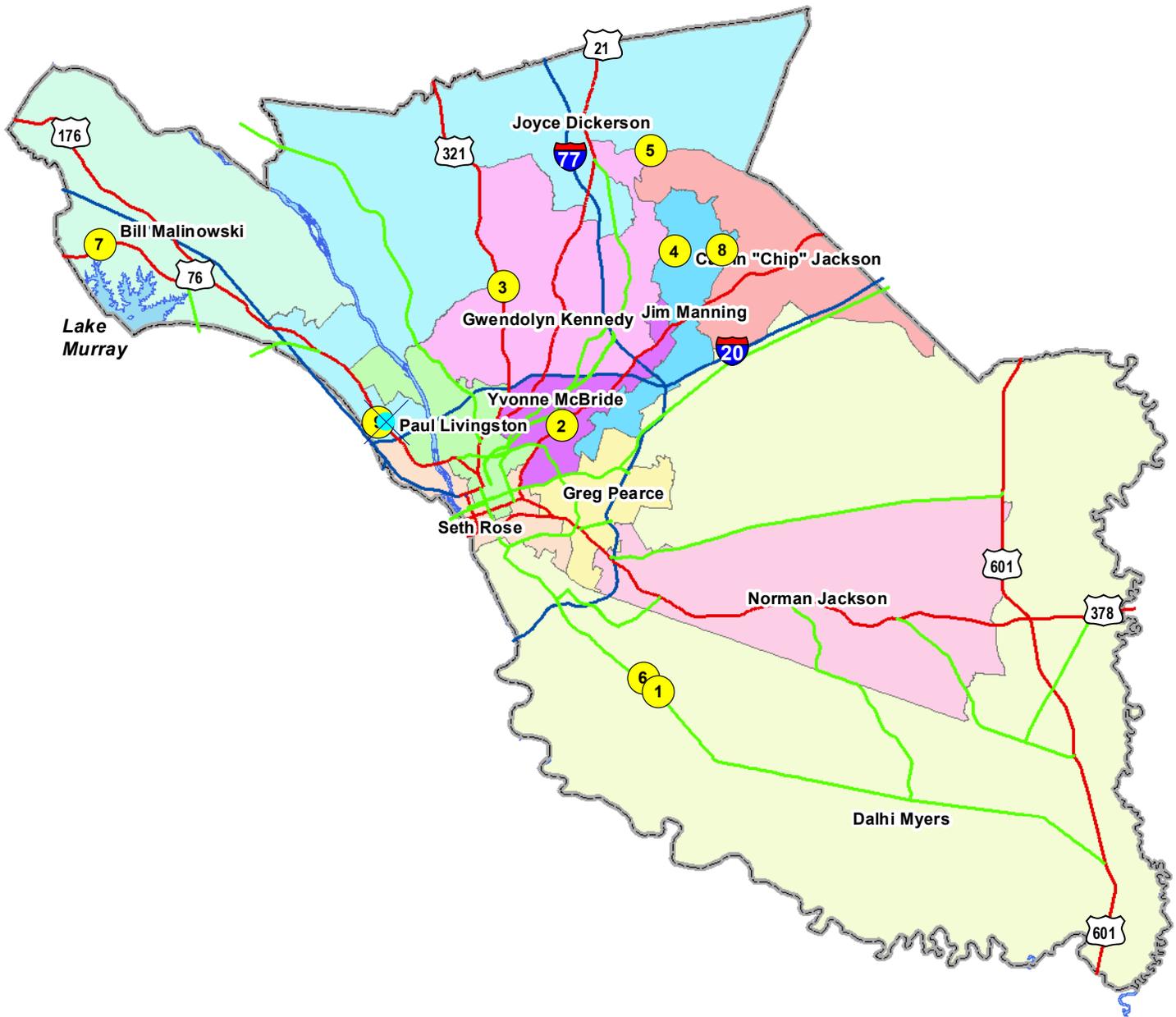


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



February 28, 2017

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING FEBRUARY 28, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-033 MA	Oscar Level, Jr.	R18800-02-29	5480 Bluff Road	Myers
2. 16-034 MA	Joseph Gidron	R14206-02-07	116 Elite Street	McBride
3. 16-035 MA	Derrick Harris	R12000-02-22	7708 Fairfield Road	Kennedy
4. 16-041 MA	Robert R. Fuller	R20200-03-45	Clemson Road	Manning
5. 16-042 MA	Hugh A. Palmer	R20500-04-27	Corner of Longtown Road East & Rimer Pond Road	Kennedy
6. 16-043 MA	Carl Gibson	R18800-02-39	Montgomery Lane	Myers
7. 16-044 MA	Gabriel McFadden	R01507-02-05	Dutch Fork Road	Malinowski
8. 16-045 MA	Johnathan L. Yates	R23011-01-01	200 Summit Parkway	Manning
9. 17-002 MA	J. Guadalupe Torres	R06015-01-20	Inland Drive	Dickerson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, February 28, 2017
Agenda
7:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

STAFF:

Tracy Hegler, AICPPlanning Director
Geonard Price.....Deputy Planning Director/Zoning Administrator

CALL TO ORDER Honorable Joyce Dickerson
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 16-033 MA
Oscar Level, Jr.
RU to NC (3.6 acres)
5480 Bluff Road
TMS# R18800-02-29
Page 1
PDS Recommendation – Disapproval
Planning Commission - Disapproval (5-0)

2. Case # 16-034 MA
Joseph Gidron
M-1 to RU (0.22 acres)
116 Elite Street
TMS# R14206-02-07
Page 7
PDS Recommendation – Disapproval
Planning Commission - Disapproval (5-0)

3. Case # 16-035 MA
Derrick Harris
RU to LI (1.83 acres)
7708 Fairfield Road
TMS# 12000-02-22
Page 13
PDS Recommendation – Disapproval
Planning Commission - Approval (7-0)

4. Case # 16-041 MA
Robert R. Fuller
RU to OI (10.38 acres)
Clemson Road
TMS# R20200-03-45
Page 19
PDS Recommendation – Approval
Planning Commission - Approval (6-1)
5. Case # 16-042 MA
Hugh A. Palmer
RS-MD to RC (5.23 acres)
Corner of Longtown Road East & Rimer Pond Road
TMS# R20500-04-27
Page 27
PDS Recommendation – Approval
Planning Commission - No Recommendation (3-3)
6. Case # 16-043 MA
Carl Gibson
RU to HI (2.5 acres)
Montgomery Lane
TMS# R18800-02-39
Page 33
PDS Recommendation – Disapproval
Planning Commission - Disapproval (7-0)
7. Case # 16-044 MA
Gabriel McFadden
RU to GC (1.21 acres)
Dutch Fork Road
TMS# R01507-02-05
Page 39
PDS Recommendation – Disapproval
Planning Commission - Disapproval (6-0)
8. Case # 16-045 MA
Johnathan L. Yates
PDD to PDD (40.01 acres)
200 Summit Parkway
TMS# R23011-01-01
Page 45
PDS Recommendation – Approval
Planning Commission - Approval (7-0)
9. Case # 17-02 MA
J. Guadalupe Torres
OI to RS-MD (.34 acres)
Inland Drive
TMS# R06015-01-20
Page 51
PDS Recommendation – Approval
Planning Commission - Approval (6-0)

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 14, 2016
RC PROJECT: 16-033 MA
APPLICANT: Oscar Level, Jr.
LOCATION: 5480 Bluff Road
TAX MAP NUMBER: R18800-02-29
ACREAGE: 3.7 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC
ZPH SIGN POSTING: February 13, 2017

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject property was part of a previous request under case number 15-29MA. The request was for RC and was denied by County Council.

Zoning History for the General Area

A parcel east of the site, which is part of Westinghouse, was rezoned from RU to Heavy Industrial (HI) District under ordinance number 078-09HR (case number 09-13MA).

Two parcels west of the site were rezoned from RU to Light Industrial (LI) District under ordinance number 2248-92HR (case number 92-31MA).

Zoning District Summary

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Bluff Road. The subject property contains commercial structures and manufactured homes. The site has little slope and does not contain much vegetation. There are no sidewalks or streetlights along this section of Bluff Road. The surrounding area is characterized by residential and undeveloped parcels. The parcel east of the site contains a residence. North, south, and west of the site are undeveloped.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 4.5 miles northwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

Plans & Policies

The Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Rural**.

Land Use and Design

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for the increased density of lot sizes in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #244) located northwest of the subject parcel on Bluff Road identifies 6,800 Average Daily Trips (ADT’s). Bluff Road is classified as a two lane

undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Bluff Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The intent of the NC District is to accommodate commercial and service uses, oriented primarily to serving the needs of persons who live or work in nearby areas, within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

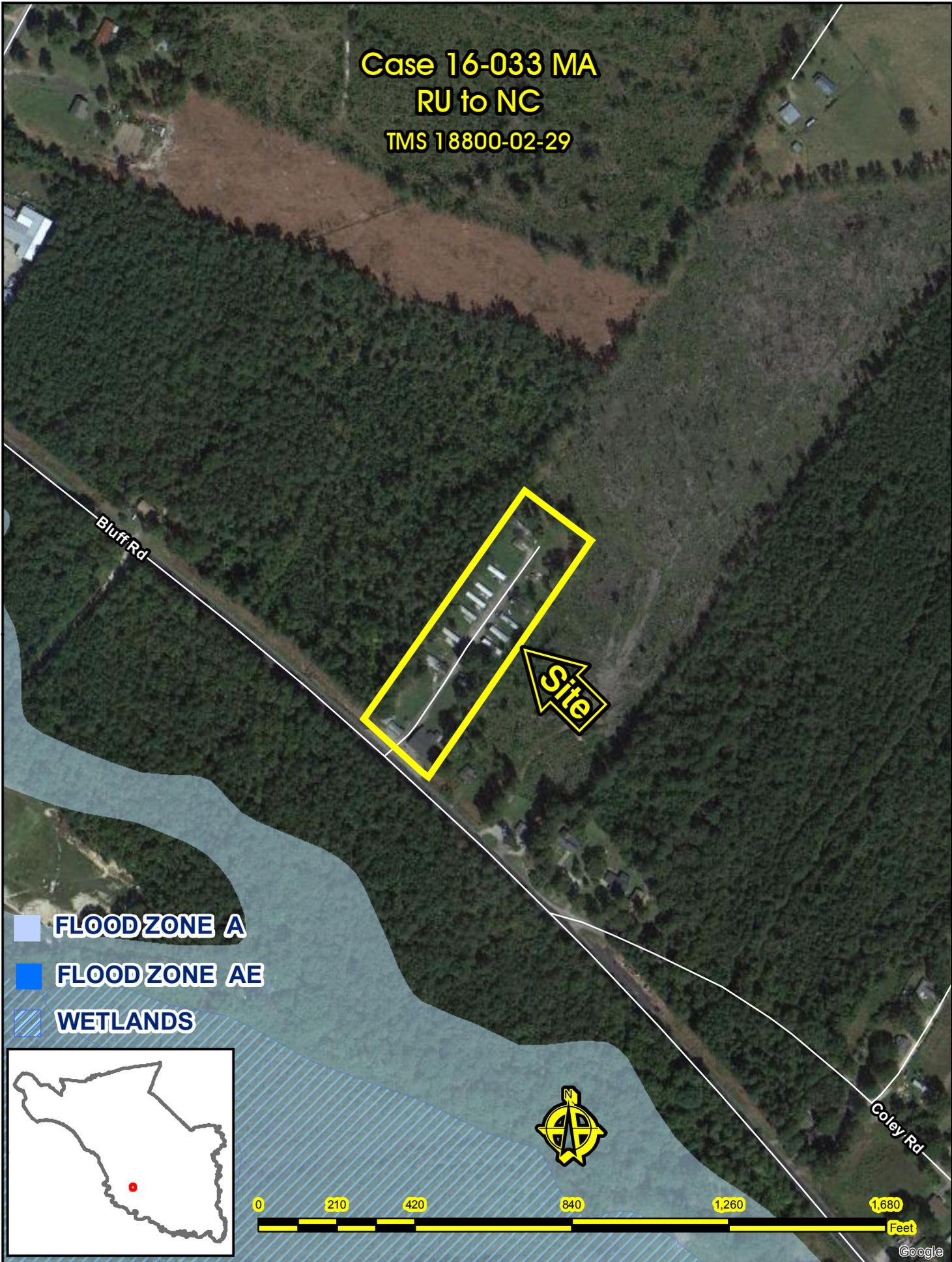
Staff is of the opinion that the request is not in compliance with the objectives of the Neighborhood Commercial District, as the location of the proposed zoning district is not near, within or adjacent to any identifiable residential neighborhood. Staff also believes that the proposed rezoning would be inconsistent with the intentions of the 2015 Comprehensive Plan, as commercial uses are designed to be located within Rural Activity Centers and the use types of the NC district do not support open space development or agricultural operations. Approval of the requested zoning would be out of character with the existing uses in the area.

