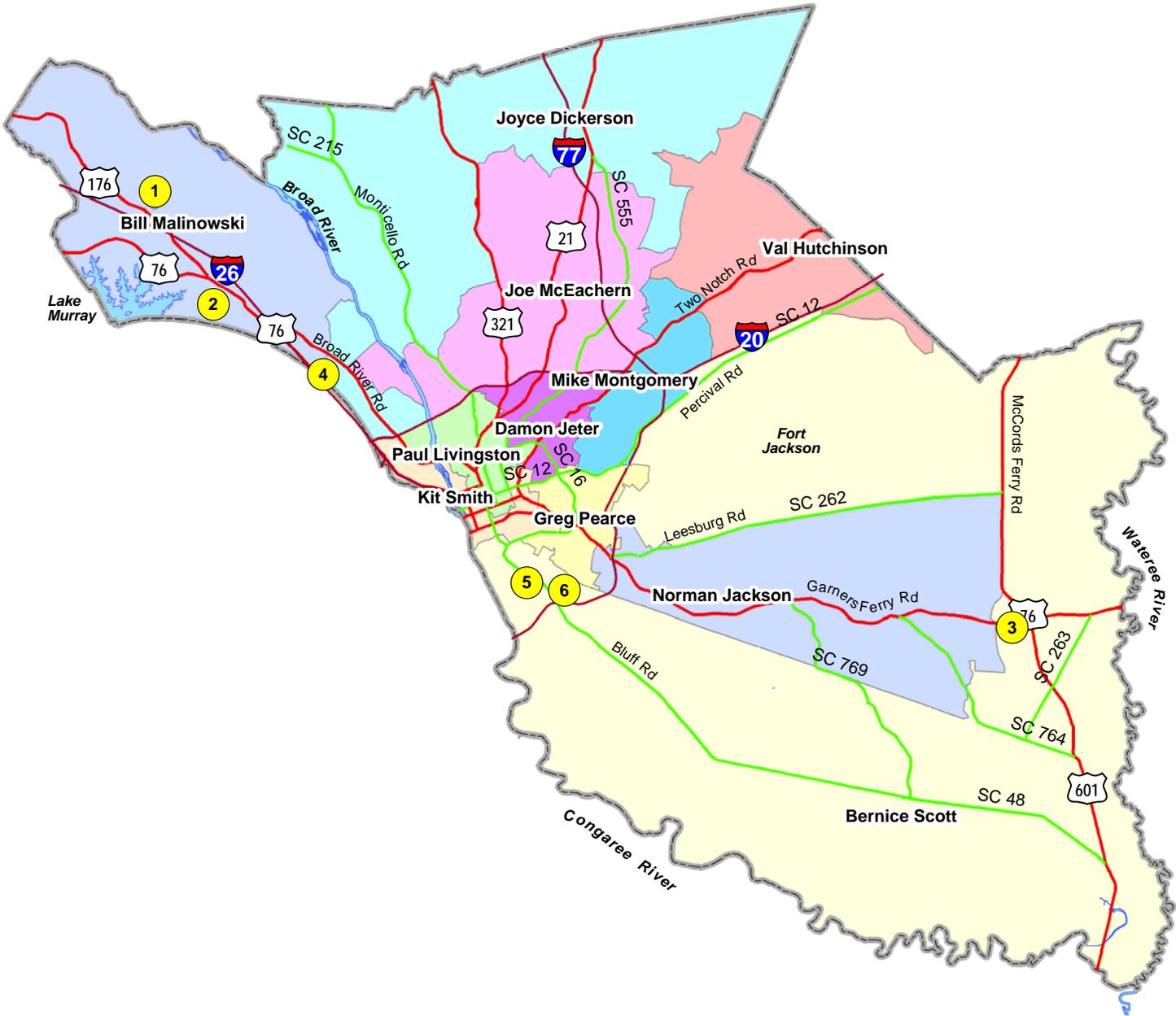


RICHLAND COUNTY
PLANNING COMMISSION



FEBRUARY 5, 2007

RICHLAND COUNTY PLANNING COMMISSION FEBRUARY 5, 2007



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 07-02 MA	Doug Webber	02600-04-25	11232 Broad River Road	Malinowski
2. 07-04 MA	Stan Mack	03300-07-06	Farming Creek Road	Malinowski
3. 07-07 MA	J. Chris Cloyd	37200-06-01 (p)	Hwy 378 before Hwy 601 in Eastover	Scott
4. 07-08 MA	H.H. Hunt	04914-01-01 & 04910-01-07	Piney Grove Rd. & Fernandina Rd.	Dickerson
5. 07-09 MA	Robert Fuller	11111-01-54	Bluff Industrial Blvd. Ext.	Scott
6. 07-10 MA	Copper Beach Townhouses	13607-02-01	Bluff Road & Southern Dr.	Scott

RICHLAND COUNTY PLANNING COMMISSION

Monday, February 5, 2007

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Donny Phipps Interim Planning Director
Anna Almeida Development Services Manager
Jennie Sherry-Linder Land Development Administrator
Amelia R. Linder, Esq. Assistant County Attorney

I. PUBLIC MEETING CALL TO ORDER Weston Furgess, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL

Consideration of the January 8, 2007 Minutes

IV. AGENDA AMENDMENTS

V. NEW BUSINESS - ZONING MAP AMENDMENTS

CASE # 07 - 02 MA		Page
APPLICANT	Doug Webber	01
REQUESTED AMENDMENT	RU to RC (3.63 acres)	
PURPOSE	Office/Warehouse	
TAX MAP SHEET NUMBER (S)	02600-04-25	
LOCATION	11232 Broad River Rd.	

CASE # 07 - 04 MA		Page
APPLICANT	Stan Mack	07
REQUESTED AMENDMENT	OI to LI (3.22 acres)	
PURPOSE	Construction Company	
TAX MAP SHEET NUMBER (S)	03300-07-06	
LOCATION	Farming Creek Rd.	

CASE # 07 - 07 MA	DEFERRED	Page
APPLICANT	J. Chris Cloyd	13
REQUESTED AMENDMENT	RU to RC (3 acres)	
PURPOSE	Convenience Store/Gas Station	
TAX MAP SHEET NUMBER (S)	37200-06-01 (p)	
LOCATION	Hwy. 378, Before Hwy. 601 in Eastover	

CASE # 07 - 08 MA		Page
APPLICANT	H.H. Hunt	19
REQUESTED AMENDMENT	M-1 to GC (10.42 acres)	
PURPOSE	Proposed Apartment Project	
TAX MAP SHEET NUMBER (S)	04914-01-01 & 04910-01-07	
LOCATION	Bounded by Piney Woods Rd. Piney Grove Rd. & Fernandina Rd.	

CASE # 07 - 09 MA		Page
APPLICANT	Robert Fuller	25
REQUESTED AMENDMENT	Dunlap & Sharp Condos	
PURPOSE	M-1 to GC (3.54 acres)	
TAX MAP SHEET NUMBER (S)	Student Condominium Residential Project	
LOCATION	11111-01-54 Bluff Industrial Blvd. Extension	

CASE # 07 - 10 MA		Page
APPLICANT	Copper Beach Townhouses	31
REQUESTED AMENDMENT	HI to RM-HD (5.46 acres)	
PURPOSE	Multi-family Townhouses	
TAX MAP SHEET NUMBER (S)	13607-02-01	
LOCATION	Bluff Rd. & Southern Dr.	

CASE # 05 - 36 MA	DEFERRED	
APPLICANT	Woodstone Development	
REQUEST	PUD revision	
LOCATION	Wilson Blvd.	

VI. NEW BUSINESS

CASE # SP-06-28		Page
APPLICANT	Paul Pepin	37
REQUEST	Waiver of sidewalk requirements	
LOCATION	2831 Clemson Rd.	

VII. COMPREHENSIVE PLAN

- a. Comprehensive Plan Update Status Report
 - The Decker Boulevard/Woodfield Park Neighborhood Master Plan
 - South East Planning Area 10 Year Future Land Use Map

VIII. ROAD NAME APPROVALS43

IX. ADJOURNMENT



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: February 5, 2007
RC PROJECT: 07-02 MA
APPLICANT: Doug Webber
LOCATION: Broad River Road east of Boyd Branch

TAX MAP NUMBER: 02600-04-25
ACREAGE: 3.63
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: January 22, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Broad River Road with approximately 275 linear feet of frontage.

According to County records no map amendment has been requested to date and the current zoning of RU is the original zoning as adopted September 7, 1977.

Summary

The Rural Commercial (RC) District 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 certain 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 small neighborhood oriented businesses 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 22,000 square feet or as required by DHEC.

Roads

The site is located on Broad River Road which is a two lane undivided minor arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU/RS-LD	Subdivision (Courtyards @ Rolling Creek)
<u>South:</u>	M-1	Undeveloped land
<u>East:</u>	RU	Undeveloped land
<u>West:</u>	RM-MD/M-1	Subdivision (Wescott) Undeveloped land

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Subarea Proposed Land Use Map” designates this area as Residential Medium/Low density in the Developing Urban area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Non-Compliance: There is no concentration of existing industrial or commercial uses in the vicinity.

Principal: “Commercial and office activities should be confined to existing zoned areas and/or proposed locations where sites of major traffic junctions and cluster locations as opposed to strip development”.

Non-Compliance: The site is approximately 1500 linear feet from the nearest minor intersection with no cross roads.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is #180 located on Broad River Road southeast of the site, and the current volume is 5,700 ADT which is currently at a Level-of-Service “B”.

