lots abutting a water resource. For lots abutting a water resource, a water resource yard shall be provided as a set back in which no structures, except approved docks, shall be erected. Existing continuous tree stands shall be preserved to stabilize the water resource banks. Walkways, trails, access areas, and similar activities may occur within the water resource yard.

The proposed rezoning would not have a negative impact on public services or traffic.

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

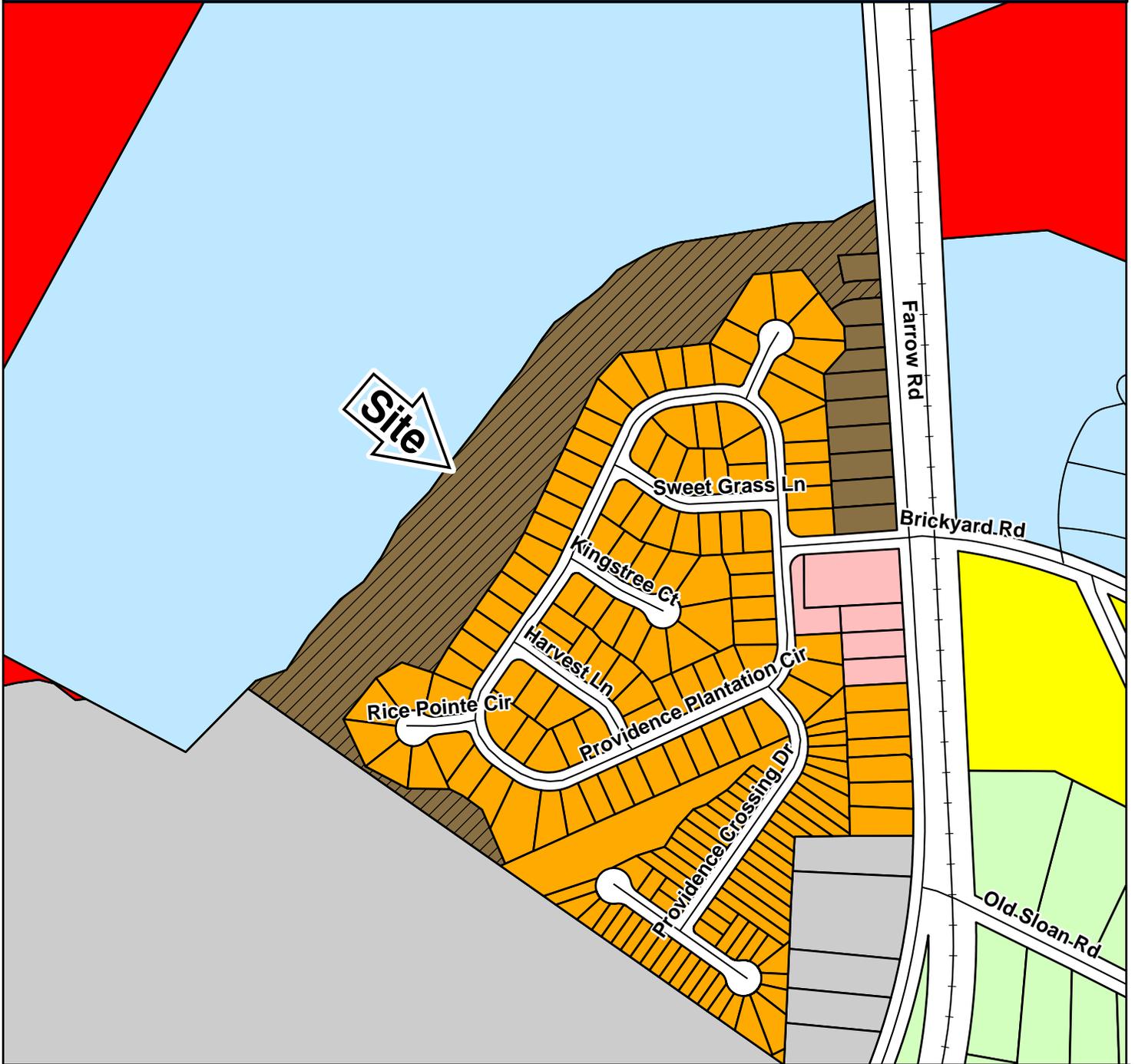
Zoning Public Hearing Date

June 22, 2010

Planning Commission Action

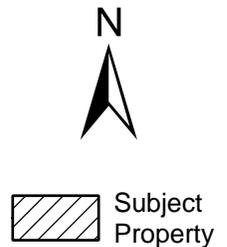
At their meeting of **June 7, 2010** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-16 MA** at the next available opportunity