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

Planning Commission Action

At their **November 14, 2016** meeting, the Richland County Planning Commission agreed with the PDSO recommendation and recommends the County Council disapprove the proposed Amendment for RC Project # **16-033 MA**.

Case 16-033 MA
RU to NC
TMS 18800-02-29



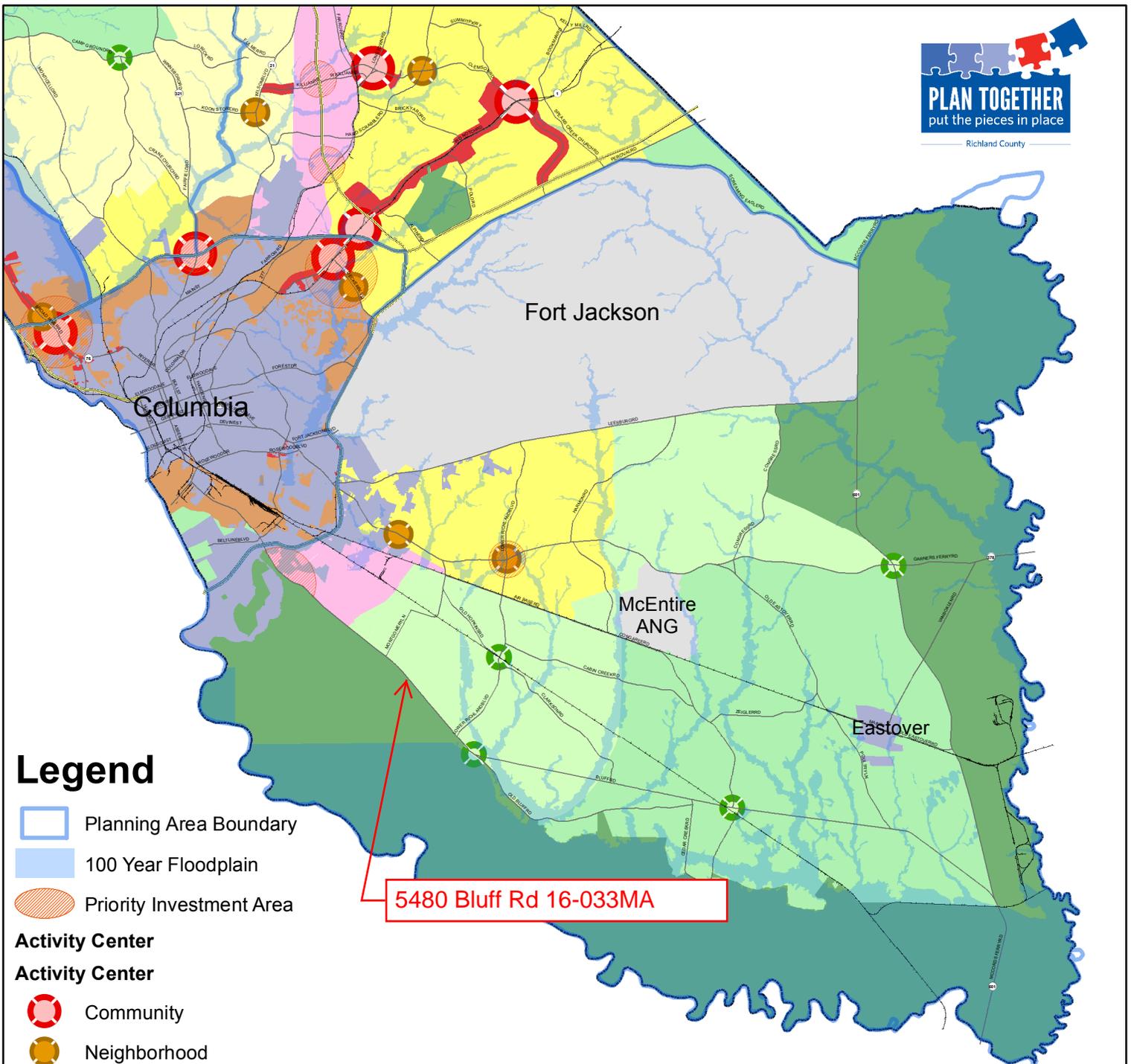
Case 16-033 MA RU to NC



ZONING CLASSIFICATIONS

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





Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

5480 Bluff Rd 16-033MA

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 14, 2016
RC PROJECT: 16-034 MA
APPLICANT: Joseph Gidron

LOCATION: 116 Elite Street

TAX MAP NUMBER: R14206-02-07
ACREAGE: 0.22 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RU

ZPH SIGN POSTING: February 13, 2017

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (1) b. 3.

An extension of the same existing zoning district boundary.

Background

Zoning History

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

Zoning District Summary

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

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

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Commercial Structure
<u>South:</u>	RU	Residence
<u>East:</u>	M-1	Landscaping
<u>West:</u>	N/A	2-77

Discussion

Parcel/Area Characteristics

The site has frontage along Elite Street. The subject property is undeveloped. There are no sidewalks or streetlights along Elite Street. The surrounding area is characterized by residential uses to the south and commercial uses to the east and north. West of the site is Interstate I-277.

Public Services

The Belvedere fire station (station number 11) is located on Blume Court, approximately 1.3 miles southeast of the subject parcel. Records indicate that the parcel is located in the City of Columbia's water and sewer service area.

Plans & Policies

The Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as **Mixed Residential**.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Trenholm Acres-New Castle Neighborhood Master Plan

The Comprehensive Plan, ***"Trenholm Acres-New Castle Neighborhood Master Plan"***, designates this area as **Residential**.

Proposed Land Use Pattern

Single family residential land use will be consistent with adjacent density.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #314) located southeast of the subject parcel on Fontaine Road identifies 15,700 Average Daily Trips (ADT's). Fontaine Road is classified as a four lane undivided collector road, maintained by SCDOT with a design capacity of 17,200 ADT's. This segment of Fontaine Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Fontaine Road, either through SCDOT or the County Penny Sales Tax program, although this area falls in the Trenholm Acres / Newcastle Neighborhood Improvement Area.

Conclusion

The proposed RU District would not be consistent with the objective for the Mixed Residential designation outlined in the Comprehensive Plan's Land Use Element, based solely on the desired development pattern. In addition, the proposed RU District would not be consistent with the proposed land use pattern of the Comprehensive Plan or that of the Trenholm Acres-New Castle Neighborhood Master Plan. As the RU District allows for uses oriented more towards agriculturally related commercial/industrial uses, open space and large lot developments, it is staff's opinion that this would permit the introduction of uses which would not be in character and could conflict with the residential character that currently exists in the area

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

Planning Commission Action

At their **November 14, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed Amendment for RC Project # 16-034 MA.