Conclusion

The parcel is surrounded by residential use, existing Courtyards at Rolling Creek subdivision (252 lots/102 acres), Westcott @ Peak a proposed subdivision (357 lots/ 140.05 acres) rezoned to RM-MD (06-07 MA) and the current use of the subject property is residential.

The Light Industrial (M1) District zoned parcels directly across Broad River Road are vacant and wooded. The nearest existing commercial use is located approximately 1000 linear feet south on Broad River. This parcel was rezoned to General Commercial (GC) District in 2002 and is an existing commercial/retail use.

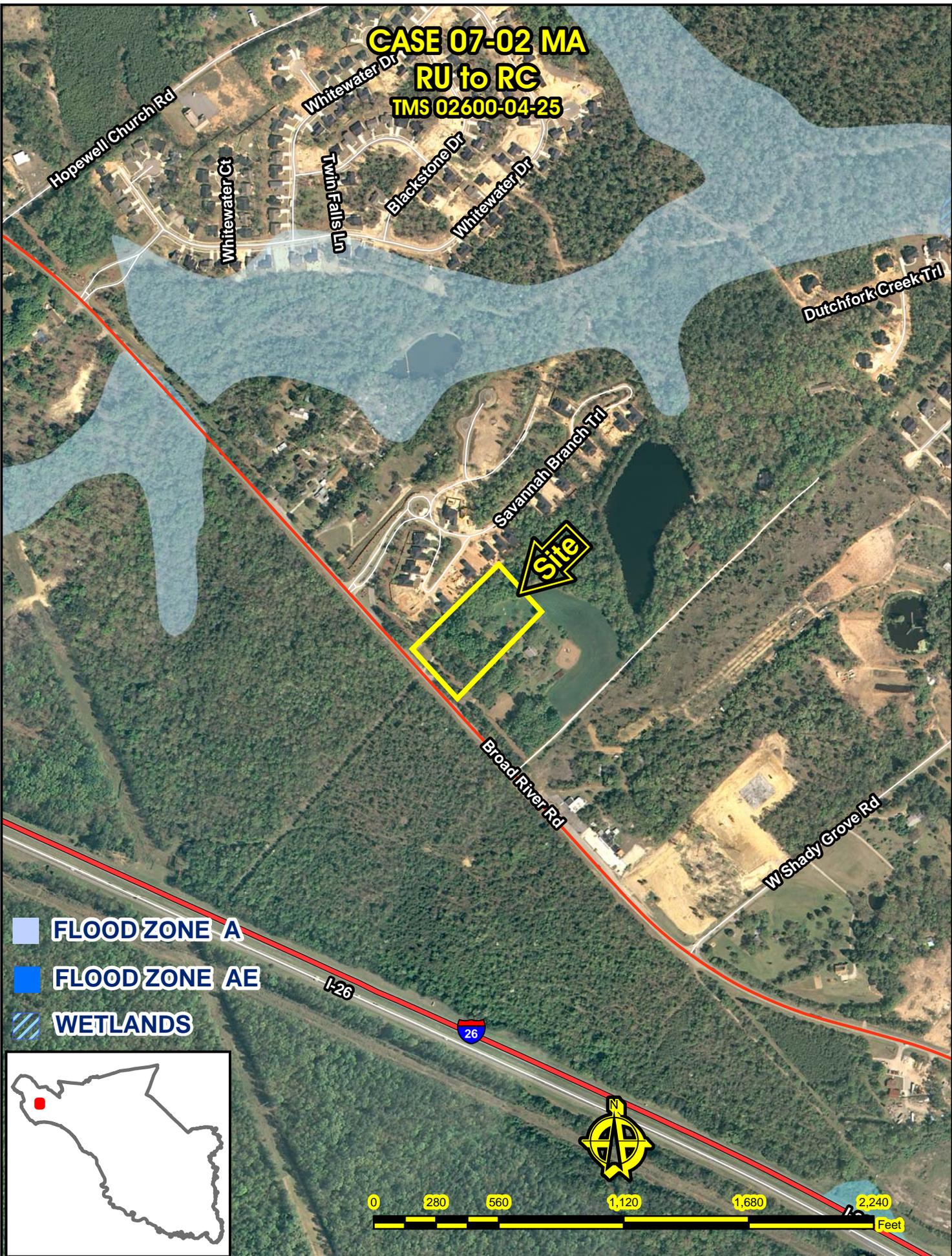
The proximity to existing and proposed residential use places the proposed use of the subject property incompatible. The permitted uses under Rural Commercial District (RC) range from amusement arcades, civic, institutional, professional & personal services, accommodations, retail, vehicle sales, restaurants, warehouse. The warehouse is permitted with special requirements, with maximum gross floor area square feet of 12,000.

Staff does not find the requested rezoning nor the proposed use, as compatible with adjacent established uses.

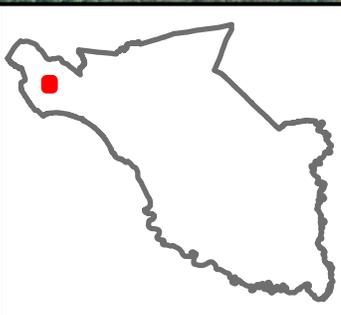
Zoning Public Hearing Date

February 27, 2007

**CASE 07-02 MA
RU to RC
TMS 02600-04-25**



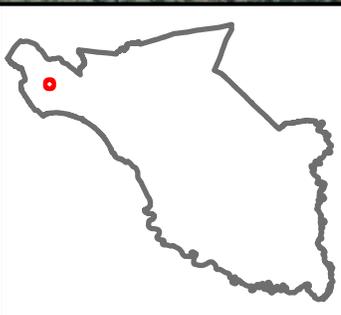
- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



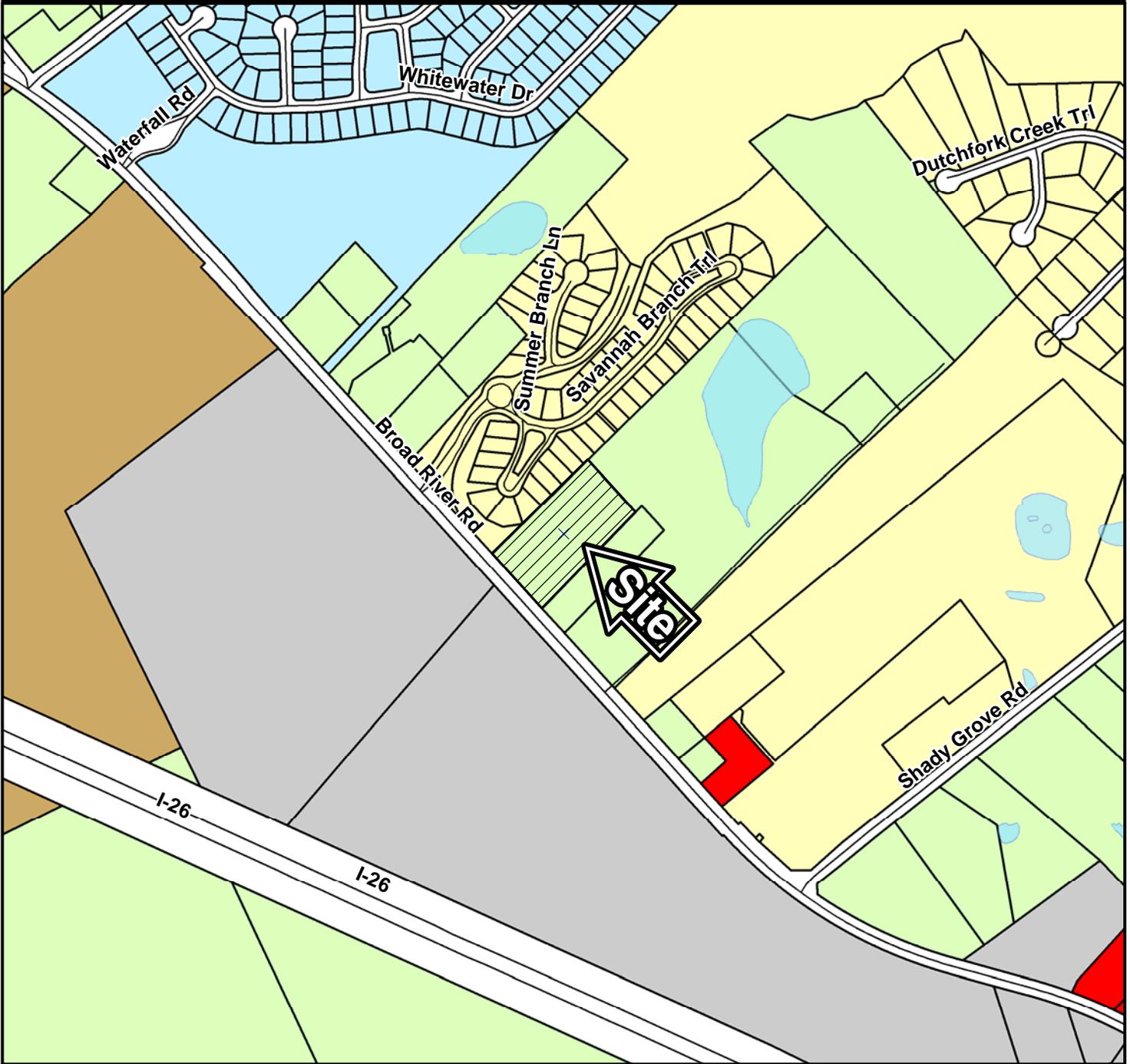
CASE 07-02 MA
RU to RC
TMS 02600-04-25



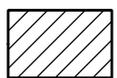
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-02 MA RU to RC



ZONING CLASSIFICATIONS



Subject
Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: February 5, 2007
RC PROJECT: 07-04 MA
APPLICANT: Dawn T. Mangum/ Stan Mack
LOCATION: Farming Creek Road

TAX MAP NUMBER: 03300-07-06
ACREAGE: 3.22
EXISTING ZONING: OI
PROPOSED ZONING: LI

PC SIGN POSTING: January 22, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Office Institutional District (OI) and is located on Farming Creek Road with approximately 51 linear feet of frontage. The lot has been subdivided off of a nine (9.0) acre parent tract, approximately five and one half (5.5) acres remaining.