Case 10-16 MA



ZONING CLASSIFICATIONS

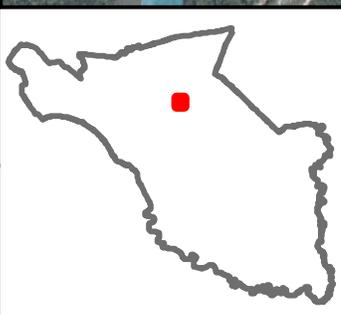
 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS



Case 10-16 MA
TMS 17300-02-35



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 10-16 MA

From RM-HD with added C

TMS# 17300-02-35

Farrow 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, BY APPLYING THE C (CONSERVATION OVERLAY) DISTRICT ONTO REAL PROPERTY ZONED RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY DISTRICT) AND FURTHER DESCRIBED AS TMS # 17300-02-35; 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 by applying the C (Conservation Overlay) District onto real property zoned RM-HD (Residential, Multi-Family – High Density District) and further described as TMS # 17300-02-35.

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: June 22, 2010 (tentative)
First Reading: June 22, 2010 (tentative)
Second Reading:
Third Reading:

DRAFT

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 IV, AMENDMENTS AND PROCEDURES; SECTION 26-59, PLANNED DEVELOPMENT REVIEW/APPROVAL; SUBSECTION (F), FORMAL REVIEW; PARAGRAPH (2), ACTION BY THE COUNTY COUNCIL; SUBPARAGRAPH B. APPROVAL; SO AS TO CORRECT THE SECTION REFERENCE FOR PDD REGULATIONS.

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 IV, Amendments and Procedures; Section 26-59, Planned Development Review/Approval; Subsection (f), Formal Review; Paragraph (2), Action by the County Council; Subparagraph b. Approval; is hereby amended to read as follows:

- b. *Approval.* After conducting the public hearing, the county council may:
1. Approve the application to and amend the zoning map; or
 2. Continue the matter for additional consideration; or
 3. Deny the application.

The regulations for PDD Districts (~~Section 26-99~~ 26-102 of this chapter) are minimum requirements and the county council may impose conditions and safeguards in excess of, or in addition to, the specific requirements set forth therein. Ability to meet the minimum requirements does not per se create an indication that an applicant should be entitled to a map amendment and PDD approval.

SECTION II. 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. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

DRAFT

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

Public Hearing: June 22, 2010 (tentative)
First Reading: June 22, 2010 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: May 3, 2010
RC PROJECT: 10-09 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