Case 16-034 MA
M-1 to RU
TMS 14206-02-07

City of Columbia

Columbia

Scarlet Ct

Oakley Ct

Fairwold St

Oakley Dr

Site

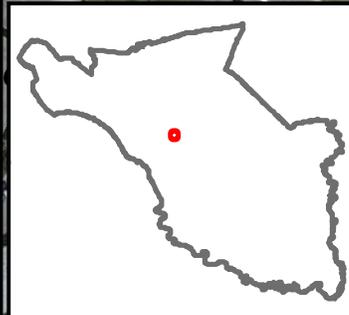
Elite St

Scruggs Rd

Warner Dr

Montaine Rd

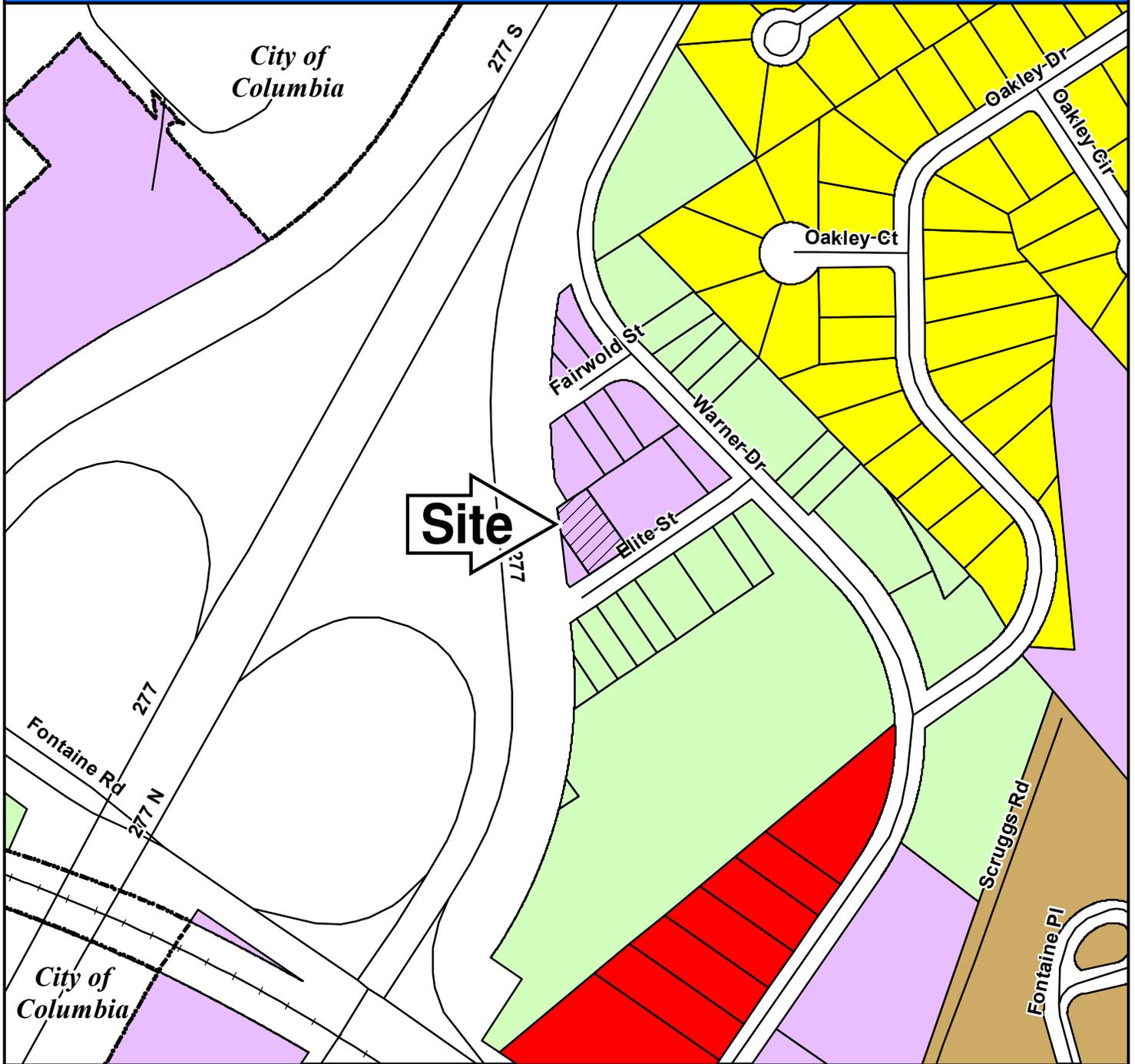
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Google

Case 16-034 MA

M-1 to RU



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

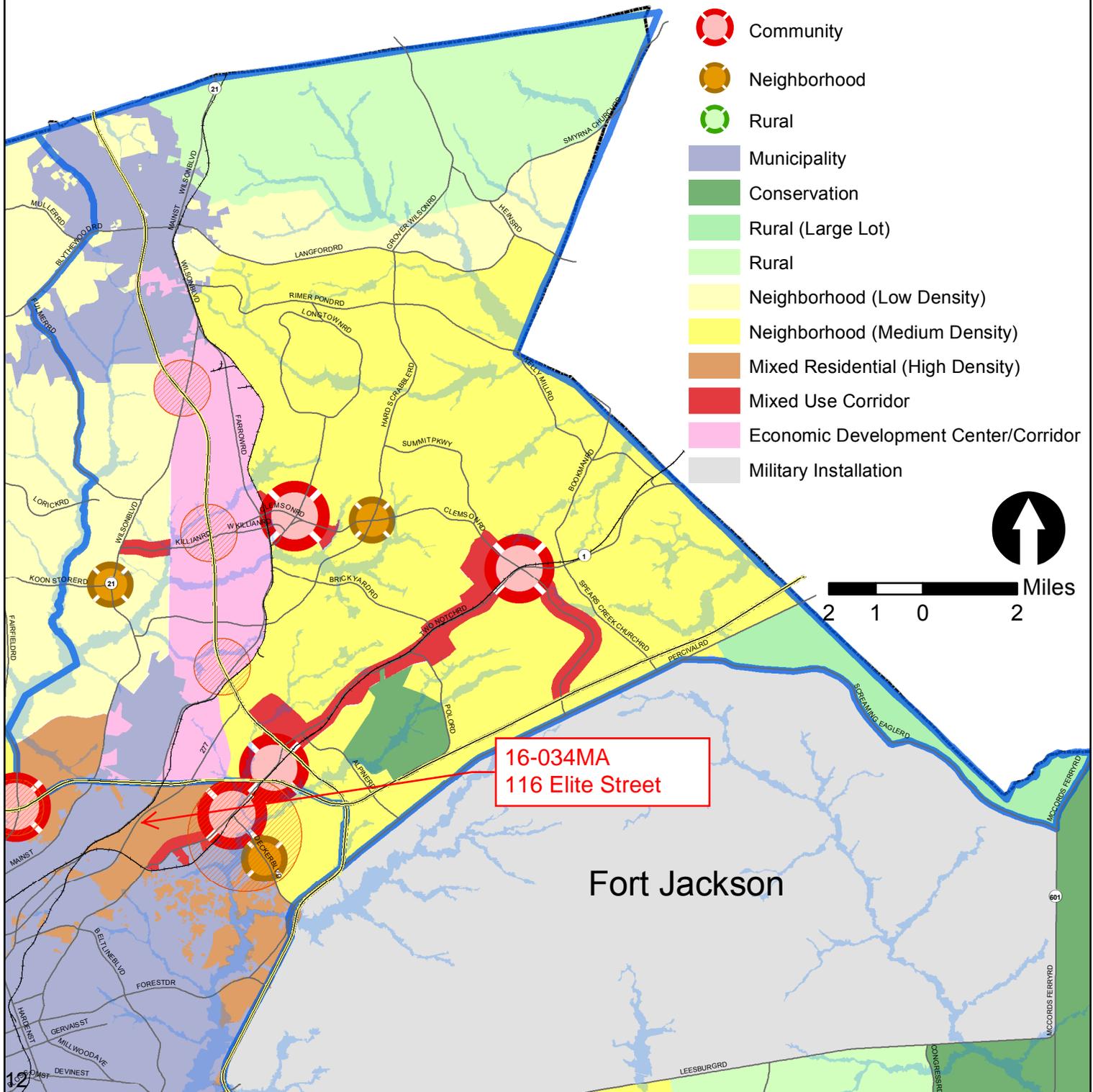


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 14, 2016
RC PROJECT: 16-035 MA
APPLICANT: Derrick J. Harris, Sr.

LOCATION: 7708 Fairfield Road

TAX MAP NUMBER: R12000-02-22
ACREAGE: 1.83 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: February 13, 2017

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (1) b. 6.

An addition of LI zoning contiguous to an existing industrial zoning district.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The property was part of a previous request for the General Commercial District under case number 15-25MA. The case was denied by County Council.

The property was part of a previous request for the Office and Institutional District under case number 16-17MA. The case was denied by County Council.

Zoning District Summary

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

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

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a nonresidential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels east of the site are undeveloped. South of the site is a residence. West of the subject parcel is an undeveloped parcel and a residence. North of the site is an auto salvage yard.

Public Services

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.7 miles northeast of the subject parcel in the Town of Blythewood. The Carolina School for Inquiry is located 1.5 miles south of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area.

Plans & Policies

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

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #189) located south of the subject parcel on Fairfield Road identifies 6,200 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Fairfield Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the proposed rezoning would be inconsistent with the objectives of the 2015 Comprehensive Plan, as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center. In addition, the uses allowed by the proposed zoning do not support the desired development pattern of the Plan.

While it could be argued that the rezoning request would be in character with the immediate, existing industrial uses and zoning, approval of the request does not provide for single-family neighborhoods or open space developments as desired by the Comprehensive Plan.

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

Planning Commission Action

At their **November 14, 2016** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reasons:

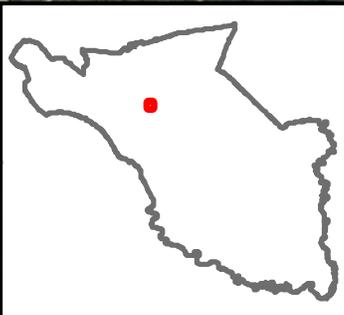
- The site is adjacent to industrial uses.
- The proximity of the parcel to an arterial road.
- The Comprehensive Plan is accurate on a broad scale, but does not work at this parcel.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 16-035 MA**.

