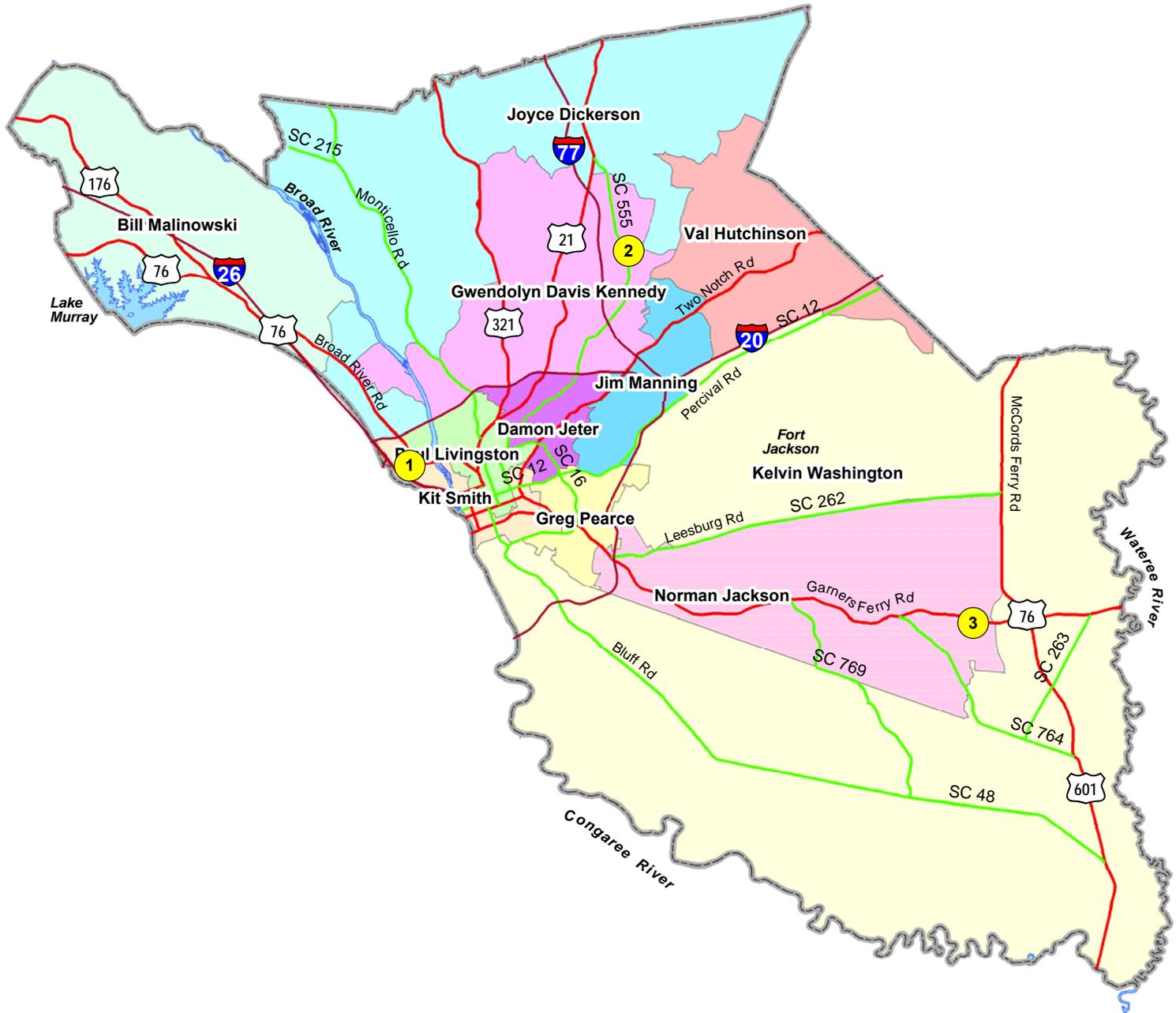


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



SEPTEMBER 28, 2010

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING SEPTEMBER 28, 2010



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-23 MA	Cynthia South	07306-05-15 & 07306-04-05/21/24	Brevard St. & Jefferson Allen Dr.	Livingston
2. 10-24 MA	Lexington Land Development Co., LLC	17400-04-02/06/11	Clemson Rd. & Farrow Rd.	Kennedy
3. 10-25 MA	Josh Williamson	35200-09-06 & 60	11315 & 11325 Gamers Ferry Rd.	Jackson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, September 28, 2010

7:00 P.M.

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

STAFF:

Anna Almeida, AICP 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

1. Case #10-23 MA
Cynthia South
RS-LD to RS-MD (8.18 acres)
Brevard St. & Jefferson Allen Dr.
TMS # 07306-05-15 & 07306-04-05/21/24**[FIRST READING]**
Planning Commission **Approved 6-0**
Page 1

2. Case #10-24 MA
Lexington Land Development Co., LLC.
Benjamin E. Kelly, Jr.
HI to GC (1.65 acres)
Clemson Rd. & Farrow Rd.
TMS # 17400-04-02/06/11**[FIRST READING]**
Planning Commission **Approved 6-0**
Page 9

3. Case #10-25 MA
Josh Williamson
PDD to RC (2.35 acres)
11315 & 11325 Garners Ferry Rd.
TMS # 35200-09-06 & 60 **[FIRST READING]**
Planning Commission **Approved 6-0**
Page 17

TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL; SUBSECTION (B); SO AS TO CORRECT THE SECTION REFERENCE FOR THE ADOPTED FLOOD INSURANCE RATE MAP. **[FIRST READING]**

Planning Commission **Approved 6-0**

Page 25

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 2, 2010
RC PROJECT: 10-23 MA
APPLICANT: Cynthia South
PROPERTY OWNER: Cynthia South

LOCATION: Brevard Street and Jefferson Allen Drive

TAX MAP NUMBER: 07306-04-05, 21, 24 & 07306-05-15
ACREAGE: 8.18 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: RS-MD

PC SIGN POSTING: August 13, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Residential Single Family Low Density District (RD-LD) reflects the original zoning as adopted September 7, 1977.

The parcels contain one thousand six hundred and thirty four (1634) feet of frontage along Brevard Street. The parcels contain nine hundred and nineteen (919) feet of frontage along Jefferson Allen Drive.

Parcel TMS#07306-04-01 had two previous proposed rezoning attempts under case 03-29MA and case 04-15MA. Case 03-029MA the proposed change was to rezone the property from RS-1 to M-1 and the request was withdrawn. Case 04-15MA the applicant requested the same rezoning for the property RS-1 to (M-1) and it was denied.