According to County records in 2001 a map amendment was before the Planning Commission requesting to rezone from Rural District (RU) to Office Institutional District (C1), County Council approved the rezoning request in September 2001.

In 2003 a map amendment request was to be heard by the Planning Commission to rezone this property from Office Institutional District (C1) to General Commercial District (C3) however, the applicant withdrew the application September 2003, prior to being heard.

Summary

The Light Industrial District (LI) 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 generate no nuisances. No minimum lot area requirement, except as required by DHEC.

Roads

The site is located on Farming Creek Road which is a two lane farm to market road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Farm house on large lot
<u>South:</u>	RU	Wooded, farm house
<u>East:</u>	RU	Pasture land with house
<u>West:</u>	RU/GC	Single Family w/large lot/Farm related business

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Subarea Proposed Land Use Map” designates this area as Residential Medium/Low density in the Developing Urban area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Non-Compliance: The site is located off of a two lane farm to market road surrounded by agricultural uses and single family residences.

Principal: “Industrial activities should be confined to areas identified on the Proposed Land Use Map, and not produce noise, smoke, odors, glare or pollutants”.

Non-Compliance: The site is not designated for Industrial Uses on the Proposed Land Use Map and is adjacent to an existing farm which currently is active and single family residences.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 147 located on Broad River Road northeast of the site and the current volume is 15,100 ADT which is currently at a Level-of-Service “F”.

Conclusion

The site is surrounded by pasture land, an active farm, a rail line and single family homes on large tracts. The area is rural in nature with little intrusion of any commercial or industrial uses.

An existing boat business is located on the corner of Farming Creek Road and Broad River Road which is approximately 800 + feet from the site, and a small business, agricultural in nature, is across the street.

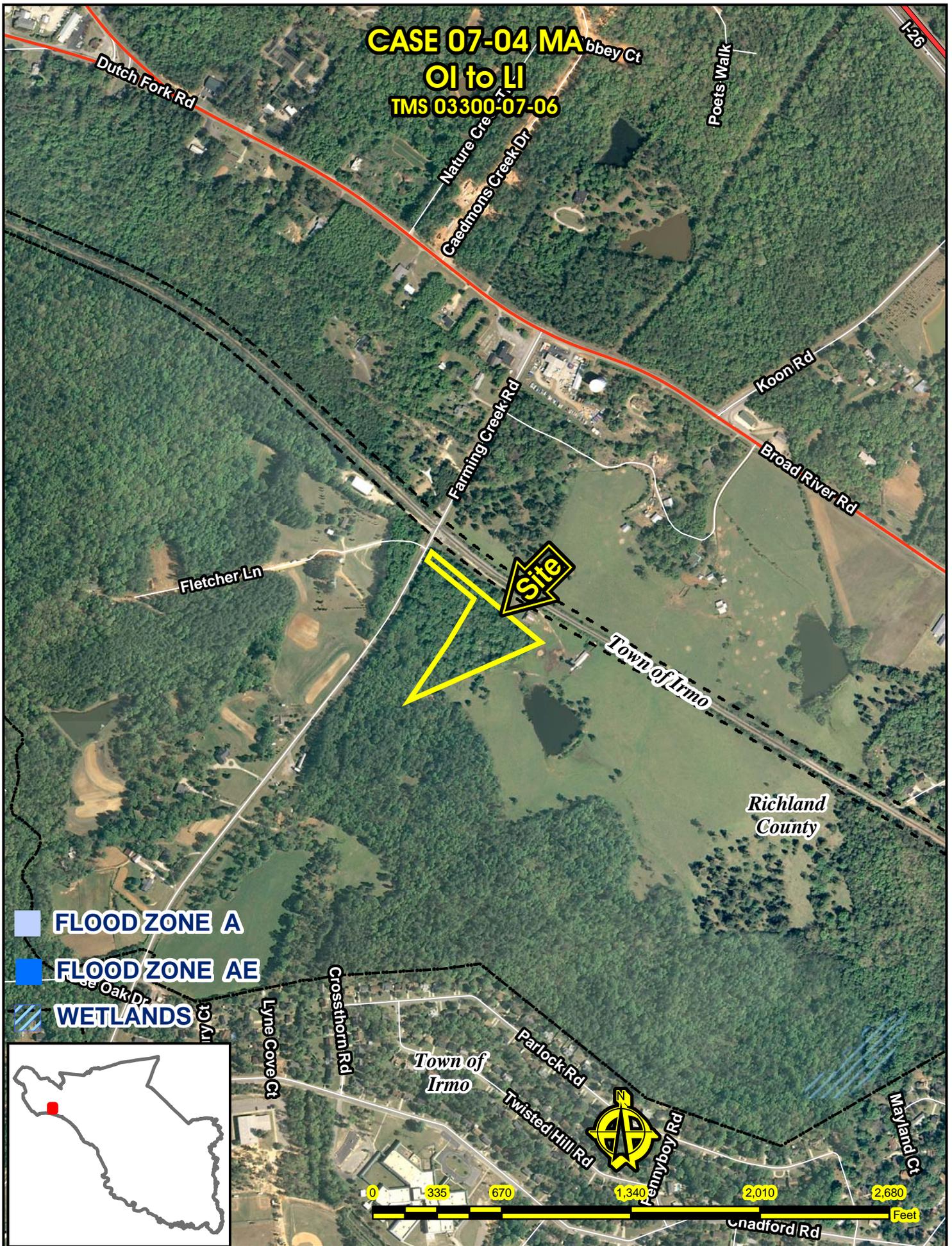
The intensity of the Light Industrial District (LI) has permitted uses such as: manufacturing, commercial, repair, veterinary, outside storage, retail, truck stops, wholesale, timber operations, transportation and industrial which are in non-compliance with the land use plan.

It is staff's opinion, though the District contains an environmental clause, the rezoning request would permit highly intensive land uses for the area, currently not supported by the transportation level of service. This would change the current and intended future direction of land use for the area.

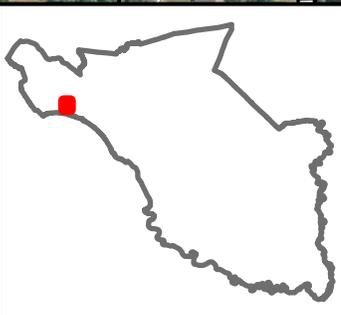
Zoning Public Hearing Date

February 27, 2007

CASE 07-04 MA
Ol to LI
TMS 03300-07-06



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 07-04 MA
Ol to LI
TMS 03300-07-06