Case 16-035 MA
RU to LI
TMS 12000-02-22

Site

- FLOODZONE A
- FLOODZONE AE
- WETLANDS



Fairfield Rd

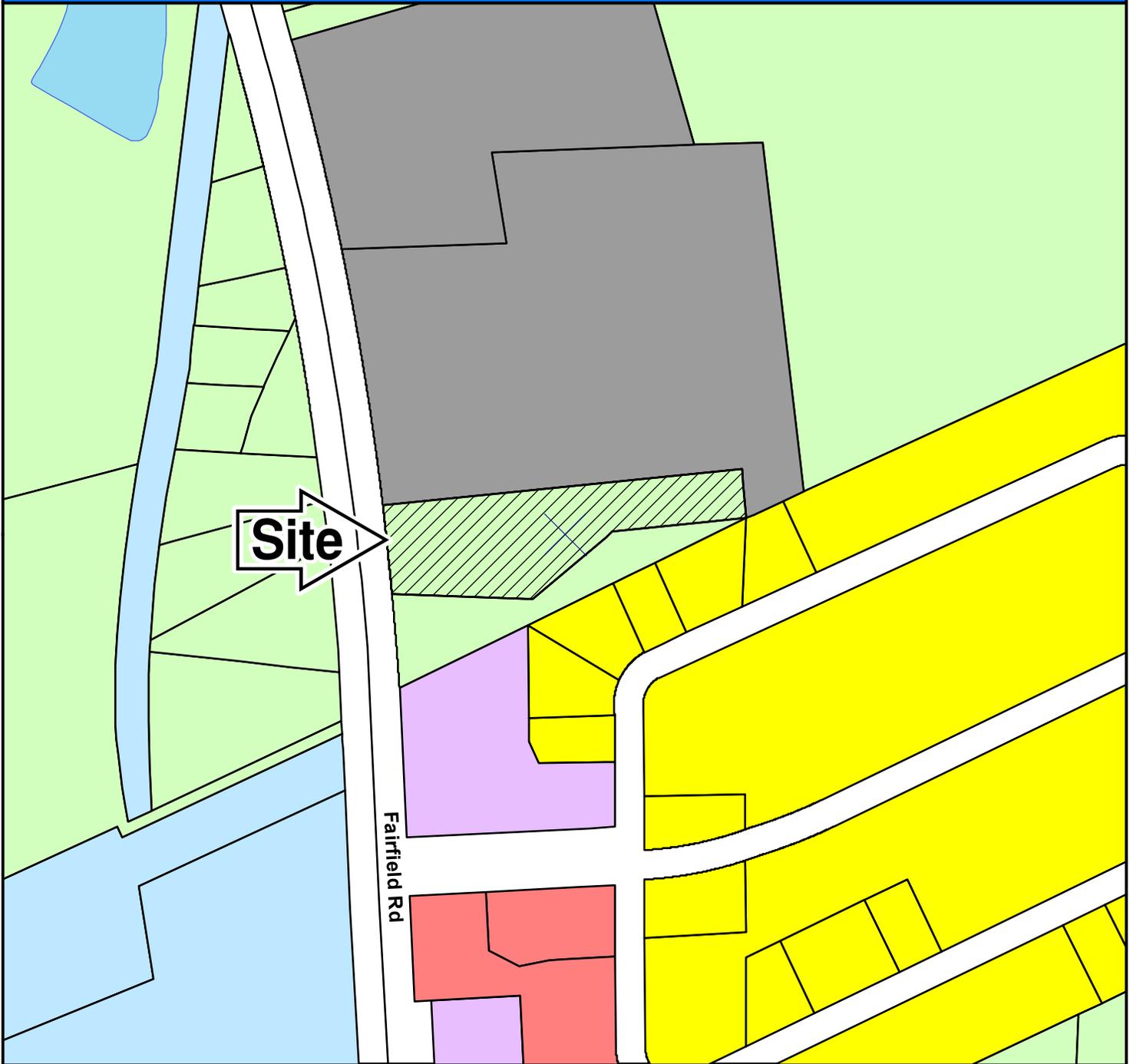
Nelson Rd

Boswell Rd

Google

Case 16-035 MA

RU to LI



ZONING CLASSIFICATIONS

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

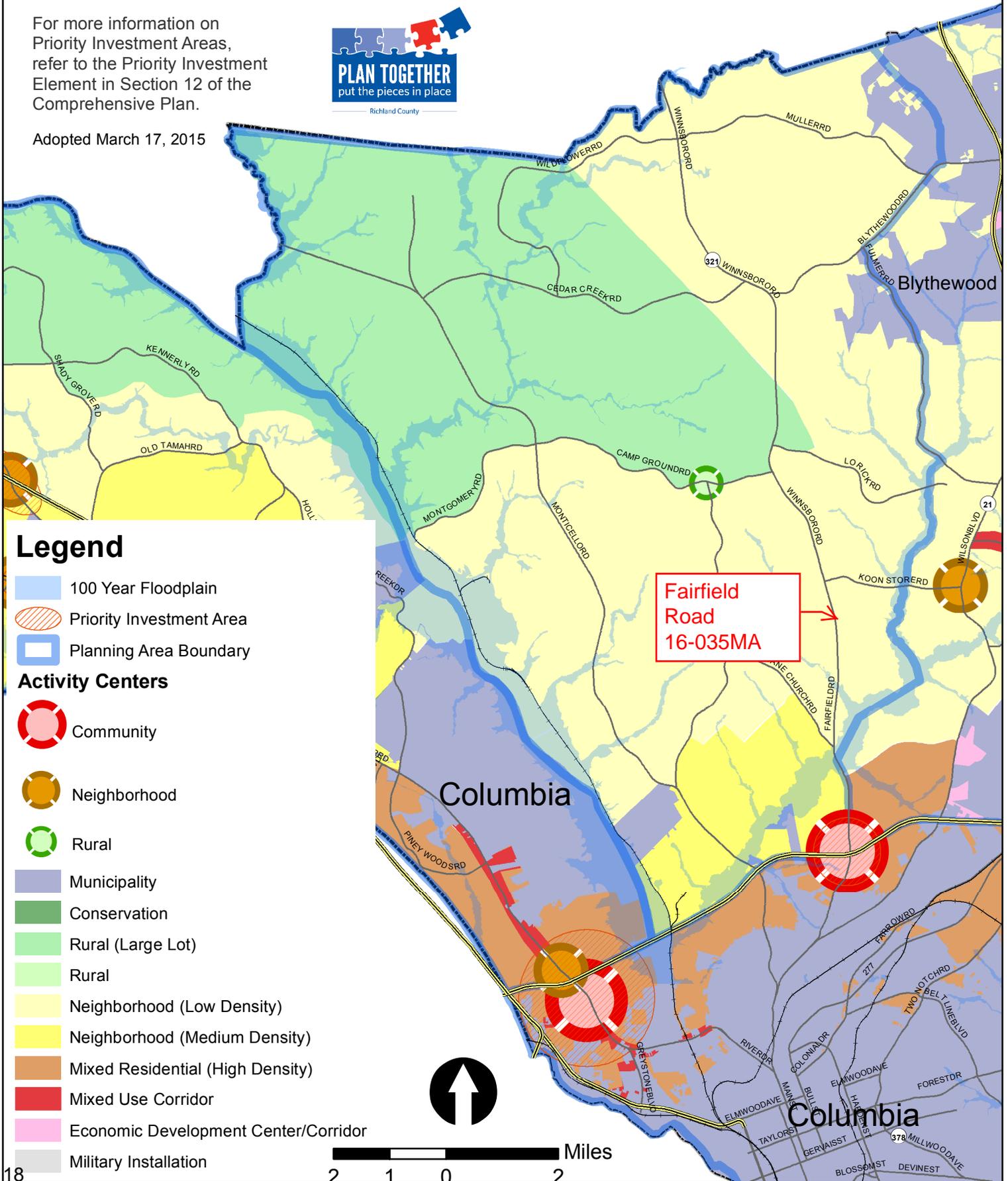


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



Adopted March 17, 2015



Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 6, 2017
RC PROJECT: 16-41 MA
APPLICANT: Robert F. Fuller

LOCATION: Clemson Road

TAX MAP NUMBER: R20200-03-45
ACREAGE: 10.38 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

ZPH SIGN POSTING: February 13, 2017

Staff Recommendation

Approval

Background

Zoning History

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

The subject property was part of a previous zoning request under case number 14-29MA from RU to GC. The request was denied by County Council.

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcels west of the subject site were approved under Ordinance No. 073-07HR (case number 07-31MA).

The Neighborhood Commercial District (NC) parcel further west of the subject site was approved under Ordinance No. 008-12HR (case number 12-03MA).

The Planned Development District (PDD) parcel further northwest of the subject site was approved under Ordinance No. 112-95HR (case number 95-026MA).

Zoning District Summary

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

No minimum lot area, except as determined by DHEC.*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
North:	PDD/RS-MD	Commercial Development/Undeveloped
South:	RM-HD	Residential Subdivision (Brookfield)
East:	RS-LD/ RS-LD	Drive to Brookfield/Residential Subdivision (Copperfield)
West:	RM-HD	Residential Subdivision (Brookfield)

Discussion

Parcel/Area Characteristics

The parcel contains frontage along Clemson Road and is currently undeveloped. Clemson Road is a five lane undivided Minor Arterial with sidewalks. The immediate area west is primarily characterized by retail commercial uses near the intersection of Hardscrabble Road. The section of Clemson Road east of the Hardscrabble Road and Clemson Road intersection moving east up to North Springs Road remains mostly residential in nature. South and adjacent west of the subject parcel is a fully-developed, single family residential subdivision, Brookfield. East of the subject parcel is fully-developed, single family residential subdivision, Copperfield. North of the subject parcel is an undeveloped Residential Single-Family Medium Density (RS-MD) District parcel and northwest is a commercial PDD.

The parcel along the eastern section of the subject parcel will be utilized for a South Carolina Department of Transportation (SCDOT) project to provide primary access to the Brookfield Subdivision due to the widening project for Hardscrabble Road. The road will be constructed to SCDOT standards and will be deeded to the county for maintenance.

Public Services

The subject parcels are within the boundaries of School District Two. Killian Elementary School is 1.2 miles west of the subject parcel on Clemson Road. North Springs Elementary School is 1.1 miles east of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia*. There is one fire hydrant located west of the property on Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 0.5 miles north of the subject parcel.

*Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Neighborhood Medium Density** and is specifically located in a **Neighborhood Activity Center**.

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These

neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation option. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Neighborhood Activity Center

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center's shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #440) located adjacent to the subject parcel on Clemson Road identifies 24,900 Average Daily Trips (ADT's). Clemson Road is classified as a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADT's. This segment of Clemson Road is currently operating at Level of Service (LOS) "D".

There are planned improvements for this section of Clemson Road through the County Penny Sales Tax program (sidewalk and bikeway enhancements), but none scheduled through SCDOT. Hard Scrabble Road, which intersects Clemson Road near this location, is scheduled to be widened from Clemson Road to Lake Carolina Boulevard through SCDOT (COATS road widening).

Conclusion

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed district is in character with the land uses and desired development pattern recommended in the Comprehensive Plan.

Although the site is located east of the commercial development found at the intersection of Hardscrabble Road and Clemson Road, staff believes approving the OI District would be an appropriate transitional zoning district moving east of the intersection.

Further, approval of the rezoning request would be in character with the existing residential and commercial development patterns and zoning districts along this section of Clemson Road.

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

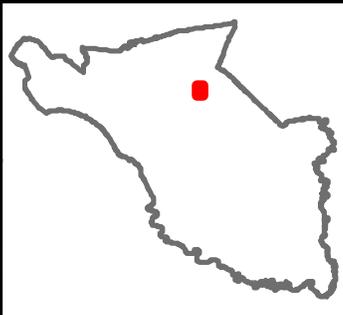
Planning Commission Action

At their **February 6, 2017** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed Amendment for RC Project # **16-041 MA**.

**Case 16-041 MA
RU to OI
TMS R20200-03-45**

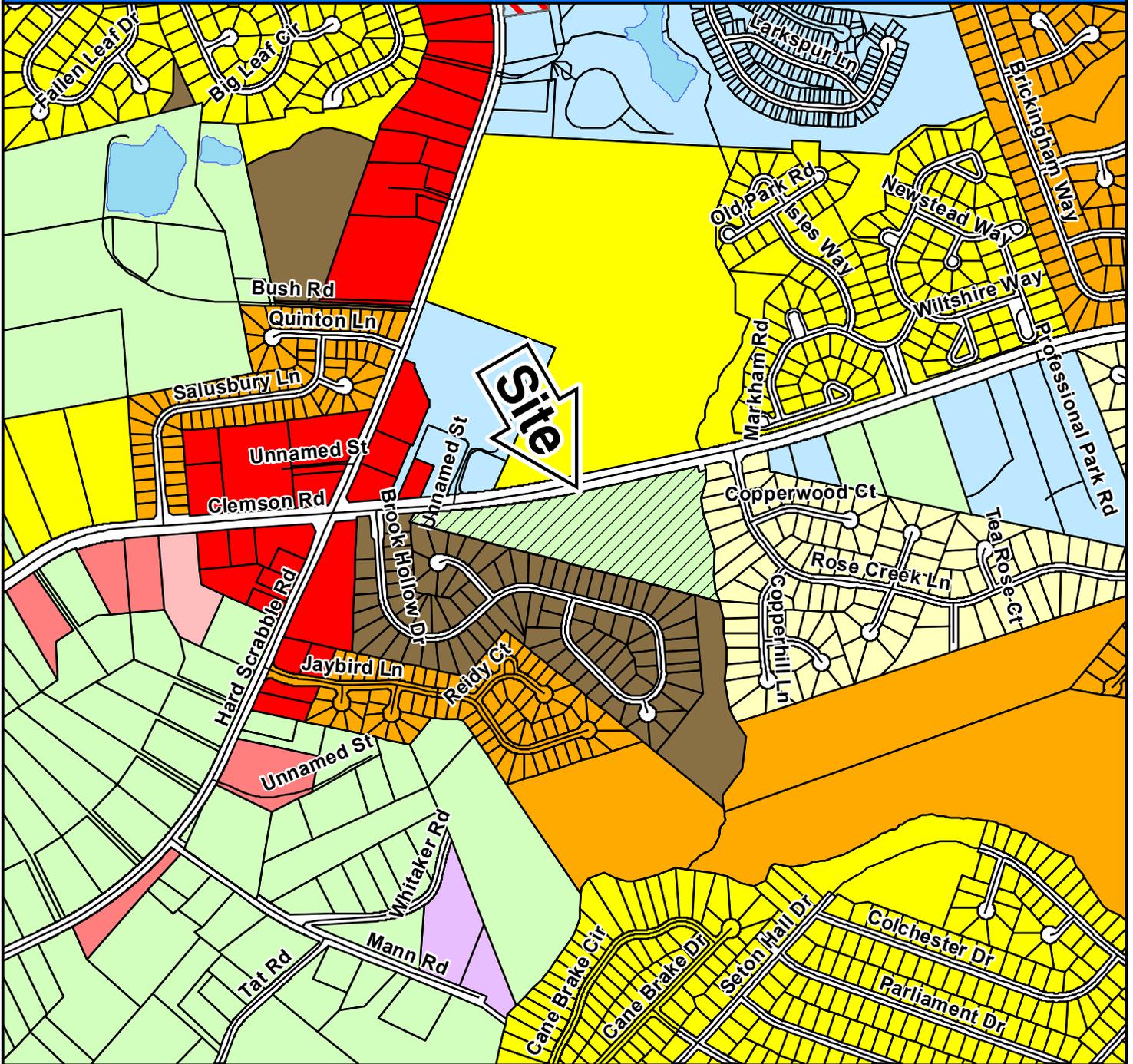
Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Case 16-041 MA