Summary

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

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

- The gross density for this site is approximately: 42 dwelling units
- The net density for this site is approximately: 29 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residences
<u>South:</u>	RS-LD	Residences
<u>East:</u>	RS-LD/M-1	Residences/ Warehouse (Vendor Supply)
<u>West:</u>	RS-LD	Residences

Plans & Policies

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

Priority Investment Area

Objective: “Residential housing should be varied at moderate to high densities (4-16 dwelling units per acre).”

Compliance: The Residential Single Family Medium Density District (RS-MD) would permit 5.1 dwelling units per acre in accordance with the plan. The medium density district would be compatible with the Residential Single Family Medium Density District (RS-MD) to the north of the subject parcels. The surrounding Residential Single Family Low Density District to the south of the subject parcels permit 3.6 dwelling units per acre. The Residential Single Family Low Density District permits residential dwelling units at a lower density than what is recommended in the Comprehensive Plan.

Traffic Impact

The 2009 SCDOT traffic count (Station # 183), west of the subject parcel on Broad River Road identifies 26,000 Average Daily Trips (ADT’s). Broad River Road is classified as a five lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Broad River Road is currently operating at a Level of Service (LOS) “C”.

The 2009 SCDOT traffic count (Station # 299), east of the subject parcel on Greystone Boulevard identifies 15,800 Average Daily Trips (ADT’s). Greystone Boulevard is classified as a four lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Greystone Boulevard is currently operating at a Level of Service (LOS) “B”.

There are no planned or programmed improvements for Greystone Boulevard or this section of Broad River Road. Currently the River Drive bridge is undergoing repairs to bring it up to current standards inclusive of pedestrian and bicycle safety standards.

Conclusion

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

The subject parcels are part of the Broad River Corridor and Community Study area. The draft document (see pg. 70) recommends, policy number one (1) to “*promote new and diverse housing stock.*” The proposed Residential Single Family Medium Density District (RS-MD) would create additional new homes and diversify the existing housing stock. Potential new development will act as a catalyst for redevelopment opportunities within the immediate study area.

The existing parcels are wooded and undeveloped. Northeast of the subject parcel is “Vender Supply”, a company that specializes in warehousing and supplies vending machine consumables. Contiguous to the North are a number of Residential Single Family Medium Density District (RS-MD) zoned parcels. To the West and South are Residential Single Family Low Density District (RS-LD) zoned properties with some of the parcels containing single family residences. This site represents an opportunity for infill development in an area with existing services and infrastructure.

The subject parcels are part of the Richland One school district and are within eighteen hundred (1800) feet of H.B. Rhame Jr. Elementary and Saint Andrews Middle. The elementary and middle school is located on the same parcel.

The Saint Andrews fire station (station number 6) is located on Briargate Circle roughly 1.4 miles northwest of the subject parcel. There is a fire hydrant located northeast of the subject parcel on Betsy Drive near the intersection of Brevard Street and Saluda River Road; an additional fire hydrant is located south of Jefferson Allen Drive on Saluda River Road. The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer would be provided by the City of Columbia.

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

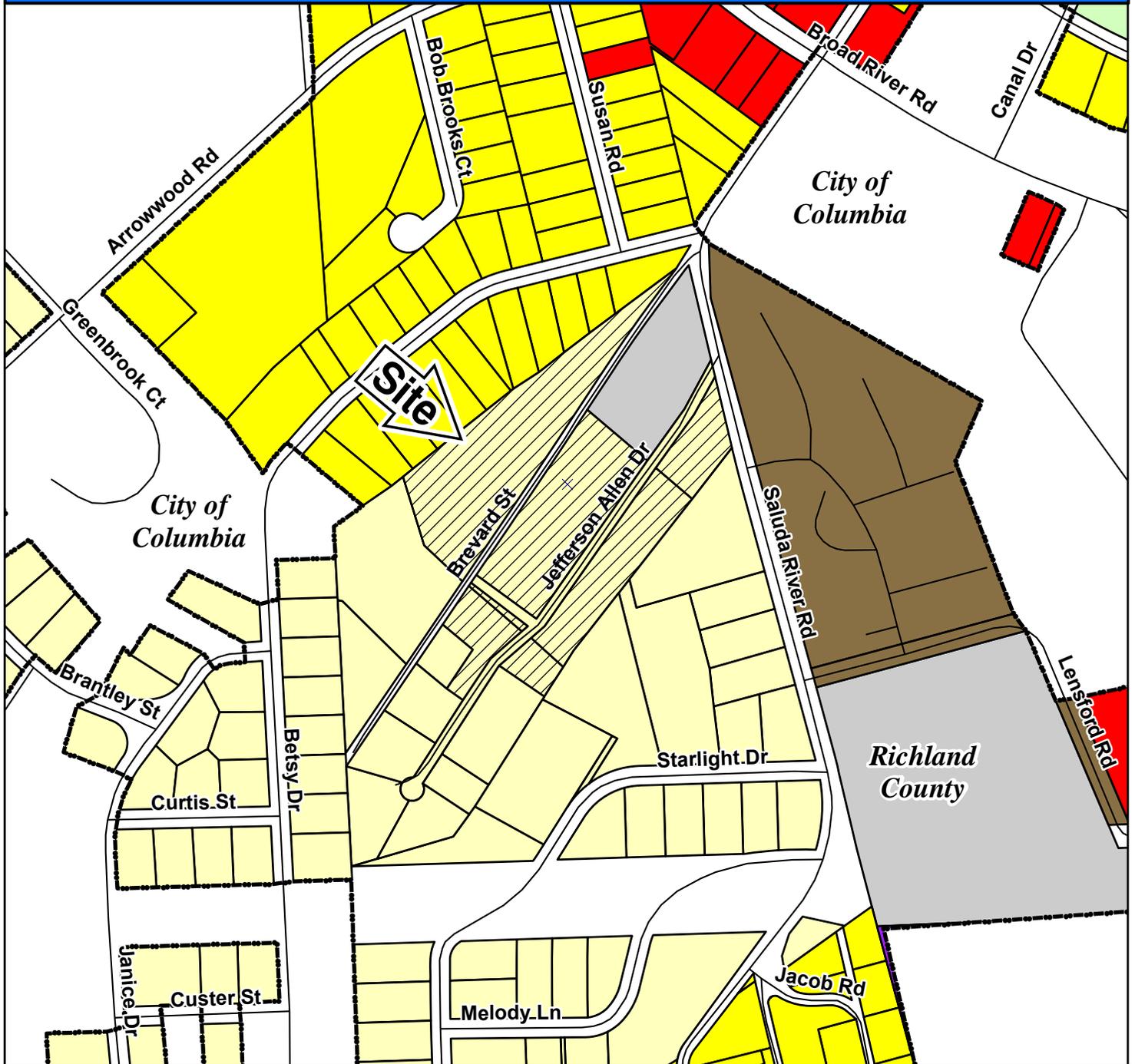
Zoning Public Hearing Date

September 28, 2010

Planning Commission Action

At their meeting of **September 2, 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 # 10-23MA** at the next available opportunity