Farming Creek Rd

Calvin Koon Rd

Fletcher Ln

Site

Town of Irmo

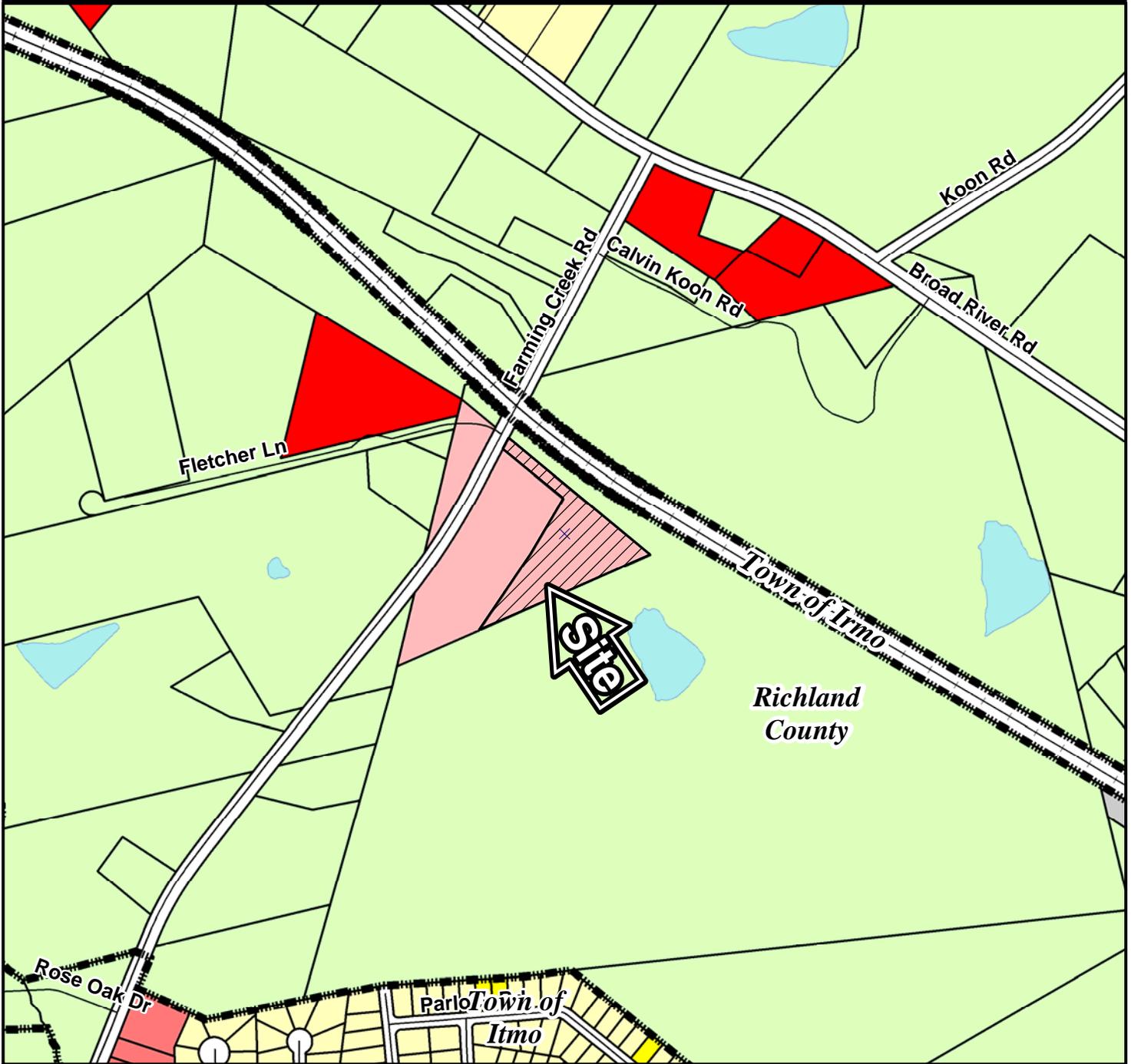
Richland County

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

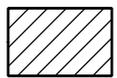


CASE 07-04 MA

OI to LI



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: February 5, 2007
RC PROJECT: 07-07 MA
APPLICANT: J. Chris Cloyd
LOCATION: Hwy 378 east bound before Hwy 601

TAX MAP NUMBER: 37200-06-01(p)
ACREAGE: 3.00
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: January 22, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Garners Ferry Road (Hwy 76 & 378) with approximately 189 linear feet of frontage. The lot has been subdivided off of a 6.46 acre parent tract.

In 2006 a map amendment request was submitted and heard by the Planning Commission on October 2, 2006, the applicant withdrew his request prior to being heard.

Summary

RC District 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 certain 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 small neighborhood oriented businesses 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 22,000 square feet or as required by DHEC.

Roads

The site is located on Garners Ferry Road which is classified as a four lane divided major arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Vacant
<u>South:</u>	RU	Single Family dwelling
<u>East:</u>	RU	Single Family dwelling
<u>West:</u>	RU	Vacant

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “**Lower Richland Subarea Proposed Land Use Map**” designates this area as Rural in the Rural and Open Space District.

Objective: “To maintain the separate identity of rural areas as alternatives to urbanization, by guiding development compatible with their open character, natural resources and traditional settlement patterns”.

Non-Compliance: The site would not be compatible with the open character or residential development in the surrounding area.

Principal: “Limited general highway commercial uses which principally rely on through traffic for customers may be located along major highways provided the site is adjacent to existing commercially zoned land, or located at least one-quarter mile from the next commercial use of similar scale”.

Non-Compliance: The site is surrounded by residential dwellings or vacant land zoned rural. No commercially zoned land is located near this site.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station # 173 is located between Congress Road (S-69) and Piney Branch Road (S1053). The current volume is 17,000 ADT which is currently operating at a Level-of-Service “B”.

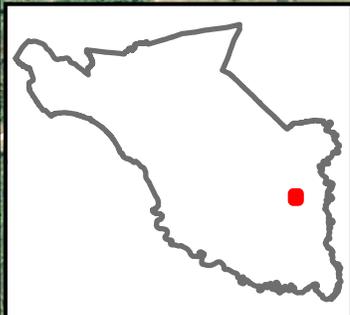
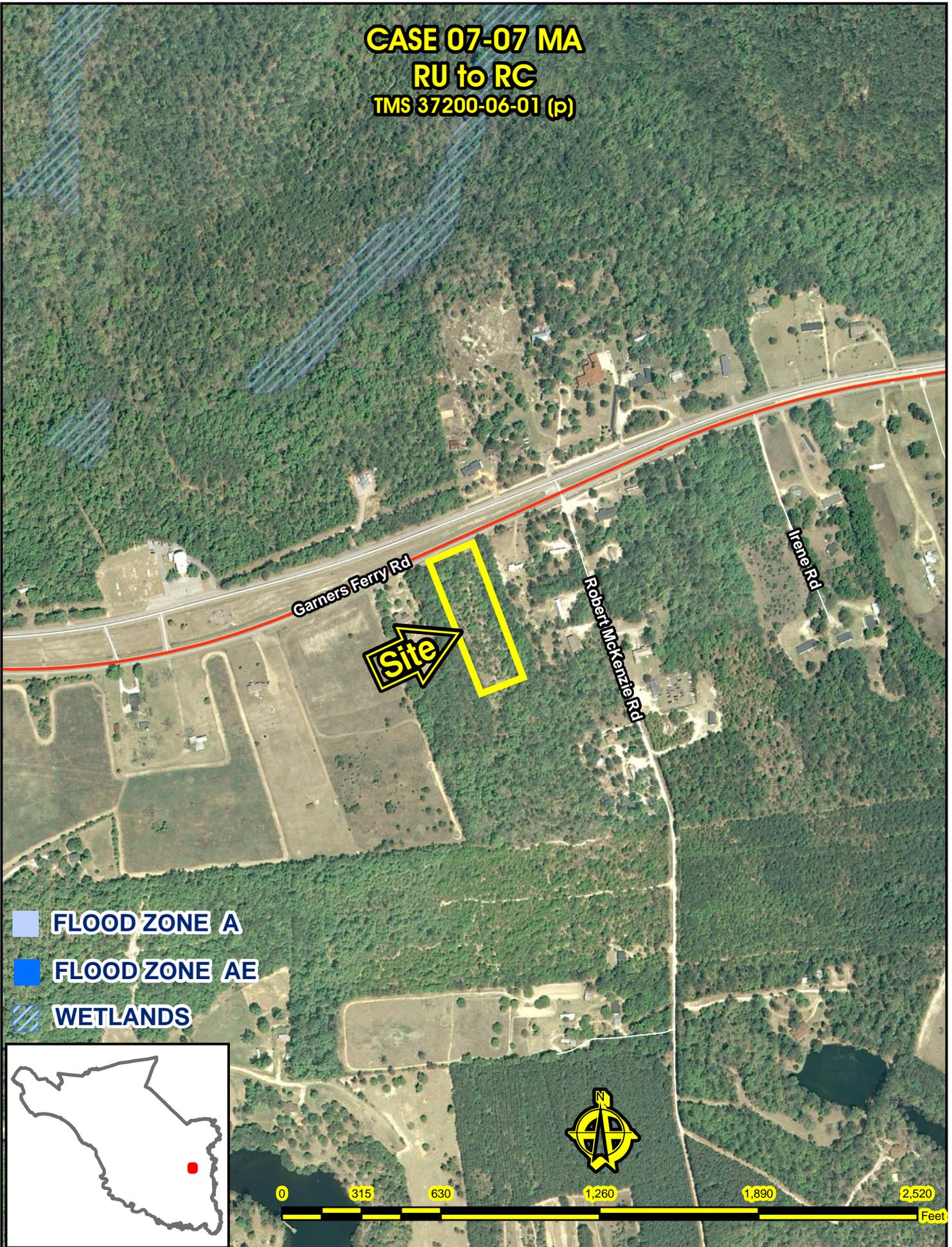
Conclusion

The subject parcel is located off of Garners Ferry Road and has current Rural District (RU) zoning for 3.0 acres with approximately 189 linear feet of frontage. The depth of the parcel is approximately 704 linear feet. Contiguous to this parcel is a single-family subdivision zoned Rural District (RU). The Rural Commercial (RC) zoning district is intended to compliment the community by providing merchandizing and services within the community. The impact of which would be minimal based on the zoning limitations on size of structure, maximum allowable aggregate gross area can not exceed 20,000 square feet. The impact of this rezoning request, because of the size and shape of the parcel and the permitted uses would not compliment the community. The size of the land area combined with the intense permitted uses could have an undesirable impact.

Zoning Public Hearing Date

February 27, 2007

CASE 07-07 MA
RU to RC
TMS 37200-06-01 (p)



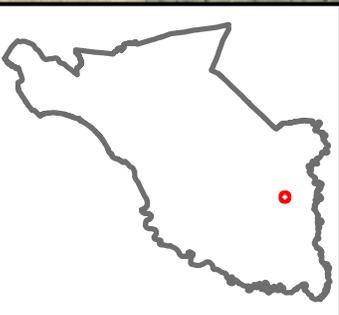
CASE 07-07 MA
RU to RC
TMS 37200-06-01 (p)

Garners Ferry Rd

Robert McKenzie Rd

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-07 MA RU to RC



ZONING CLASSIFICATIONS



Subject
Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: February 5, 2007
RC PROJECT: 07-08 MA
APPLICANT: H. H. Hunt
LOCATION: Piney Woods Road off of Piney Grove Road

TAX MAP NUMBER: 04914-01-01; 04910-01-07
ACREAGE: 10.02
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: January 22, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Light Industrial District (M-1) and is located on Piney Woods Road with approximately 160 linear feet of frontage.

According to County records no map amendment has been requested to date and the current zoning of M-1 is the original zoning as adopted September 7, 1977.