GC to OI



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

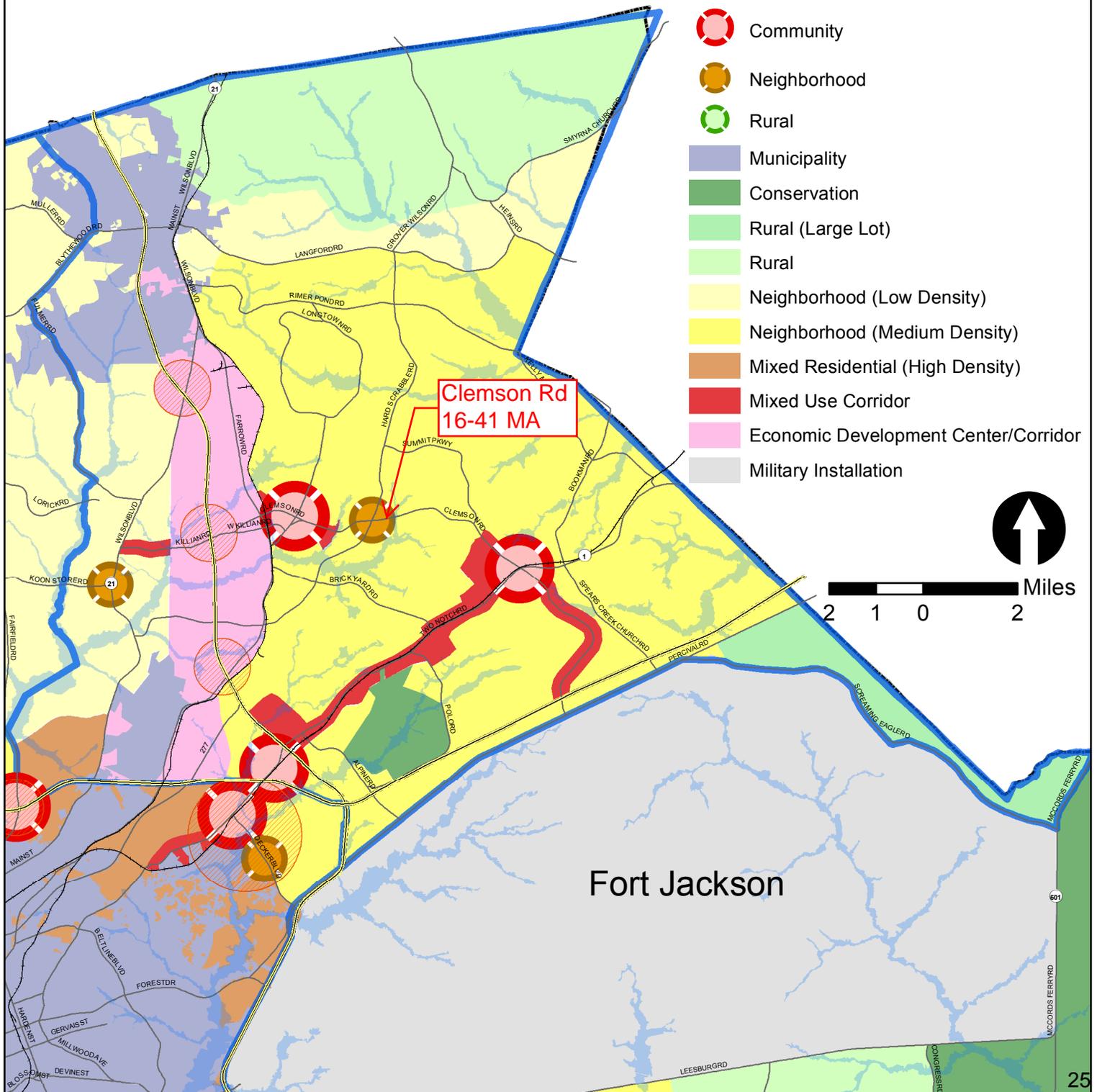


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 6, 2017
RC PROJECT: 16-042 MA
APPLICANT: Hugh A. Palmer

LOCATION: Corner of Longtown Road East and Rimer Pond Road

TAX MAP NUMBER: R20500-04-27(Portion of)
ACREAGE: 5.23 acres (portion of a 31.23 acre tract)
EXISTING ZONING: RS-MD
PROPOSED ZONING: RC

ZPH SIGN POSTING: February 13, 2017

Staff Recommendation

Approval

Background

Zoning History

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

The subject parcel was part of a previous zoning request from Residential Single-Family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 015-043MA). The case was denied by County Council.

The subject parcel was also part of another previous zoning request from Residential Single-Family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 015-09MA). The case was withdrawn by the applicant.

The subject parcel was rezoned from RU to Residential Single-Family Medium Density (RS-MD) District under ordinance number 081-08HR (case number 08-29MA).

Zoning History for the General Area

A parcel east of the site with frontage along Rimer Pond Road was rezoned from RU to Residential Single-family Low Density (RS-LD) District under case number 16-004MA.

The parcel adjacent east of the site was rezoned from RU to Residential Single-Family Medium Density (RS-MD) District under ordinance number 080-08HR (case number 08-28MA).

The parcels southwest of the site along Longtown Road West were rezoned from RU to Residential Single-Family Low Density (RS-LD) District under ordinance number 062-11HR (case number 11-14MA).

Zoning District 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 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/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>	RS-MD/RS-LD	Undeveloped/ Undeveloped
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU	Blythewood Middle School

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road and Longtown Road East. The site has little slope and is undeveloped except for a telecommunications tower. There are no sidewalks or streetlights along Rimer Pond Road and Longtown Road East. The surrounding area is primarily characterized by an institutional use, residential uses, and undeveloped parcels. North of the site is a large lot residence. The parcels east of the site are part of a residential subdivision (SD13-13). West of the site is Blythewood Middle School. South of the site is undeveloped.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.25 miles northwest of the subject parcel in the Town of Blythewood. Records indicate that the parcel is in the City of Columbia's water service area and located in Palmetto Utilities sewer service area*.

*Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

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

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near

activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation option. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #705) located east of the subject parcel on Rimer Pond Road identifies 4,300 Average Daily Trips (ADT's). Rimer Pond Road is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Rimer Pond Road is currently operating at Level of Service (LOS) "B".

The 2015 SCDOT traffic count (Station #713) located adjacent the subject parcel on Longtown Road East identifies 3,200 Average Daily Trips (ADT's). Longtown Road East is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Longtown Road East is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for these sections of Rimer Pond Road or Longtown Road East, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The subject property is located at a traffic junction and near institutional uses.

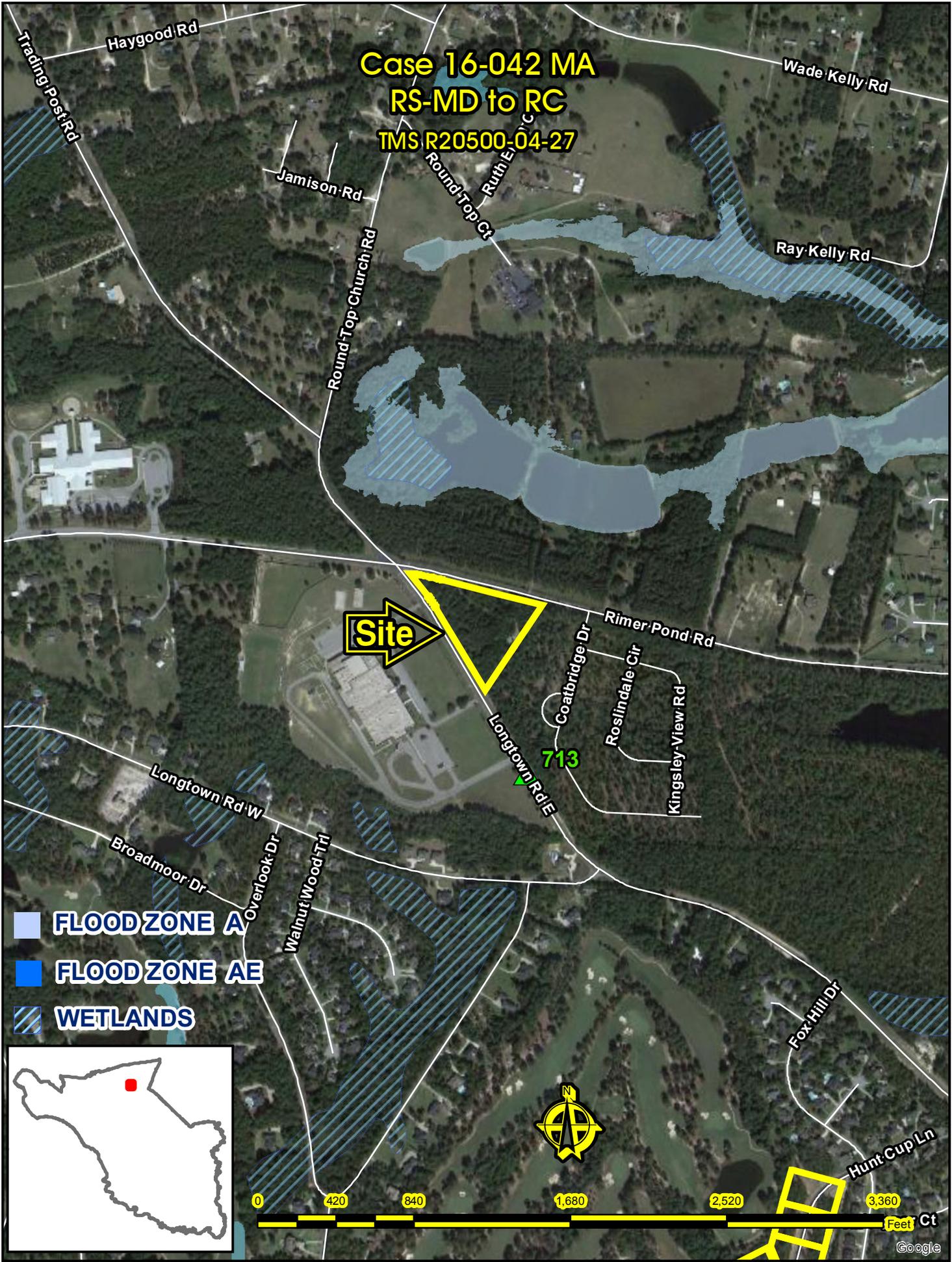
The intent of the RC District is to orient primarily to major traffic arteries or areas of commercial usage. Staff is of the opinion that the request is in compliance with the objective for commercial uses as outlined in the Neighborhood Medium Density Future Land Use designation and the proposed rezoning would be consistent with the intentions of the Comprehensive Plan. Approval of the rezoning request would not be out of character with the existing, surrounding, development pattern and zoning districts for the area.