Case 10-23 MA RS-LD to RS-MD



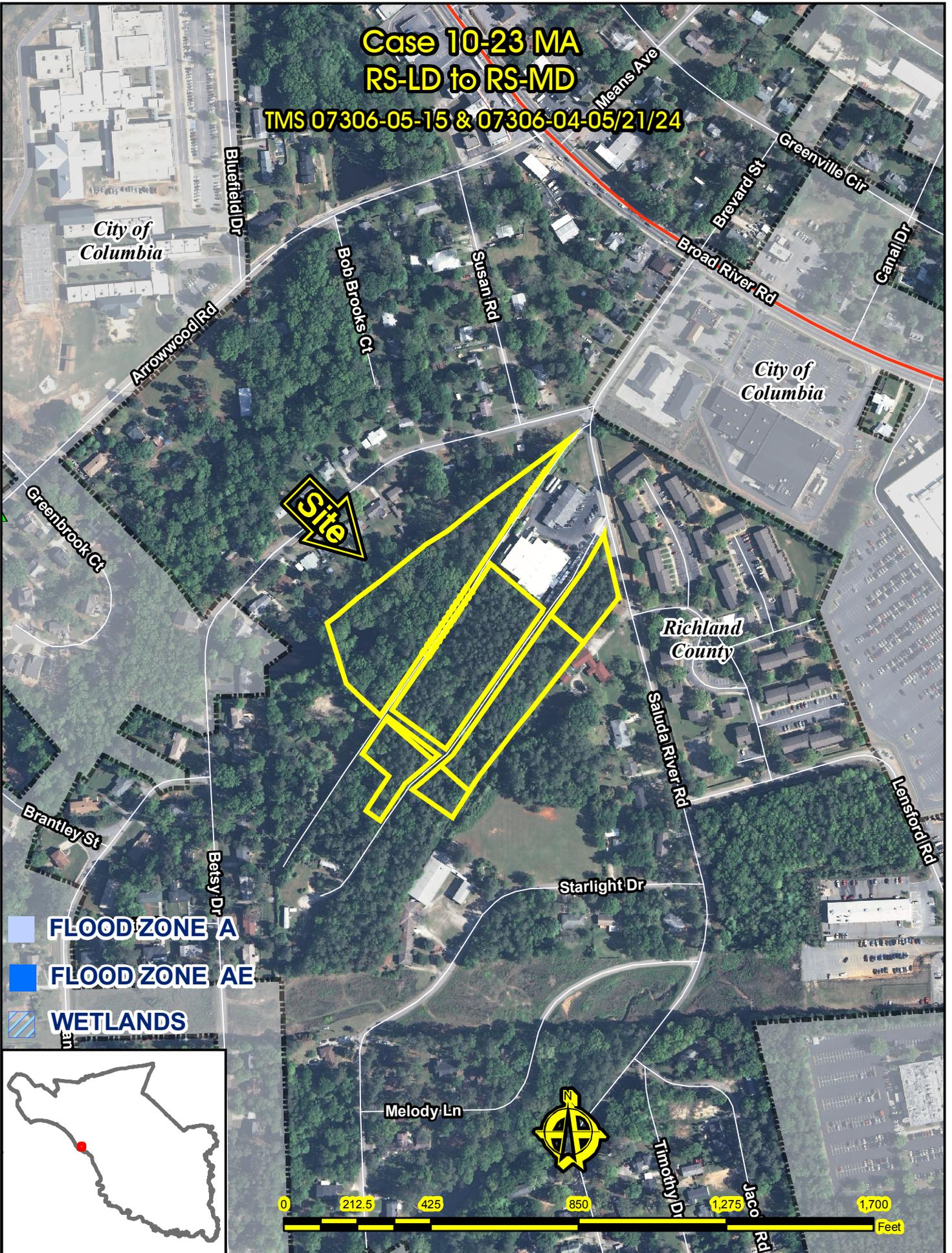
ZONING CLASSIFICATIONS

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



**Case 10-23 MA
RS-LD to RS-MD**

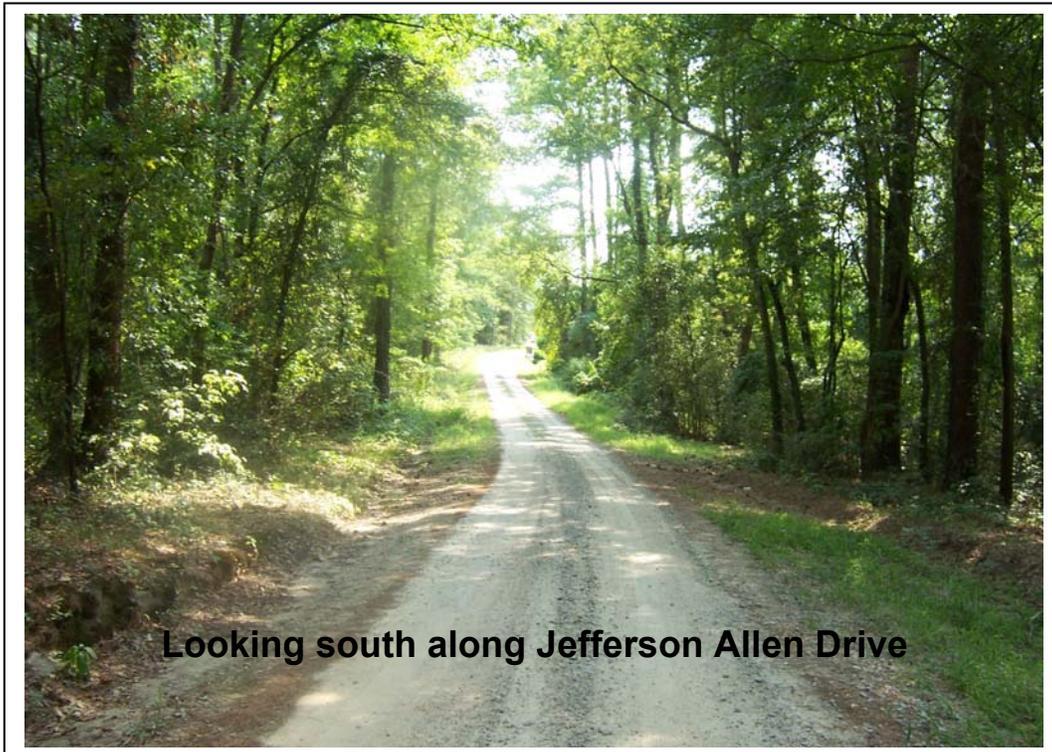
TMS 07306-05-15 & 07306-04-05/21/24



CASE 10-23 MA

From RS-LD to RS-MD

TMS 07306-04-05, 21, 25 & 07306-05-15 Brevard Street & Jefferson Allen 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 PROPERTIES DESCRIBED AS TMS # 07306-05-15 AND TMS # 07306-04-05/21/24 FROM RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICTS) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 07306-05-15 and TMS # 07306-04-05/21/24 from RS-LD (Residential, Single-Family – Low Density District) zoning to RS-MD (Residential, Single-Family – Medium Density District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: September 28, 2010 (tentative)
First Reading: September 28, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 2, 2010
RC PROJECT: 10-24 MA
APPLICANT: Lexington Land Development, LLC
PROPERTY OWNER: Gregorio M. Leon, Jr.

LOCATION: Farrow Road and Clemson Road

TAX MAP NUMBER: 17400-04-02, 06, & 11
ACREAGE: 1.65 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

PC SIGN POSTING: August 13, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Heavy Industrial District (HI) reflects the original zoning as adopted September 7, 1977.

The parcels contain six hundred and ninety four (694) feet of frontage along Farrow Road and two hundred and twenty five (225) feet of frontage along Clemson Road.

Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

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

- The gross density for this site is approximately: 26 dwelling units
- The net density for this site is approximately: 13 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	HI	Undeveloped
<u>South:</u>	HI	Storage facility
<u>East:</u>	HI	Undeveloped
<u>West:</u>	PDD	Graded for a detention pond (to be used as open space)

Plans & Policies

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

Suburban

Objective: “Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.”

Compliance: The subject parcels are located at a traffic junction (intersection of Clemson Road and Farrow Road). West of the subject parcels an automotive dealership is currently under construction and no established residential lots in the immediate area.