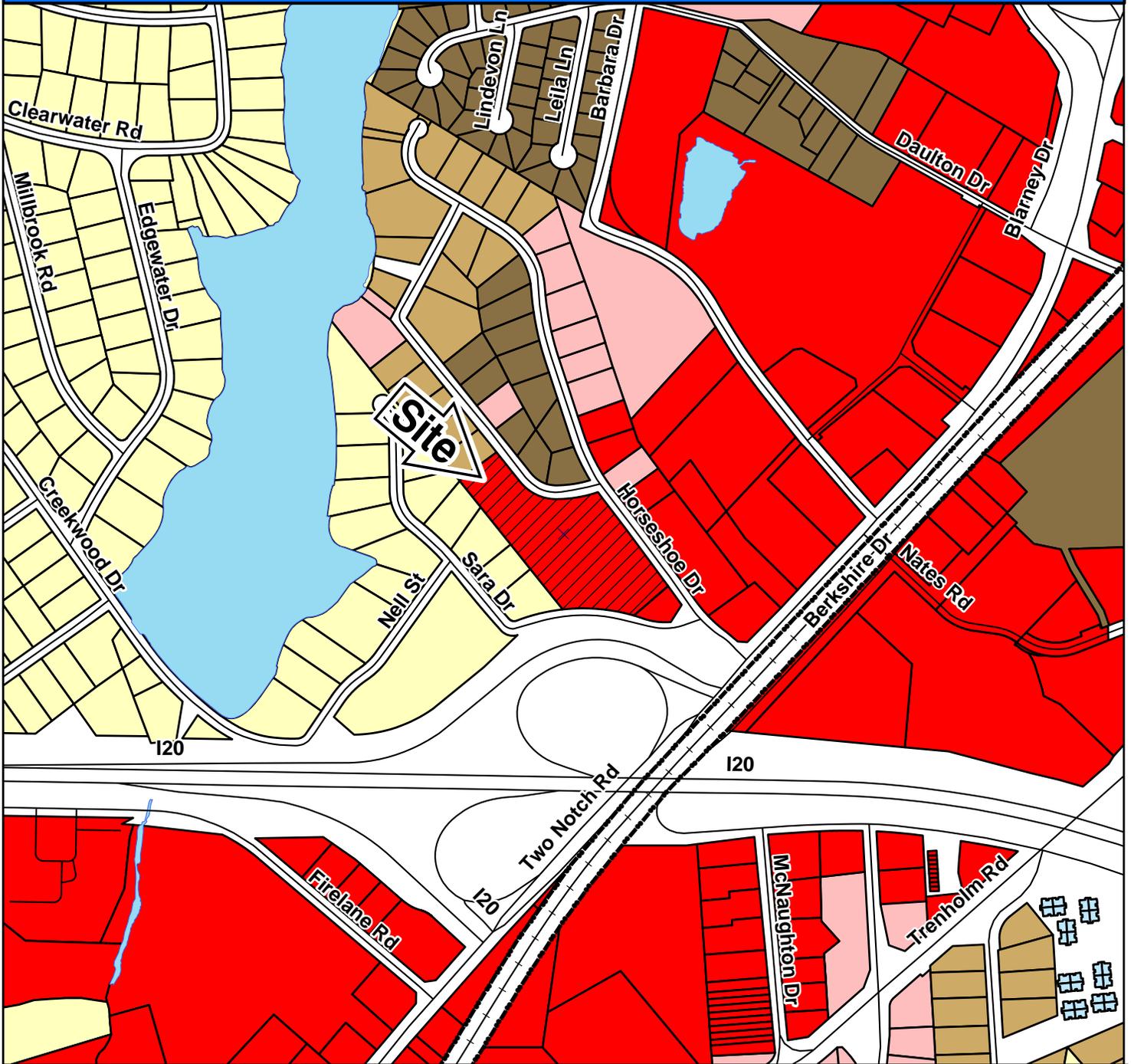
Planning Commission Recommendation

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

Planning Commission Action

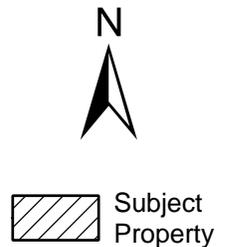
At their meeting of **May 3, 2010** the Richland County Planning Commission **disagreed** with the Planning & Development Services Department recommendation and, based on the findings of facts above, recommends the County Council initiate the ordinance consideration process to **deny** the proposed Amendment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