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

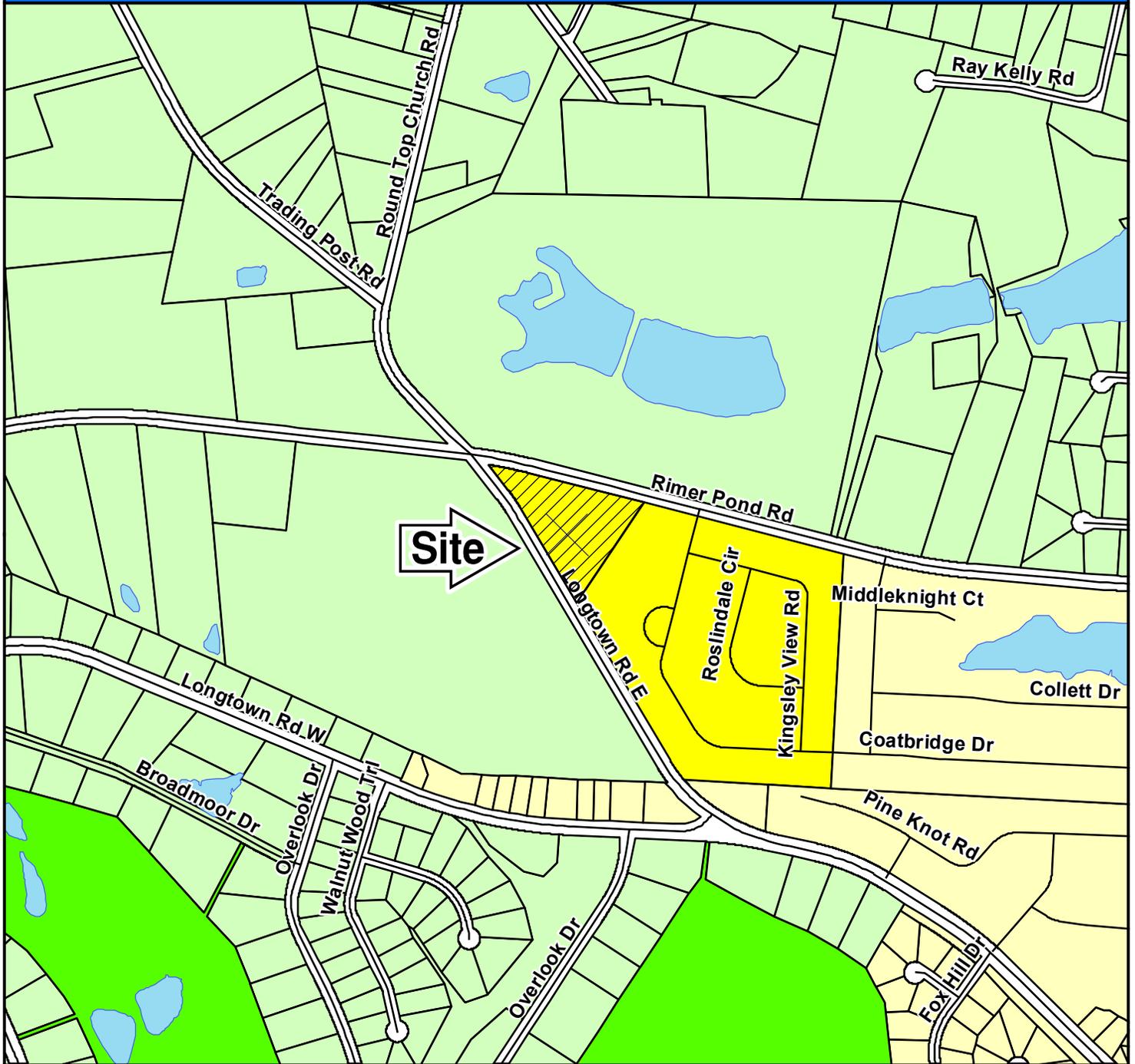
Planning Commission Action

At their **February 6, 2017** meeting, the Richland County Planning Commission voted 3 to 3 on RC Project # **16-042 MA**. A tie vote for motions regarding recommendations to the County Council is a **"no recommendation"** vote.

**Case 16-042 MA
RS-MD to RC
TMS R20500-04-27**



Case 16-042 MA RS-MD to RC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

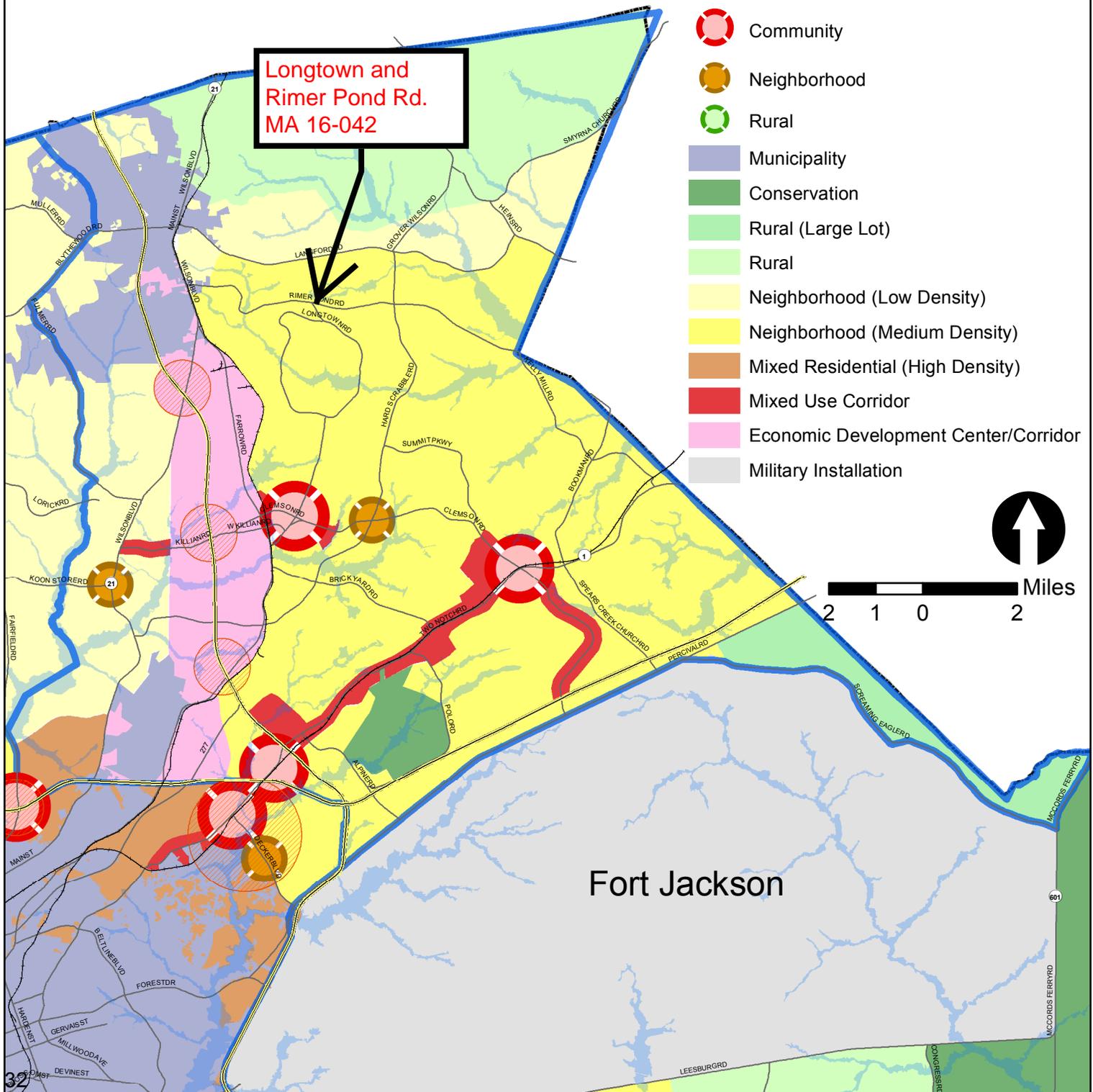


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 6, 2017
RC PROJECT: 16-043 MA
APPLICANT: Carl Gibson

LOCATION: Montgomery Lane

TAX MAP NUMBER: R18800-02-39
ACREAGE: 2.5 acres
EXISTING ZONING: RU
PROPOSED ZONING: HI

ZPH SIGN POSTING: February 13, 2017

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

A parcel east of the site, which is part of Westinghouse, was rezoned from RU to Heavy Industrial District (HI) under ordinance number 078-09HR (case number 09-13MA).

The parcels south of the site were rezoned from RU to Light Industrial District (M-1) under ordinance number 2248-92HR (case number 92-31MA).

Zoning District Summary

The proposed zoning, Heavy Industrial (HI) District is intended to primarily accommodate uses of a manufacturing and industrial nature, and secondly, uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	M-1/RU	Curtis Fabrication/Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Montgomery Lane. The subject property is currently undeveloped. There are no sidewalks or streetlights along this section of Montgomery Lane. The surrounding area is characterized by residential uses to the north and west with an Industrial uses to the south. There are undeveloped parcels east of the site.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 4.21 miles northwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

Plans & Policies

The Richland County Comprehensive Plan, "PUTTING THE PIECES IN PLACE", designates this area as **Rural**.

Land Use and Design

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for the increased density of lot sizes in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #411) located adjacent the subject parcel on Montgomery Lane identifies 400 Average Daily Trips (ADT's). Montgomery Lane is classified as a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This segment of Montgomery Lane is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Montgomery Lane, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The intent of the HI District is to accommodate uses of a manufacturing and industrial nature, and secondly, uses that are functionally related thereto, such as distribution, storage, and processing.