Traffic Impact

The 2009 SCDOT traffic count (Station # 442), east of the subject parcel on Clemson Road shows 23,000 Average Daily Trips (ADT's). Clemson Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at a Level of Service (LOS) “C”.

Clemson Road is controlled access by the South Carolina Department of Transportation (SCDOT) which restricts curb cuts and access. The location of the site relative to the intersection will limit the placement of access to Farrow Road. This segment of Farrow Road is controlled access leading up to the intersection and access will be limited to south of the intersection on Farrow Road. There are no planned or programmed improvements for these sections of Clemson Road and Farrow Road.

Conclusion

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

East of the subject parcel the Southern Railway railroad tracks run parallel to Farrow Road. The railroad tracks have a sixty (60) foot right-of-way that runs parallel with the subject parcels along the eastern parcel lines. The setbacks for the Heavy Industrial District (HI) and the General Commercial District (GC) are the same at twenty five (25) feet for the front and ten (10) for the rear with no side setbacks. Due to the location of the subject parcels, development will be constrained by the controlled access limitations and the parcel configurations.

The character of the surrounding area is changing to commercial in nature. East of the subject sites is Sam's Crossing that contains a number of commercial uses; these uses include gas stations, banks, fast food restaurants, a church, a home improvement store, and three chain pharmacies. Northwest and west of the subject parcels is the three hundred and ninety six (396) acre Planned Development District (PDD) Killian's Crossing. The Killian's Crossing Planned Development District (PDD) will contain commercial, residential, open space/green space and office uses. The parcel immediately west of the subject site is being developed as part of the Killian's Crossing Planned Development District (PDD) and is identified as open space and currently contains a detention pond.

The Killian fire station (station number 27) is located on Farrow Road .257 miles or one thousand three hundred and sixty (1360) feet south of 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 compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