Summary

The proposed zoning of General Commercial (GC) District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. There is no minimum lot area, exclusive of DHEC requirements, and the maximum density of sixteen (16) units per acre is permitted.

The existing zoning of light industrial district (M-1) is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial or agricultural uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permitted with special requirements and/or special

exceptions. No minimum lot area except as required by DHEC; and no maximum density standard.

Roads

The site is located on Piney Wood Road which is a two lane minor arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	M-1	Utility substation
<u>South:</u>	GC	Vacant Land
<u>East:</u>	RU	Single family dwellings, manufactures homes
<u>West:</u>		Lexington County

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Subarea Proposed Land Use Map” designates this area as Light Industrial/ Residential High/Medium density in the Established Urban area.

Objective: “Acknowledge the fringe area adjacent to the central city as appropriate for urban density growth, provided the extension of service is concurrent with development”.

Compliance: The site is located approximately 800 feet from an existing PUD development located in the City of Columbia.

Principal: “Commercial and office activities should be confined to existing zoned areas and/or proposed locations as identified on the Proposed Land Use Map”.

Compliance: The proposed site would accommodate an apartment project.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 643 located on Piney Woods Road south of Piney Grove Road and the current volume is 1,300 ADT which is currently at a Level-of-Service “A”.

Conclusion

The site is surrounded by commercial zoned vacant land and single family / manufactured homes. An existing utility substation is located to the north of the site and approximately 800

feet to the north is an existing PUD in the city limits of Columbia. Directly behind this site are warehouses within the City of Columbia.

The entrance on Piney Woods Road from Pine Grove Road contains to the east, single family residential with random manufactured housing sites; to the west, the same side of the street as the subject property is vacant land of approximately 17 acres. This parcel was rezoned, 05-121-MA to General Commercial (GC) from Light Industrial (M-1) District, was submitted to the Planning Commission on February 6, 2006.

The surrounding area supports the General Commercial permitted uses including the high density residential. This Rezoning will eliminate the Light Industrial (M-1) District almost entirely, from the area. The map amendment is compatible with the adjacent developments.

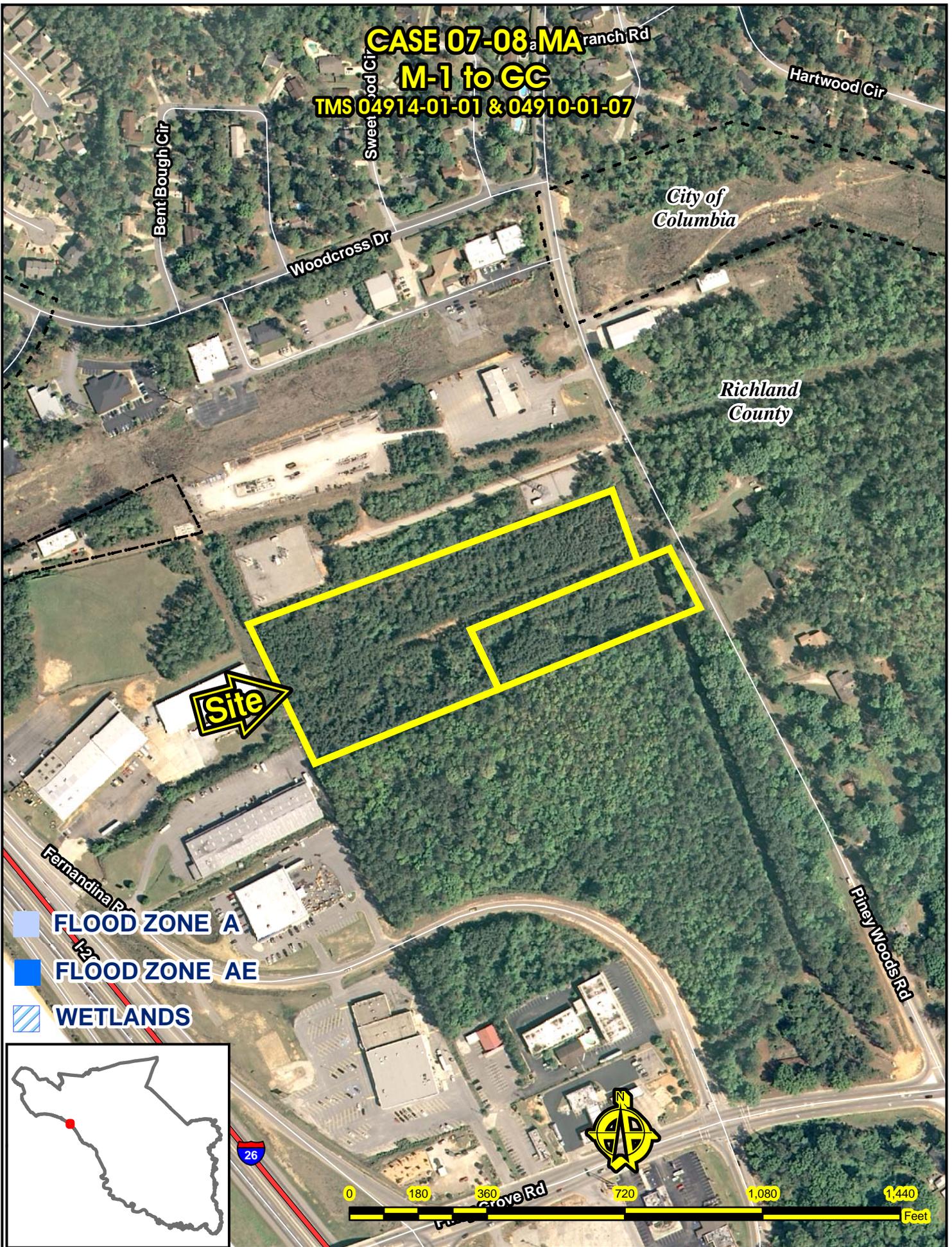
Zoning Public Hearing Date

February 27, 2007

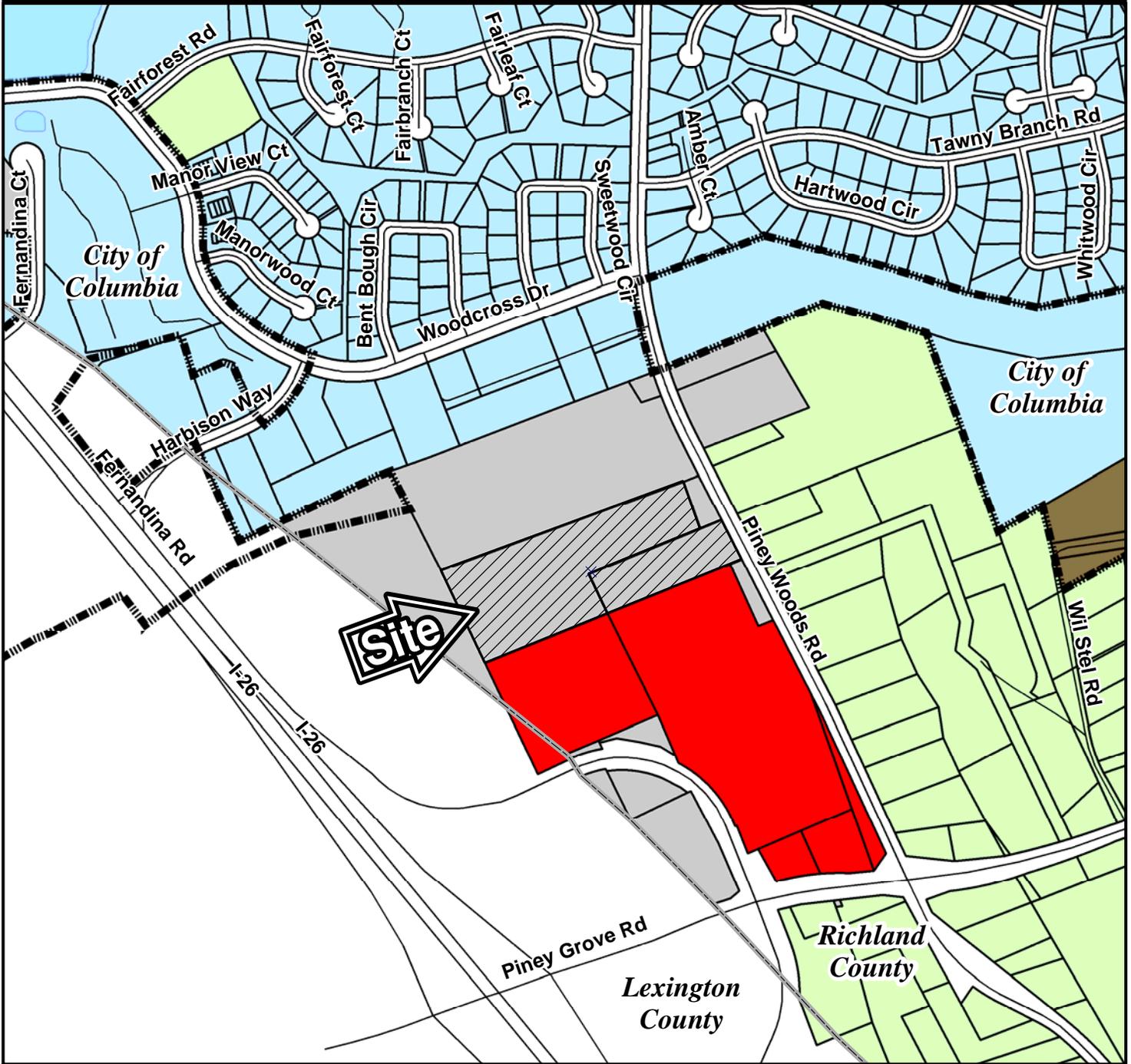
CASE 07-08 MA
M-1 to GC
TMS 04914-01-01 & 04910-01-07



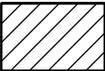
CASE 07-08 MA
M-1 to GC
TMS 04914-01-01 & 04910-01-07



CASE 07-08 MA M-1 to GC



ZONING CLASSIFICATIONS

	 RR	 RS-MD	 RM-MD	 NC	 HI
Subject Property	 RS-E	 RS-HD	 RM-HD	 GC	 PDD
	 RS-LD	 MH	 OI	 M-1	 RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: February 5, 2007
RC PROJECT: 07-09 MA
APPLICANT: Robert Fuller - Dunlap & Sharp Condos
LOCATION: Bluff Industrial Blvd/ Southwest side of Bluff Road
Extension

TAX MAP NUMBER: 11111-01-54
ACREAGE: 3.54
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: January 22, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Light Industrial District (M-1) and is located on the southwesterly side of Bluff Road. The site has approximately 370 linear feet of frontage on Bluff Industrial Blvd.