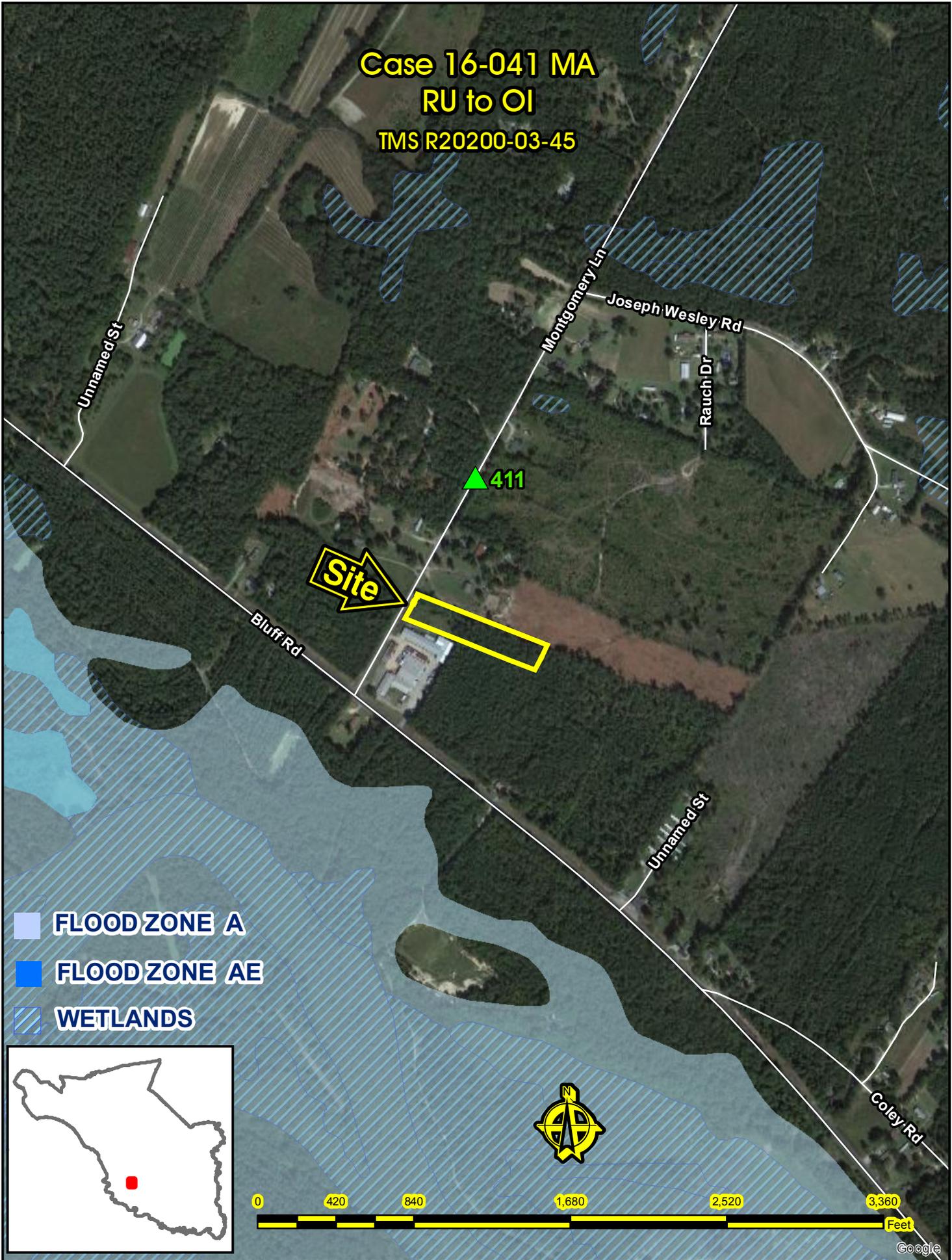
Staff is of the opinion that the proposed rezoning would be inconsistent with the intentions of the 2014 Comprehensive Plan, as Industrial uses are not supported by the desired development pattern nor is the proposed district supportive of agricultural. Approval of the requested zoning would be out of character with the existing uses in the area.

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

Planning Commission Action

At their **February 6, 2017** meeting, the Richland County Planning Commission **agreed** with the PDS recommendation and recommends the County Council **disapprove** the proposed Amendment for RC Project # **16-043 MA**.

**Case 16-041 MA
RU to OI
TMS R20200-03-45**



Case 16-043 MA

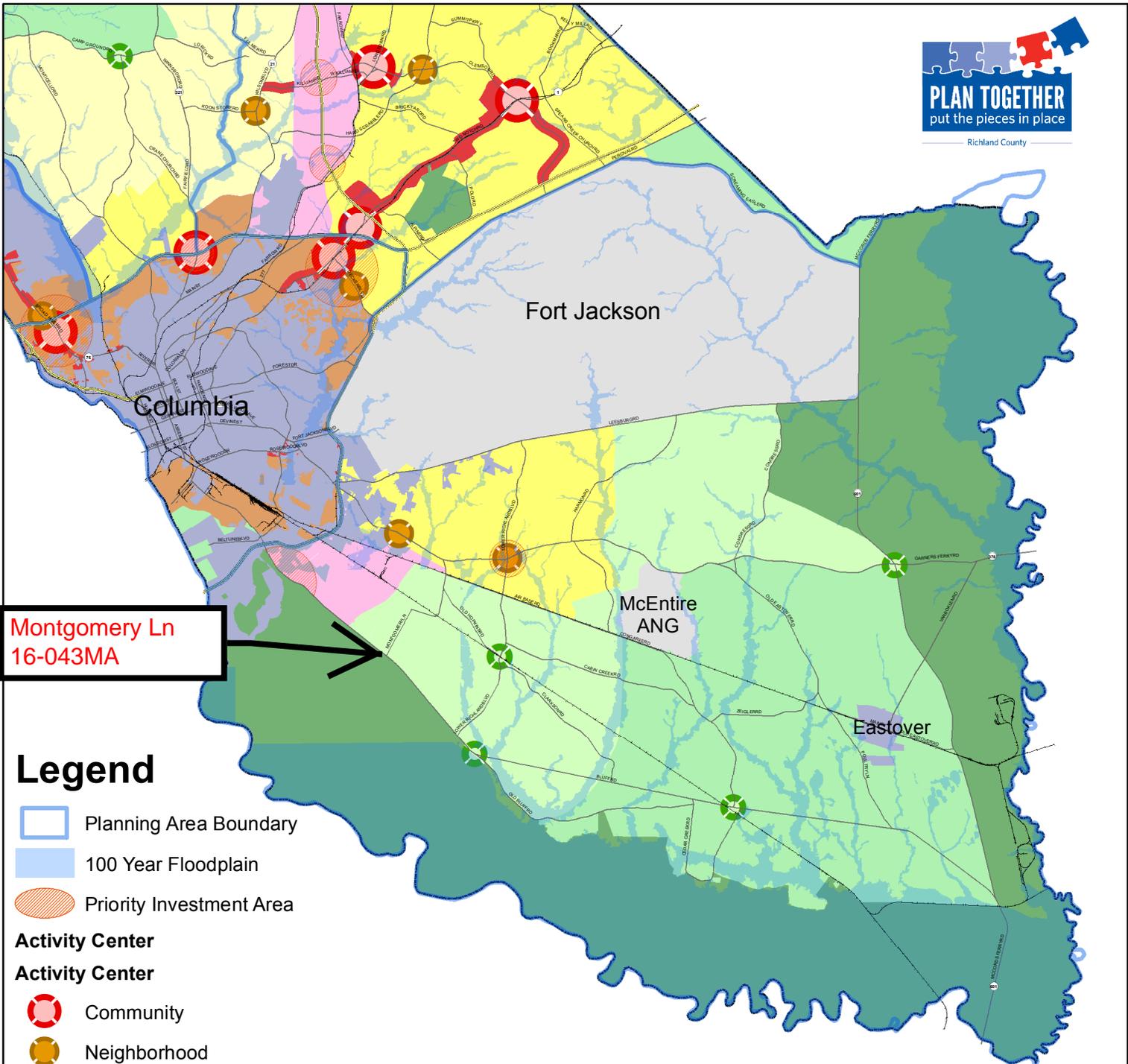
RU to HI



ZONING CLASSIFICATIONS

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





**Montgomery Ln
16-043MA**

Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS
SOUTHEAST PLANNING AREA



Adopted March 17, 2015





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 6, 2017
RC PROJECT: 16-044 MA
APPLICANT: Gabriel McFadden

LOCATION: Dutch Fork Road

TAX MAP NUMBER: R01507-02-05
ACREAGE: 1.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: February 13, 2017

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** An extension of the same existing zoning district boundary.

Background

Zoning History

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

Zoning History for the General Area

The GC parcel north of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-046MA (Ordinance number 086-07HR).

The GC parcel northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 12-002MA (Ordinance number 062-06HR).

The GC parcel west of the site was rezoned from RU to General Commercial District (GC) under case number 06-19MA (Ordinance number 062-06HR).

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 19 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Equipment (Stanick Roofing/boxing)
<u>South:</u>	RU/RU	Residence/ Undeveloped
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site contains frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and zoning districts south, east and west of the subject site. Located north of the site, is railroad r.o.w and a portion of a GC property that contains roofing equipment.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .53 miles south of the subject parcel on Three Dog Road. Records indicate that the parcel is in the City of Columbia's water service area and is in within Richland County's sewer service area *. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.89 miles east of the subject parcels.

*Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Neighborhood Low Density***.

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve

open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #144) located west of the subject parcel on Dutch Fork Road identifies 10,800 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Two Notch Road through the County Penny Sales Tax program. However, a 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2035 COATS Long Range Transportation Plan.