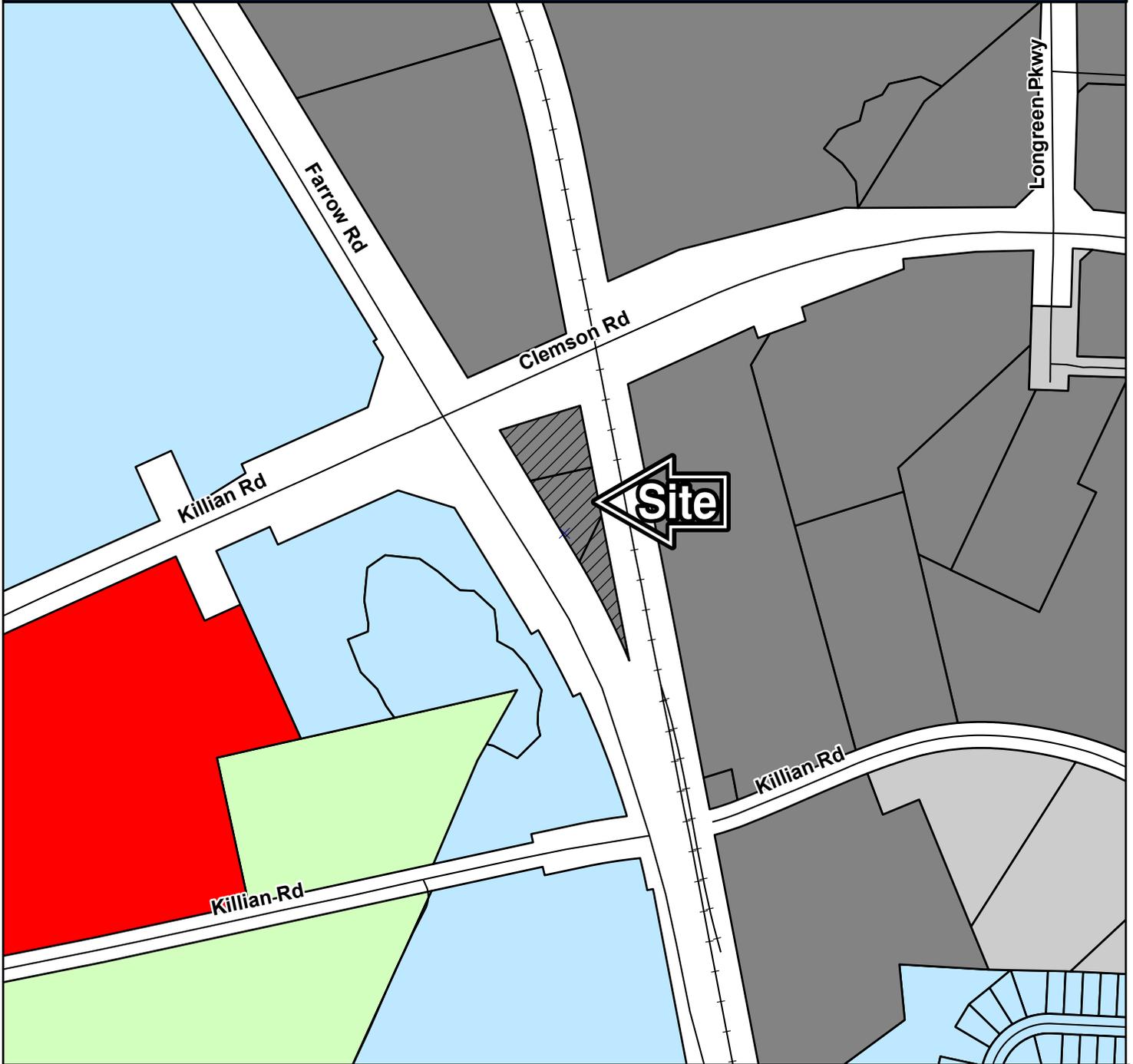
Zoning Public Hearing Date

September 28, 2010

Planning Commission Action

At their meeting of **September 2, 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 # 10-24MA** at the next available opportunity

Case 10-24 MA HI to GC

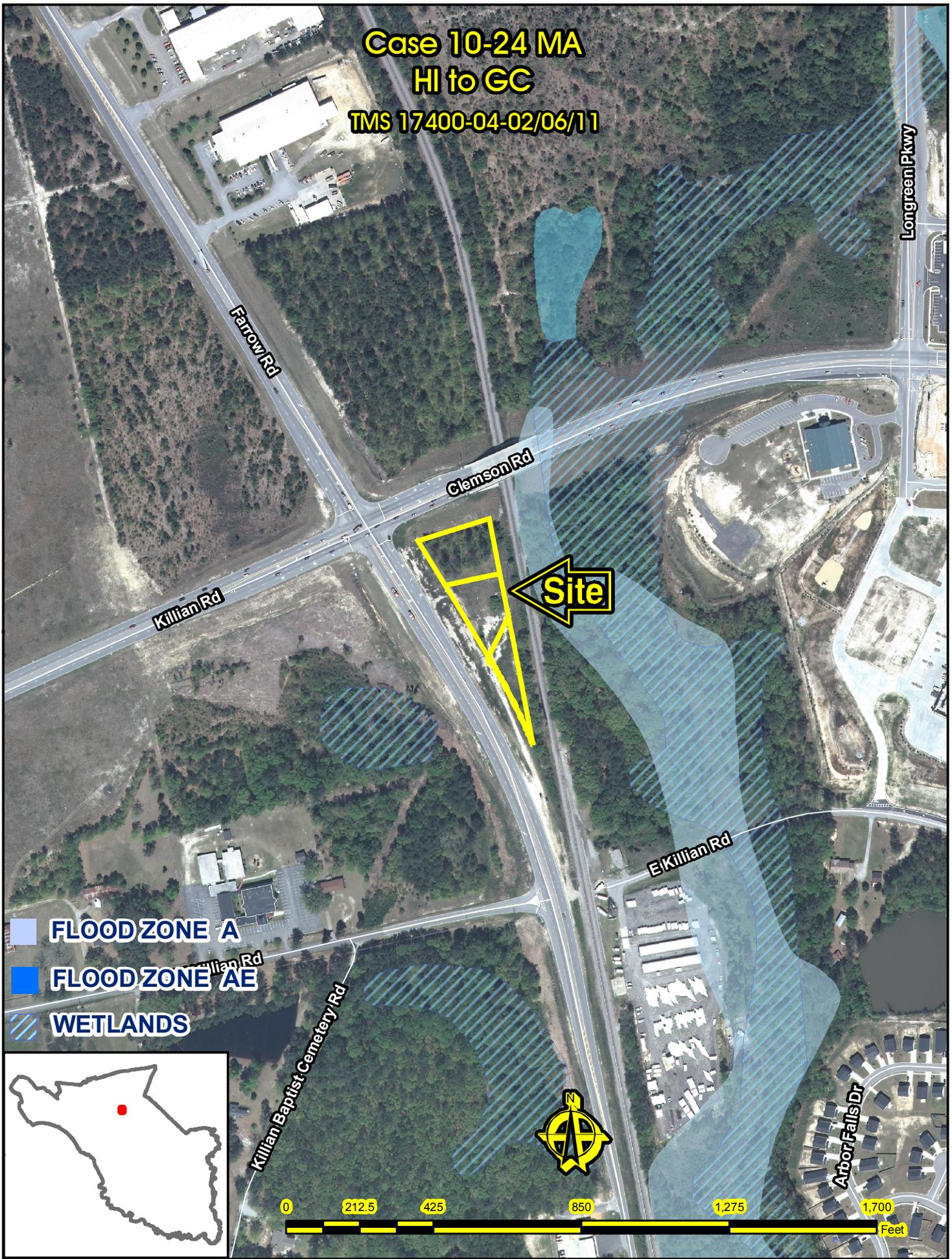


ZONING CLASSIFICATIONS

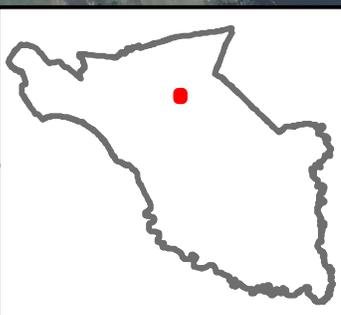
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



Case 10-24 MA
HI to GC
TMS 17400-04-02/06/11



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 10-24 MA

From HI to GC

TMS# 17400-04-02, 06, 11

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, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 17400-04-02/06/11 FROM HI (HEAVY INDUSTRIAL DISTRICTS) TO GC (GENERAL COMMERCIAL DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 17400-04-02/06/11 from HI (Heavy Industrial District) zoning to GC (General Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: September 28, 2010 (tentative)
First Reading: September 28, 2010 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 2, 2010
RC PROJECT: 10-25 MA
APPLICANT: Josh Williamson
PROPERTY OWNER: Ray Head

LOCATION: 11315 & 11325 Garners Ferry

TAX MAP NUMBER: 35200-09-06 & 35200-09-60
ACREAGE: 2.35 acres
EXISTING ZONING: PDD
PROPOSED ZONING: RC

PC SIGN POSTING: August 13, 2010

Staff Recommendation

Denial

Background /Zoning History

The original zoning, Rural District (RU) was adopted September 7, 1977. The current zoning, Planned Development District (PDD) reflects the zoning as approved in 2004 under 04-02MA (Ordinance 076-03HR).