According to County records no map amendment has been requested to date and the current zoning of M-1 is the original zoning as adopted September 7, 1977.

Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

Roads

The site is located on Bluff Industrial Boulevard which is an existing cul-de-sac and is classified as a two lane local road currently maintained by Richland County. It is noted that the County maintenance ends exactly at the beginning of the property line of this lot.

Existing Zoning

<u>North:</u>	M-1	Warehouses
<u>South:</u>	RU	Vacant
<u>East:</u>	M-1	Vacant
<u>West:</u>	RU/M-1	Vacant/ Silo Ct. Apartments

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Lower Richland Subarea Proposed Land Use Map” designates this area as Light Industrial in the Established Urban area.

Objective: “Promote a pattern of development which is compatible with existing neighborhoods, reflects the natural character of the environment and incorporates a variety of lifestyles through choices in housing, employment and recreation”.

Non-Compliance: The site is surrounded by industrial warehouse use and vacant parcels.

Principal: “The Established Urban area should contain overall higher density levels (maximum of 17 dwelling units per acre) than the remaining two districts”.

Compliance: The site is proposing high density units.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 238 located on Bluff Road southeast of George Rogers Blvd classified as a four lane undivided major arterial. The current volume is 19,100 ADT which is currently at a Level-of-Service “B”.

Conclusion

The site is surrounded by industrial zoned property and currently developed with numerous warehouse and industrial uses. Bluff Industrial Boulevard currently maintained by Richland County ends at the beginning of the property line for the subject site and Richland County has no intentions of extending maintenance responsibility.

Silo Court is an existing private student housing project on 29.2 acres, with 266 units, on an adjacent parcel. The previous Richland County Zoning Ordinance permitted residential use in Heavy Industrial (HI) District only as a special exception. This provision of the ordinance was eliminated with the adoption of the Richland County Land Development Code in July 2005.

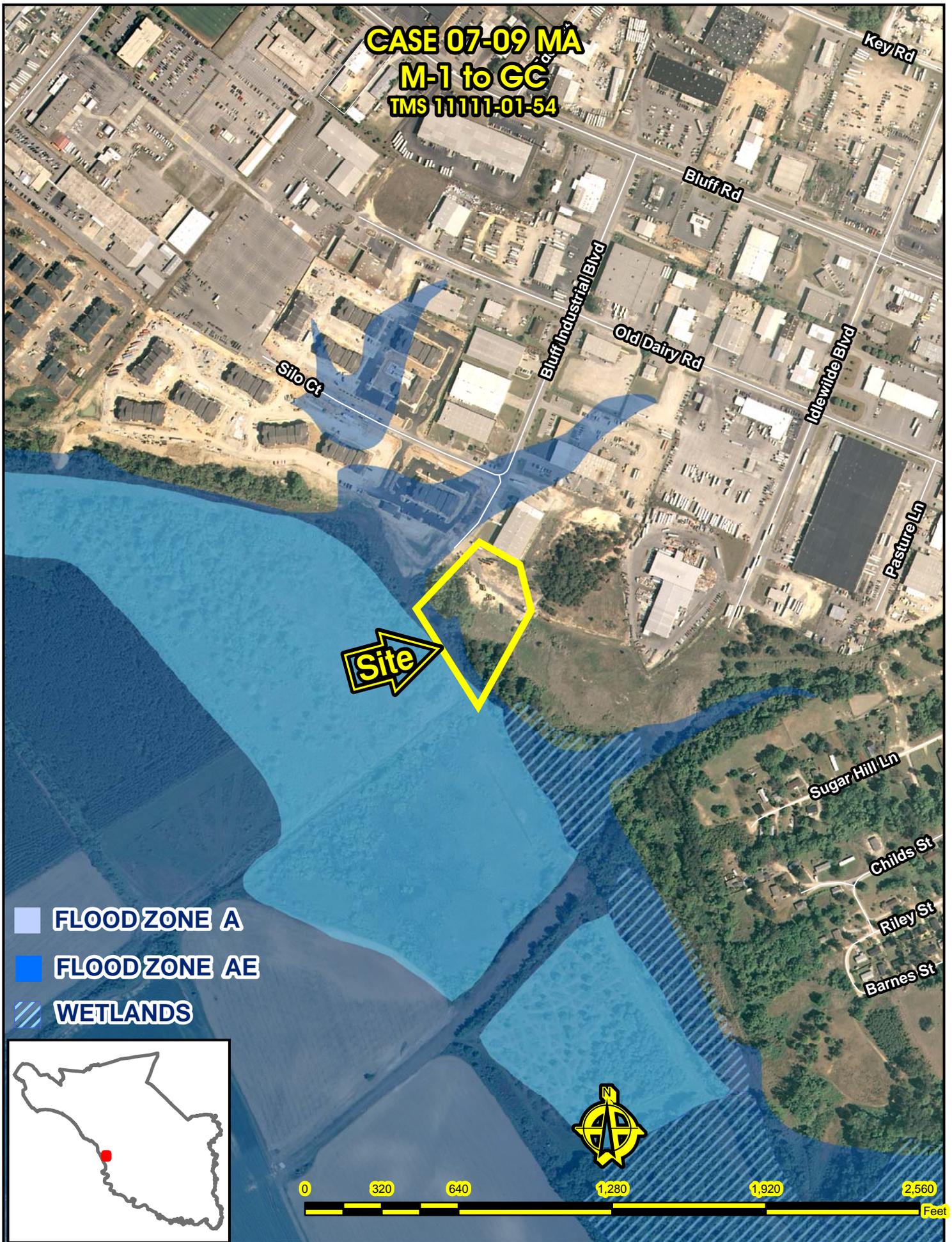
The proposed use for this map amendment is student housing. The General Commercial (GC) District has the highest allowable density for a residential use of sixteen (16) units per acre. Maximum number of units with the parcel acreage is fifty-six (56) units.

Staff does not support additional student housing, residential units, in an area predominately industrial.

Zoning Public Hearing Date

February 27, 2007

CASE 07-09 MA
M-1 to GC
TMS 11111-01-54



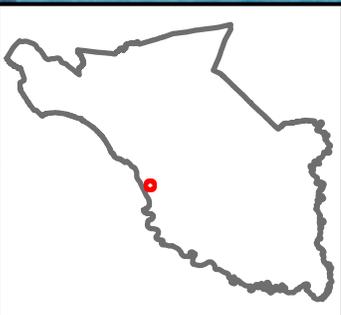
CASE 07-09 MA
M-1 to GC
TMS 11111-01-54

Silo Ct

Bluff Industrial Blvd

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-09 MA M-1 to GC



ZONING CLASSIFICATIONS



Subject
Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: February 5, 2007
RC PROJECT: 07-10 MA
APPLICANT: Cooper Beach Townhouses/ Paul Levine
LOCATION: Bluff Road and Southern Drive

TAX MAP NUMBER: 13607-02-01 (p)
ACREAGE: 5.46
EXISTING ZONING: HI
PROPOSED ZONING: RM-HD

PC SIGN POSTING: January 22, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Heavy Industrial (HI) and is located on Bluff Road with approximately 405 linear feet of frontage. The parcel was created December 2006 subdivided from a twenty-five (25) acre parcel submitted to the Planning Commission for rezoning May 2006, (06-26-MA), also known as the Copper Beach Town homes Development. The previous map amendment excluded this 5.46 acre tract due to the topography and location in floodway and floodplains.

According to County records, no map amendment has been requested to date and the current zoning of Heavy Industrial District (HI) reflects the original zoning as adopted September 7, 1977.

Summary

The Residential, Multi-family – High Density District (RM-HD) District is established to provide for high-density residential development in Richland County, 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. There is no minimum lot area requirement except as required by DHEC. The zone district has the highest permitted density with a maximum density of sixteen (16) dwelling units per acre, and permits zero lot line dwellings required to adhere to Sec. 26-151.

Roads

The site is located on Bluff Road which is a four lane undivided major arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	HI/RM-HD	Vacant/ Cooper Beach Townhouses
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	HI/RM-MD	Townhouses-The Retreat of Columbia; Flowers Bakery & Owens Steel
<u>West:</u>	HI	Undeveloped & Single Family homes

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Lower Richland Subarea Proposed Land Use Map” designates this area as Heavy Industrial in the Established Urban area.

Objective: “Vary residential densities and development according to the character of the area”.

Compliance: The adjacent property to the east and north currently provides for a high density development.