Case 10-09 MA GC to RM-HD

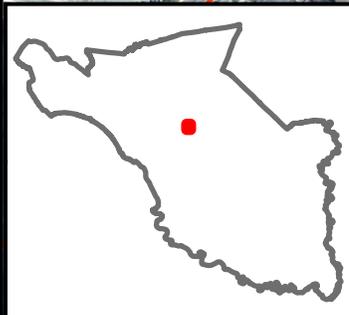
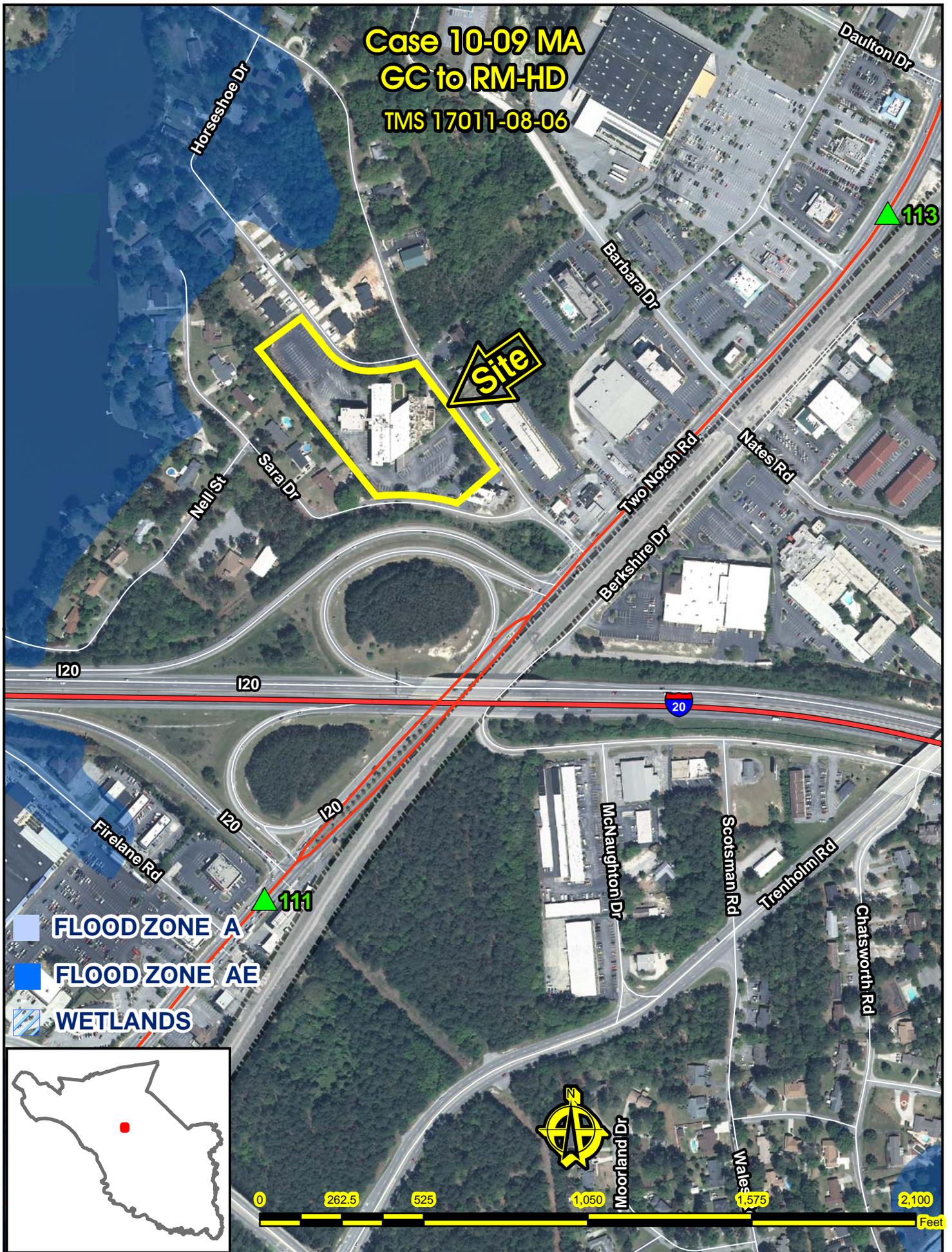