The parcel contains five hundred and seventy six (576) feet of frontage along Garners Ferry Road (U.S. HWY 378).

Summary

The Rural Commercial District (RC) recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where the small neighborhood oriented business are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area/maximum density: Minimum lot area requirement: 22,000 square feet or as required by DHEC. Maximum density: there is no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Tri County Electric substation
<u>East:</u>	RU	Tri County Electric substation
<u>West:</u>	RU	Residence

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: “Commercial/Office activities should be located at major traffic junctions where existing commercial and office uses are located and not encroach or penetrate established residential areas. Small scale agricultural related commercial uses, located on-site with residences, are appropriate provided adequate buffering/setbacks are available and the commercial use is in character with the area.”

Non-Compliance: The property is surrounded by rural residential lots in addition to the lack of operating commercial or office uses in the immediate area. The parcel does however contain access to a principle arterial and is adjacent to Tri County Electric.

Traffic Impact

The 2009 SCDOT traffic count (Station # 173), west of the subject parcel on Garners Ferry Road (US HWY 378) shows 16,100 Average Daily Trips (ADT’s). Garners Ferry Road (US HWY 378) is classified as a four lane divided Principle Arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Garners Ferry Road (US HWY 378) is currently operating at a Level of Service (LOS) “A”.

There are no planned or programmed improvements for this section of Garners Ferry Road.

Conclusion

The proposed rezoning would not be compatible with the surrounding land uses.

The parcel is located along a major highway, but not located at a major intersection; there is an existing one story structure of approximately 1,740 square feet on the parcel. The closest major intersection is Garners Ferry Road and McCords Ferry Road located 2 miles east of the site. The closest established general commercial use is the Center Express convenience store and gas station located .4 miles west of the subject parcel on the south side of Garners Ferry Road and is considered non-conforming. East of the site within approximately eight hundred and sixty six (866) feet of the subject parcel is a Rural Commercial District (RC) that was rezoned in 2009 under case 09-11MA (Ordinance 075-09HR) with an existing one thousand two hundred and twenty three (1,223) square foot building.

The RC District allows uses such as automobile parking (commercial), hotel and motels, repair and maintenance services automobile minor, convenience stores with pumps, and liquor stores. The RC zoning district limits the floor area of the structure to 20,000 square feet.

"The maximum structure coverage in the RC District shall be fifty percent (50%). New structures in the RC District shall have an aggregate building footprint of not more than twenty thousand (20,000) square feet. The aggregate gross floor area of new structures shall not exceed twenty thousand (20,000) square feet. Existing structures shall not be expanded to exceed an aggregate building footprint or aggregate gross floor area of twenty thousand (20,000) square feet." [sec. 26-97 (c) (3)]. "

The structure size limitation could limit the development and economic viability of any retail land use on the subject site. The size limitation was deliberately included in the Land Development Code to limit the commercialization of rural areas of the County, while still allowing for limited commercial services and small neighborhood oriented business that are useful and desired near intersections of arterial and/or major collector roads.

The conditions of the Planned Development District (PDD) under Ordinance No. 076-03HR state the following;

"The subject site is limited to the locations depicted in the site plan; attachment B identifies a site plan layout which is part of the ordinance. (Section II A) The use of the subject site shall be limited to the uses, and their locations, described in attachment B (Section II B). All development shall conform to the land development regulations in effect when an individual development permit application is received (Section II C). The Planning Commission is hereby authorized to make minor amendments, as determined by the Zoning Administrator, to attachment B pursuant to the provisions of section 26-70.17 of the County Code of Ordinances (or its relevant successor regulations)."

The conditions under Ordinance Number 076-03HR were approved as part of the Planned Development District (PDD) identifying building locations with a truck wash/garage, a mobile home, and a one story restaurant. To date the truck wash/garage building has burned down, the mobile home has been removed from the site and the restaurant is no longer in operation. The property owner and any subsequent owners can rebuild and operate the truck wash/garage and operate the restaurant as a permitted use under the approved Planned Development District (PDD). The established Planned Development District (PDD) can not be amended unless it were to establish mixed uses as required under the new Planned Development District (PDD) guidelines. Chapter 29 of the South Carolina Local Government Comprehensive Planning and Enabling Act of 1994 requires all Planned Development Districts (PDD) to include commercial, residential, office or a combination thereof. Article 5 section 6-29-730 Zoning districts; matters regulated; uniformity; zoning techniques subsection C(4) defines a planned development as;

""Planned development district" or a development project comprised of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments."

Three parcels east of the subject site are zoned (Planned Development District) PDD for commercial uses. The first Planned Development District (PDD) zoned parcel east of the subject site contains a vacant restaurant; the southern parcel contains a vacant residential structure and both parcels are part of a Planned Development District (PDD) approved in 2004 under 04-26MA (Ordinance 011-04HR). Contiguous to the east of the vacant restaurant and residential parcel is a Planned Development District (PDD) zoned parcel that was approved in 1998 under 98-011MA (Ordinance 007-98HR). The parcel contains a vacant eight thousand (8,000) square foot steel building. The intent of the Planned Development District (PDD) was to allow the operation of a flea market onsite.

The Congaree Run fire station (station number 29) is located on Old Congaree Run roughly 3.5 miles west of the subject parcel. Fire hydrants are not available in proximity to the subject parcel. The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer is provided by well and septic.