Principal: “The Established Urban Area should contain overall higher density levels (maximum of 17 dwelling units per acre) than the remaining two districts”.

Compliance: The RM-HD district allows for sixteen (16) units to the acre.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is #238 located on Bluff Road southeast of George Rogers Blvd., and the current volume is 19,100 ADT which is currently at a Level-of-Service “C”.

Conclusion

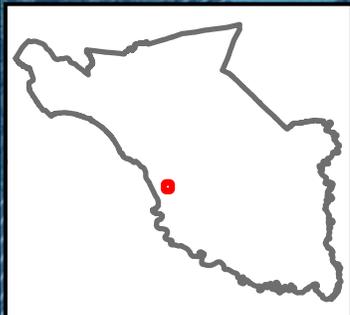
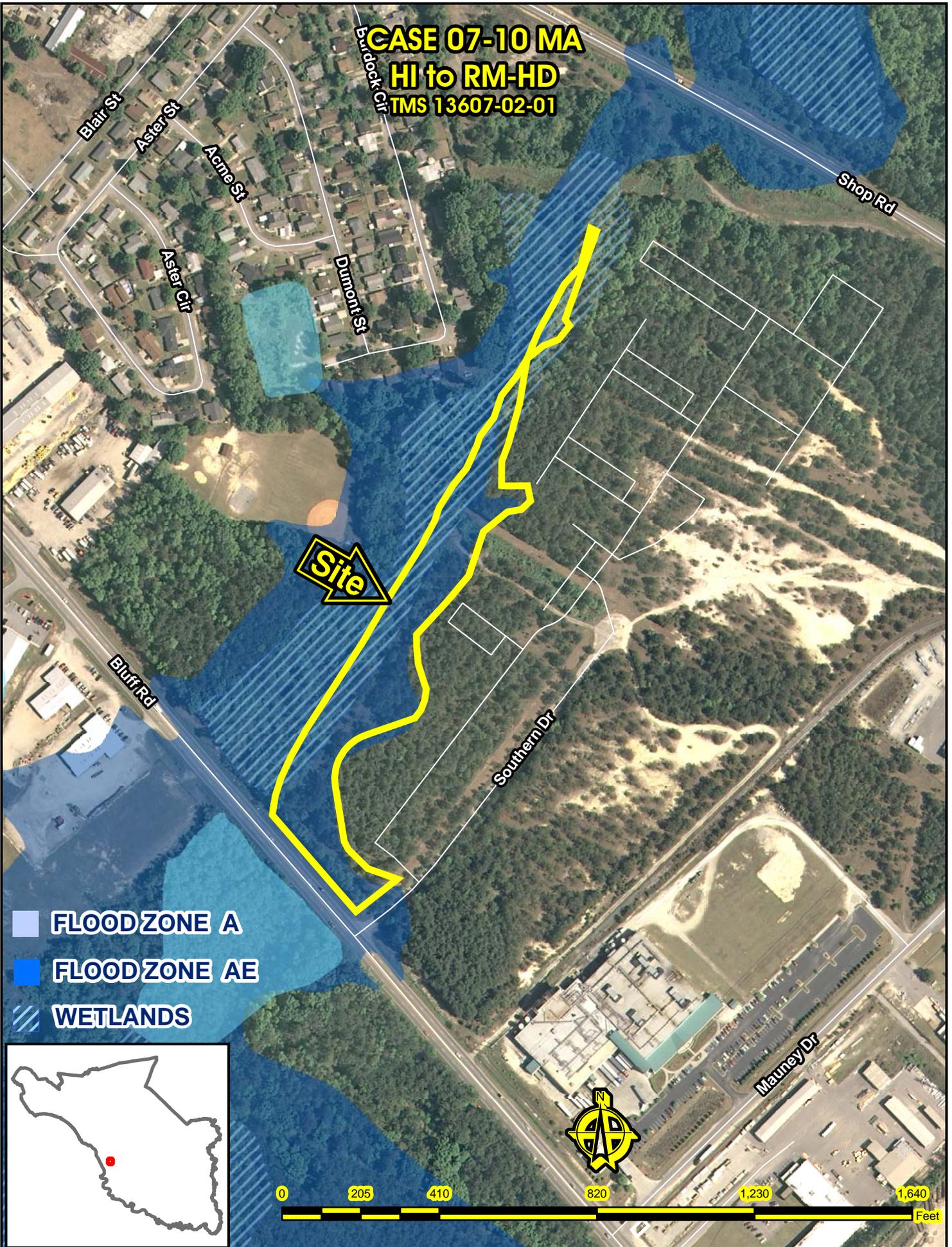
This parcel will be rejoined to the parent parcel of 25 acres for development of Copper Beach Town homes. The Copper Beach Town homes project proposes 260 Town homes for the primary use as student housing.

Staff finds the rezoning of this parcel is consistent with the previously approved rezoning of the parent parcel.

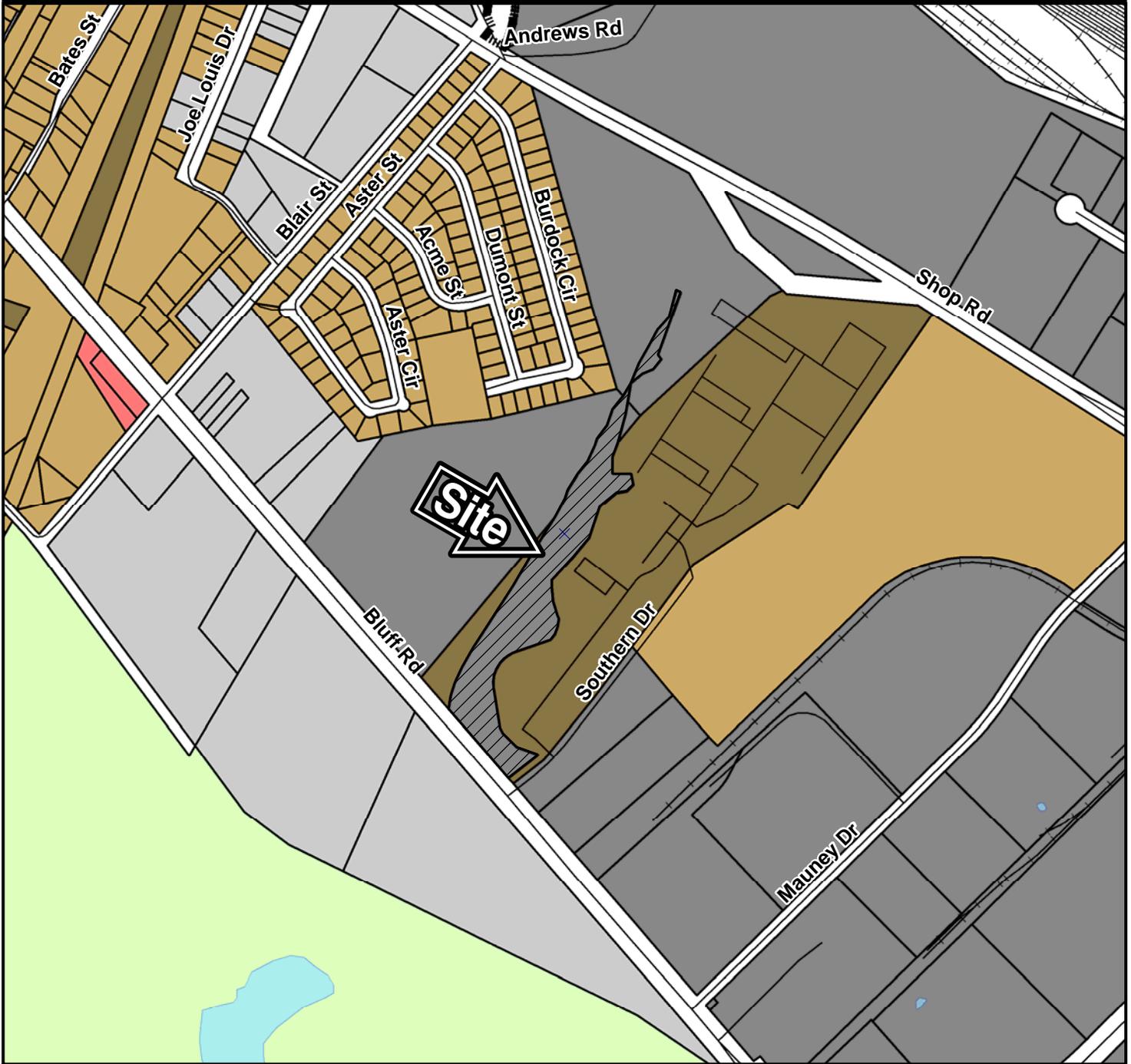
Zoning Public Hearing Date

February 27, 2007

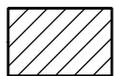
CASE 07-10 MA
HI to RM-HD
TMS 13607-02-01



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LONG CREEK PRES.

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Thursday, January 04, 2007

Ms Anna Almeida
Department of Planning & Development Services
PO Box 192
Columbia, SC 29202

RE: Property on 2831 Clemson
RCF# SP-06-28

Dear Ms. Almeida,

Mark Knolt with the SCDOT has made it clear that the DOT can not accommodate a sidewalk along 2831 Clemson Rd. We can not accommodate a sidewalk on our property at 2831 Clemson Rd because of the layout of our land.

For this reason we ask the Planning Commission to wave the county ordinance requiring sidewalks on our property.

Thank you for your help with this matter. If you have any questions, feel free to contact me.