ZONING CLASSIFICATIONS

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**

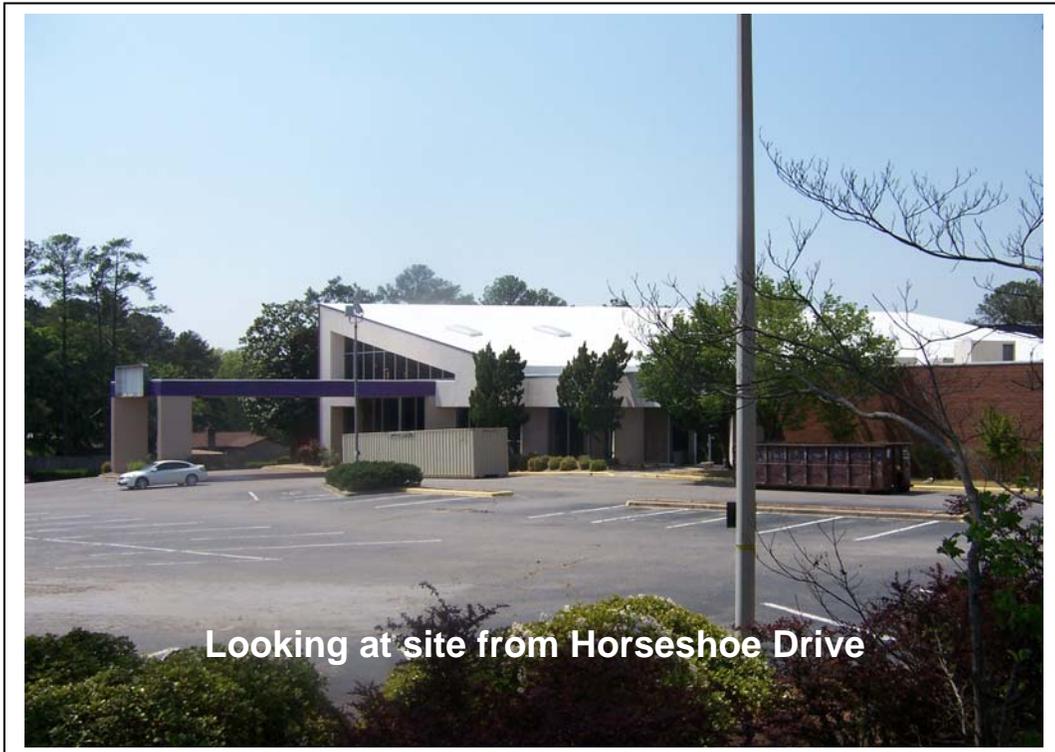


CASE 10-09 MA

From GC to RM-HD

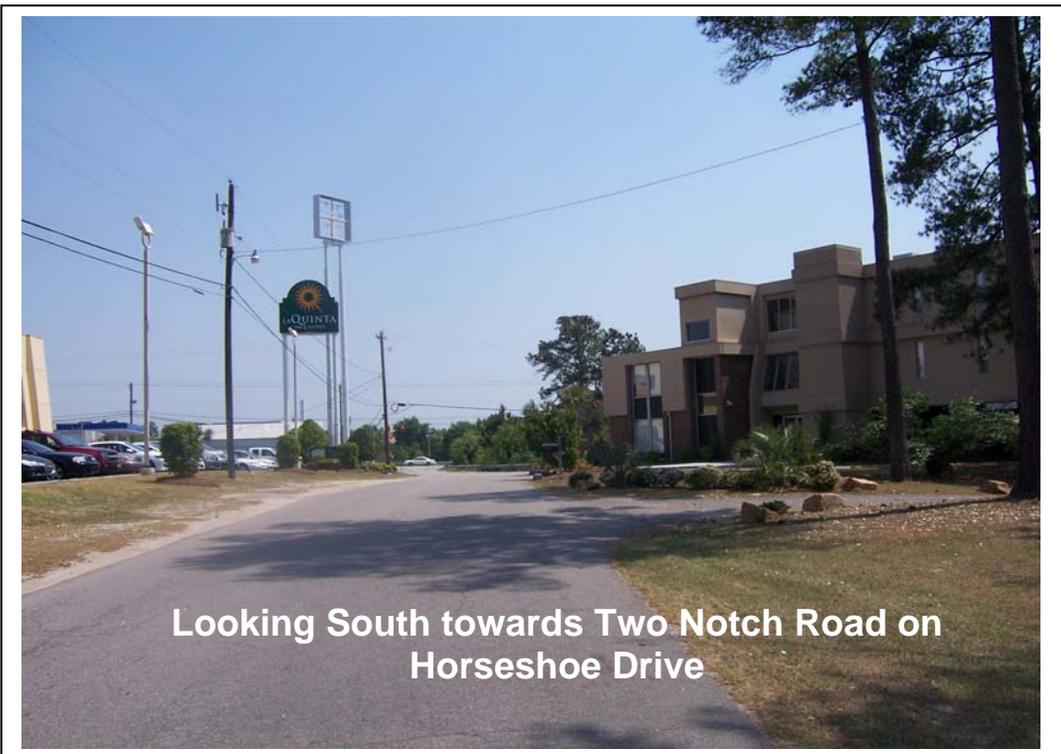
TMS#17011-08-06

Horseshoe Drive & Sara Drive





Looking North along Horseshoe Drive



Looking South towards Two Notch Road on
Horseshoe 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
First Reading: June 22, 2010 (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