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

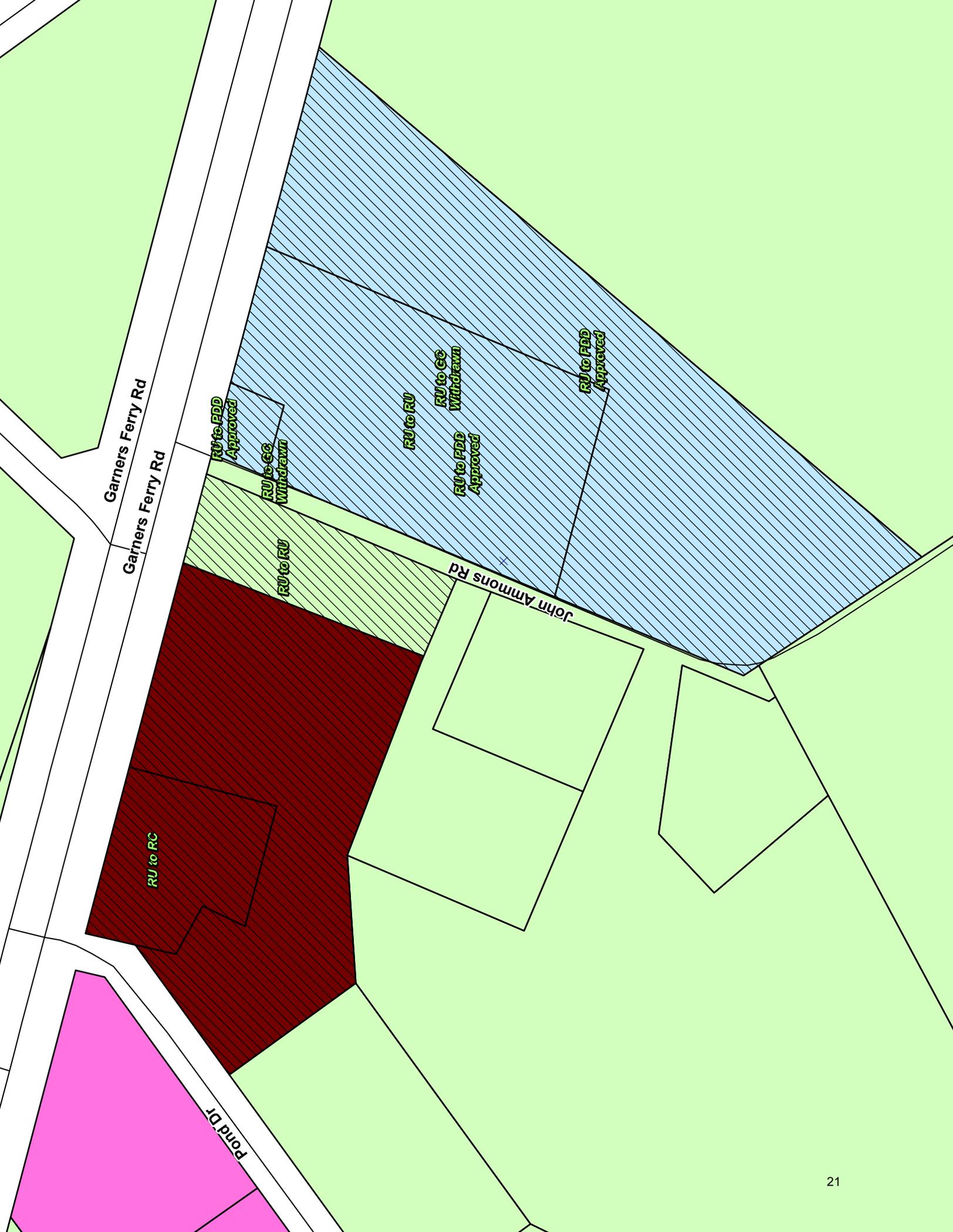
September 28, 2010

Planning Commission Recommendation

1. There are similar uses three lots down from the property.
2. The property is located on a major arterial.
3. The traffic counts note that the property should be commercial and does not support residential.

Planning Commission Action

At their meeting of **September 2, 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 **approve** the proposed Amendment for **RC Project # 10-25 MA** at the next available opportunity.