Sincerely,

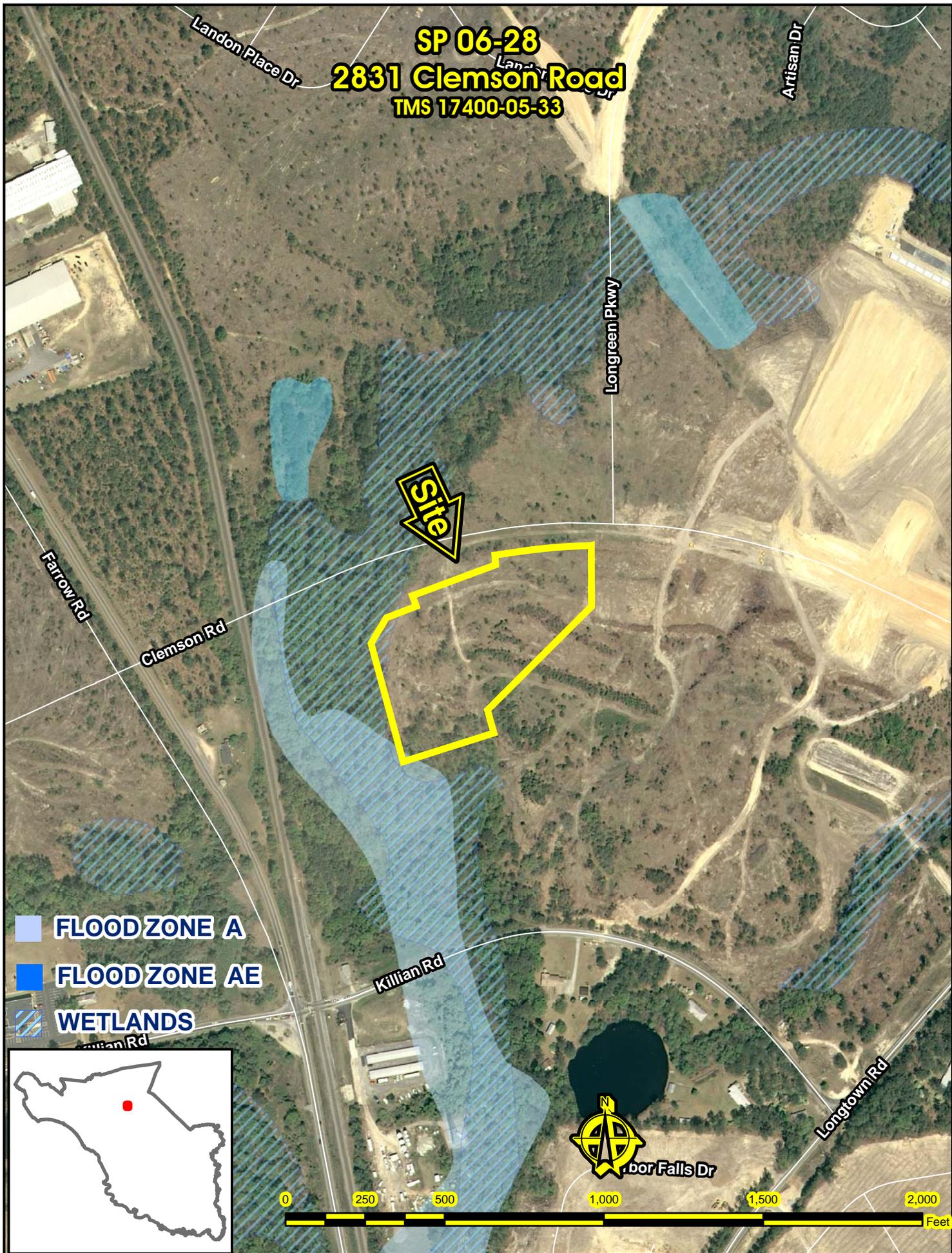
Paul A. Pepin

PAP:pf

SP 06-28
2831 Clemson Road
TMS 17400-05-33



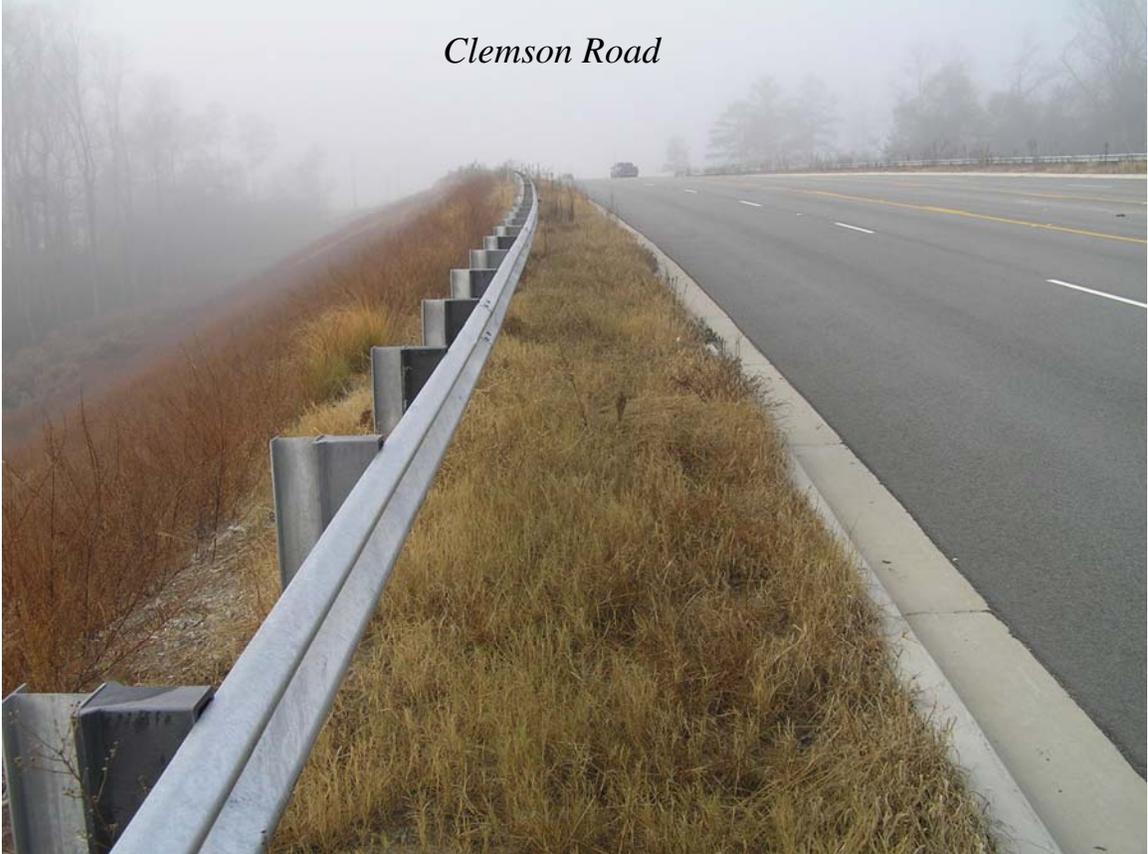
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Clemson Road



Clemson Road



Clemson Road



**RICHLAND COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: January 23, 2007
RE: Subdivision and Street Name Approval

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements. **The proposed subdivision/commercial names are included for your information only.**

Action Requested

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Hazleaks S/D	Off Hazlewood, Southeast
Kingston Village S/D	Off Old Tamah Road, Northwest
Lincrest S/D	Off Rimer Pond Rd, Blythewood
Middleton Estates S/D	Off Lower Richland Blvd, Southeast
Rivers Station S/D	Off Longtown Rd, Northeast

PROPOSED STREET NAMES	GENERAL LOCATION
Basketball	Proposed Westcott, Northwest
Big Game Circle	Off Longtown Road, Northeast
Boardwalk	Proposed Westcott, Northwest
Burnview	Proposed Westcott; Northwest
Clover View	Proposed Westcott; Northwest
Compassion	Proposed Hazleaks S/D
Cyprus Valley Way	Proposed Abney Hill S/D, Blythewood

Decatur	Future D. Strother Development, Southeast
Faithfulness	Proposed Hazleoaks S/D
Football	Future D. Strother Development, Southeast
Garfield	Future D. Strother Development, Southeast
Hoover	Future D. Strother Development, Southeast
Kindness	Proposed Hazleoaks S/D
Leavenworth	Future D. Strother Development, Southeast
McPherson	Future D. Strother Development, Southeast
Meadow Glen Dr	Proposed Abney Hill S/D, Blythewood
Meadow Valley Dr	Proposed Abney Hill S/D, Blythewood
Middleton Estates Ct	Off Lower Richland Blvd
Morton	Proposed Westcott; Northwest
Orleans	Proposed Westcott; Northwest
Ostrich	Future D. Strother Development, Southeast
Patience	Proposed Hazleoaks S/D
Quiet Water	Proposed Hazleoaks S/D
Racquetball	Proposed Westcott; Northwest
Reagan	Future D. Strother Development, Southeast
River Front Way	Off O'Sheal Rd, Northwest
River Station Way	Off Longtown Road, Northeast
Rolling Meadows	Proposed Abney Hill S/D, Blythewood
Samaritan	Proposed Hazleoaks S/D
Sill	Proposed Westcott; Northwest
Skate	Future D. Strother Development, Southeast
Soccer	Future D. Strother Development, Southeast
Taft	Future D. Strother Development, Southeast
Valley Glen	Proposed Abney Hill S/d, Blythewood
Vanburn	Proposed Westcott, Northwest
Willow Branch	Proposed Abney Hill S/d, Blythewood



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