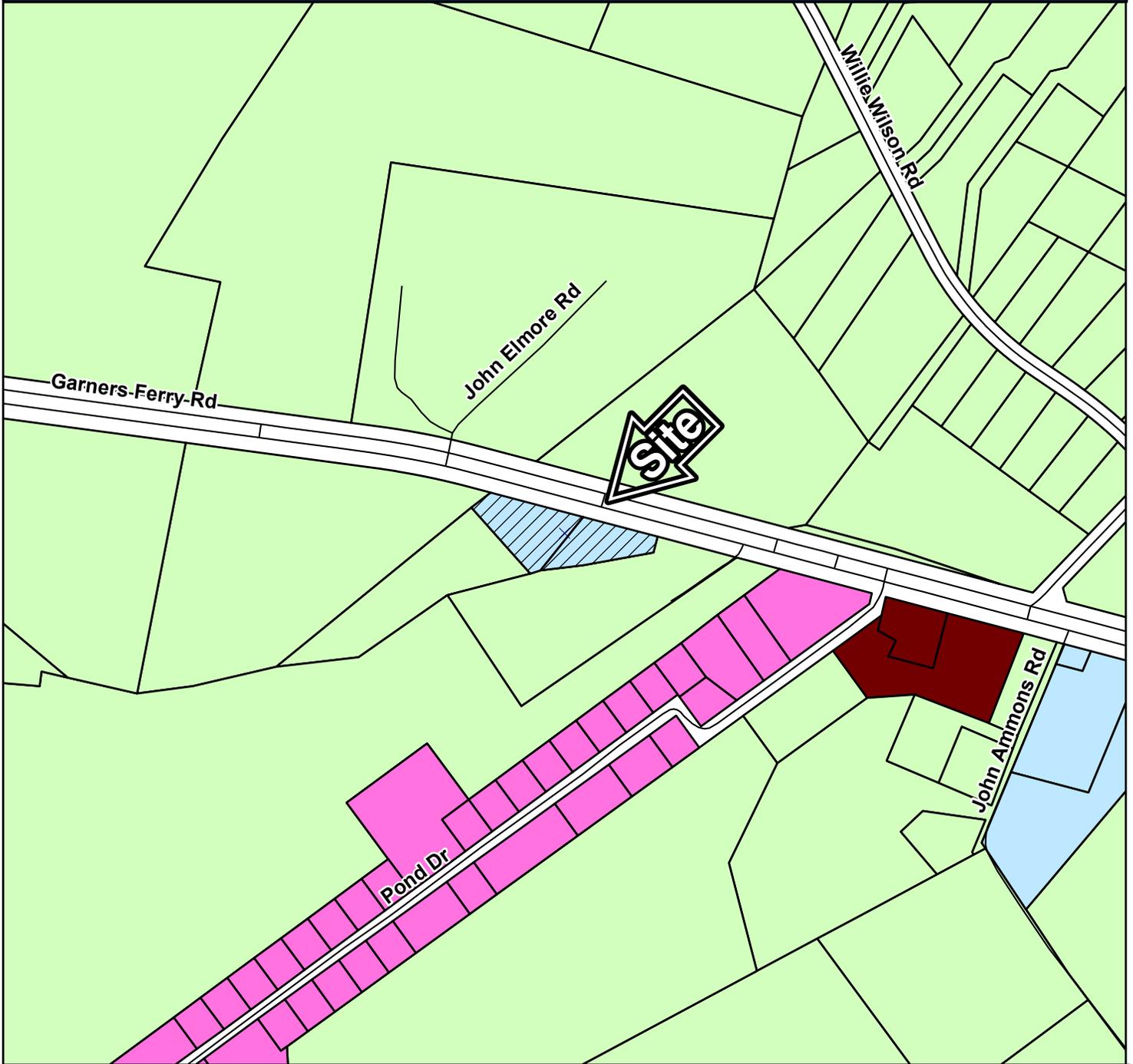
Garners Ferry Rd

Garners Ferry Rd

John Ammons Rd

Pond Dr

Case 10-25 MA PDD to RC

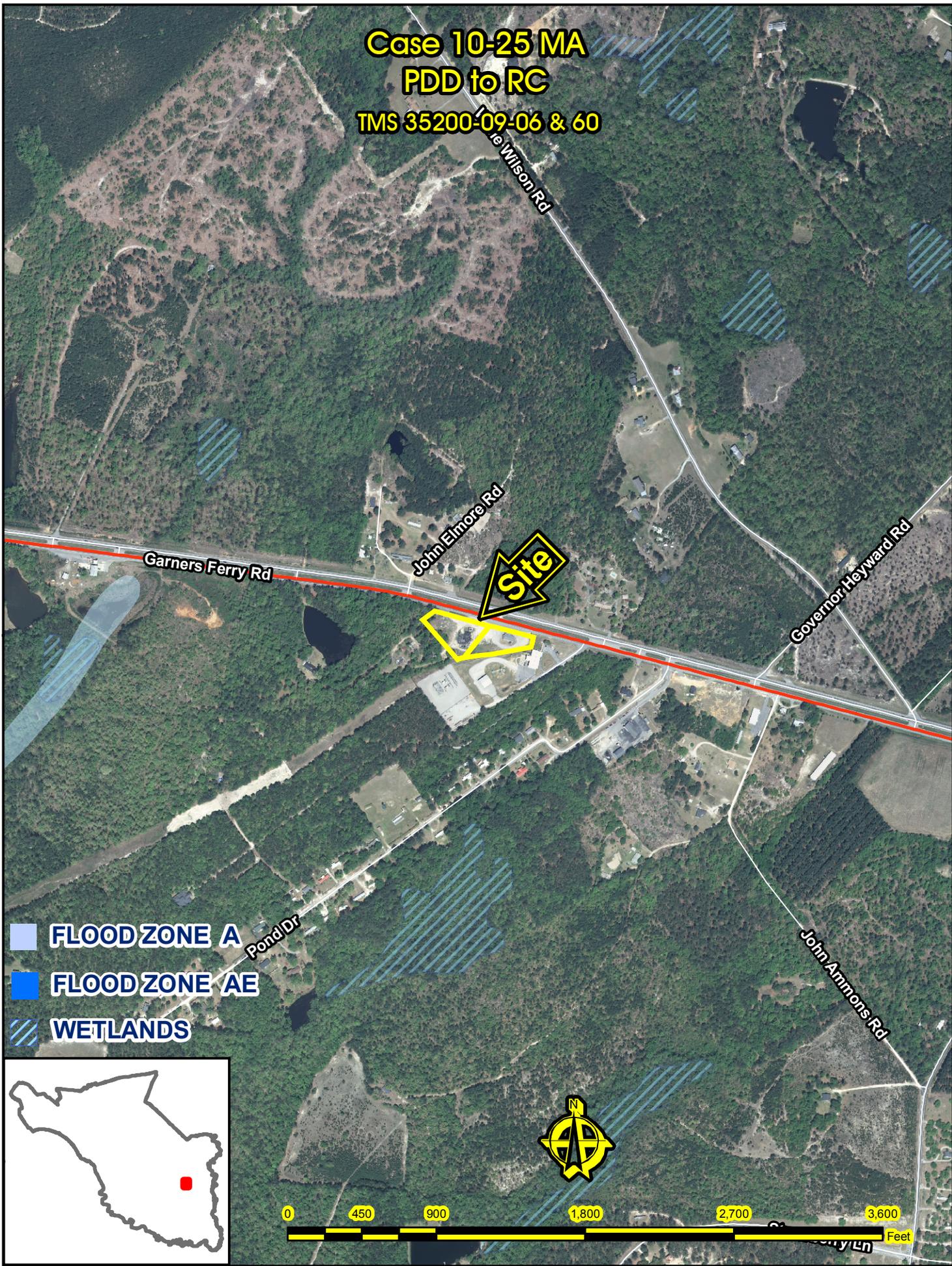


ZONING CLASSIFICATIONS

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



**Case 10-25 MA
PDD to RC
TMS 35200-09-06 & 60**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 10-25 MA

From PDD to RC

TMS# 35200-09-06 & 60

Garners Ferry 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 PROPERTIES DESCRIBED AS TMS # 35200-09-06/60 FROM PDD (PLANNED DEVELOPMENT DISTRICTS) TO RC (RURAL COMMERCIAL DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 35200-09-06/60 from PDD (Planned Development District) zoning to RC (Rural Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: September 28, 2010 (tentative)
First Reading: September 28, 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 26-54, SUBDIVISION REVIEW AND APPROVAL; SUBSECTION (B); SO AS TO CORRECT THE SECTION REFERENCE FOR THE ADOPTED FLOOD INSURANCE RATE MAP.

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 26-54, Subdivision Review and Approval; Subsection (b); is hereby amended to read as follows:

- (b) *Sketch (site) plans and plats to show flood limit lines as depicted on the current FIRM panel.* All sketch (site) plans for subdivisions and plats submitted for approval pursuant to this section shall be prepared by a registered engineer or licensed surveyor and shall contain a delineation of all flood lines and floodway boundary lines, as shown on the County's Flood Insurance Rate Map as adopted in Section ~~26-105~~ 26-106 (b).

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

Attest this the _____ day of
_____, 2010

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: September 28, 2010 (tentative)
First Reading: September 28, 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