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

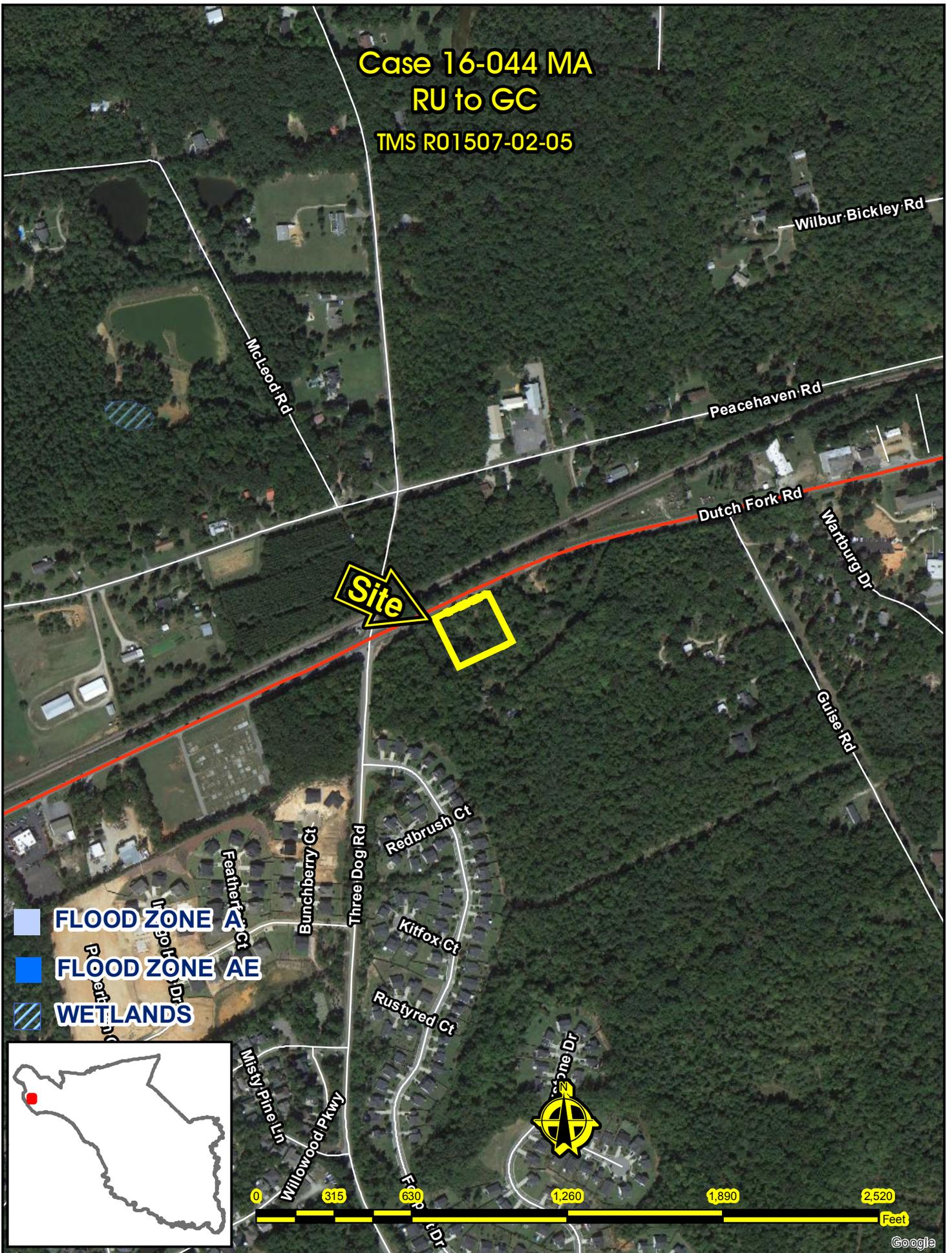
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed zoning would "leap frog", as it would add to the current fragmented zoning pattern in the area.

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

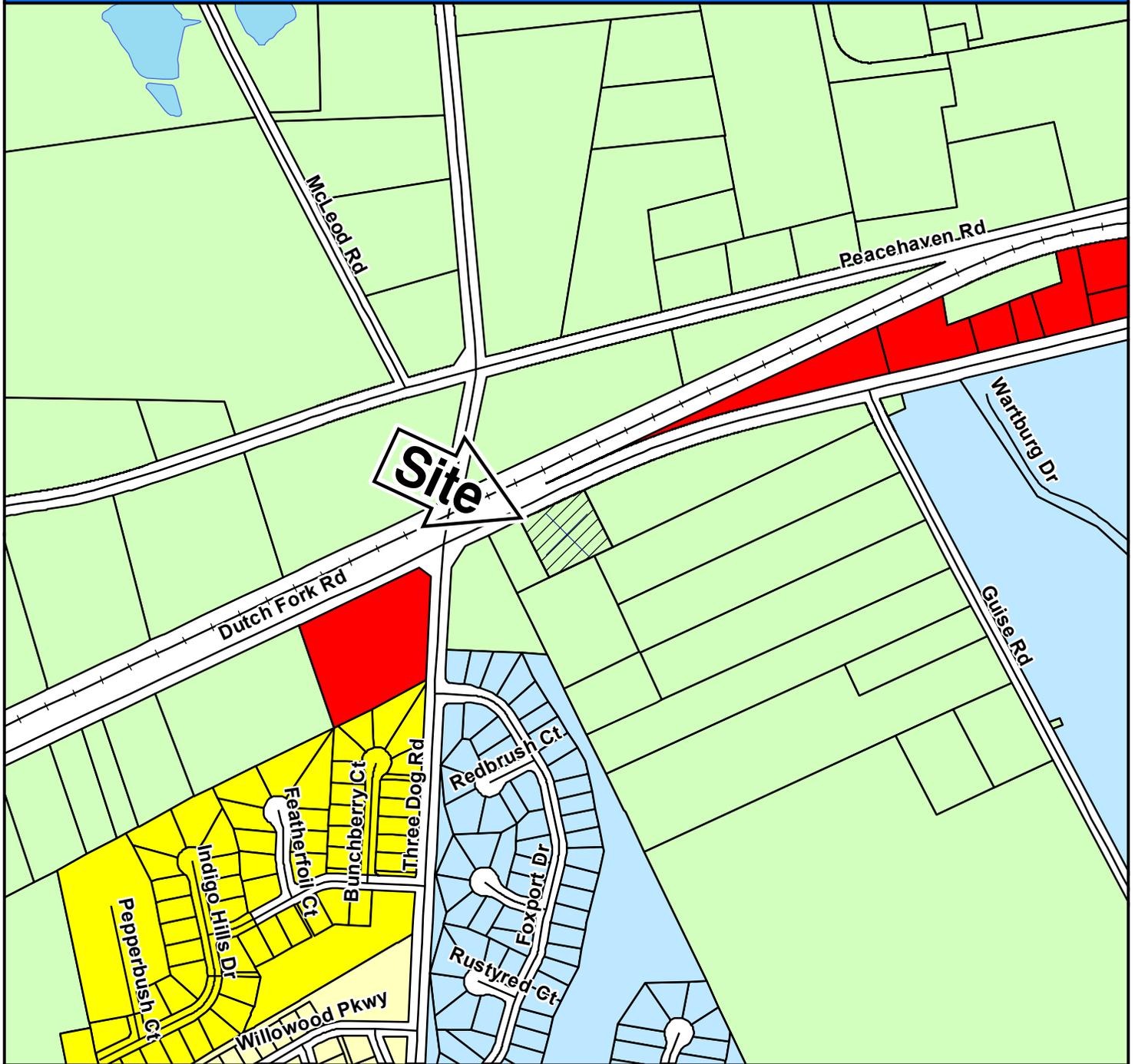
Planning Commission Action

At their **February 6, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed Amendment for RC Project # **16-044 MA**.

Case 16-044 MA
RU to GC
TMS R01507-02-05



Case 16-44 MA RU to GC

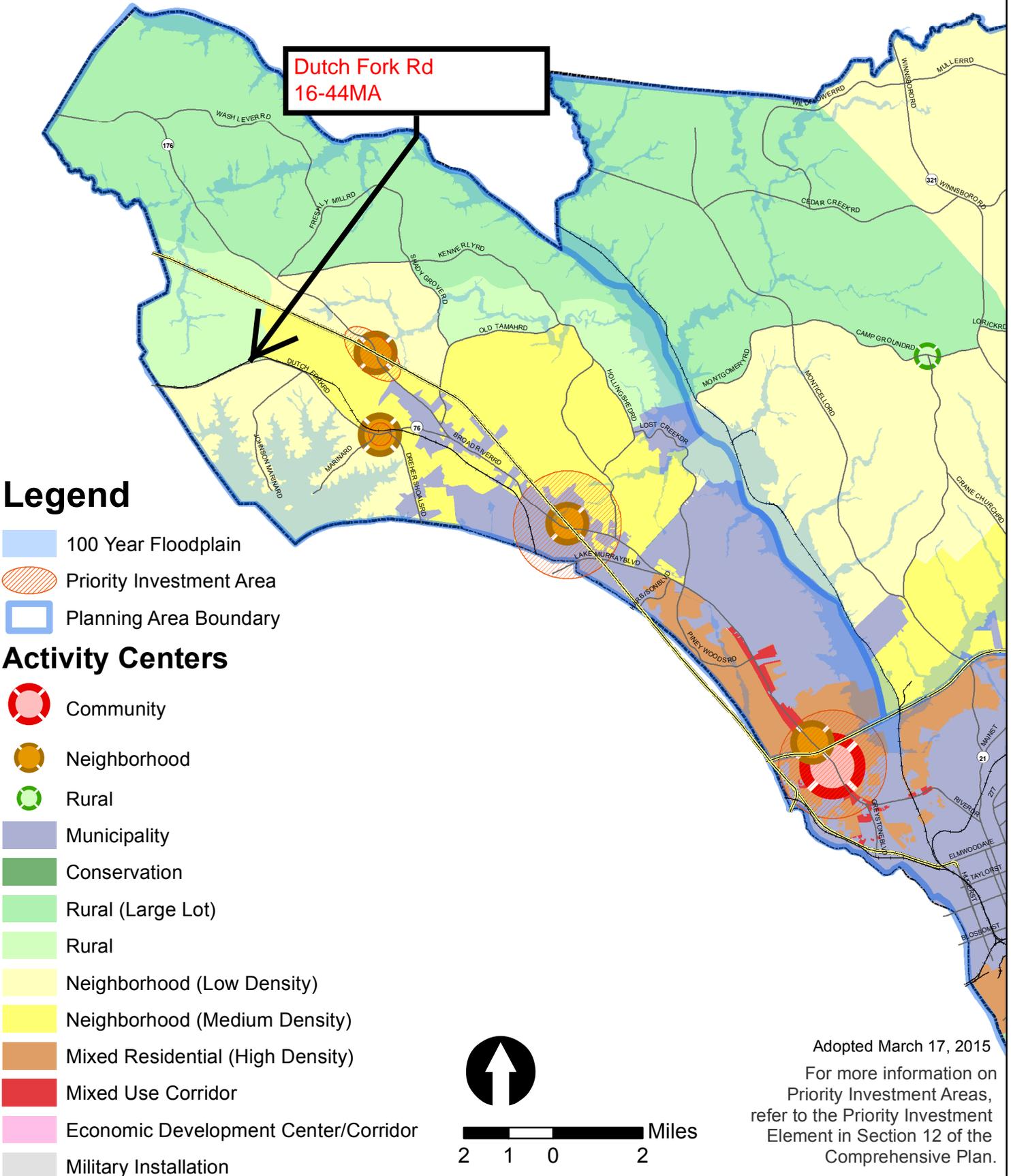


ZONING CLASSIFICATIONS

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

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 6, 2017
RC PROJECT: 16-045 MA
APPLICANT: Johnathan L. Yates

LOCATION: 200 Summit Parkway

TAX MAP NUMBER: R23011-01-01
ACREAGE: 40.01 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: February 13, 2017

Staff Recommendation

Approval

Background

Zoning History

The subject parcel is part of the Summit Planned Development District (PDD). The parcels north, west and south were rezoned under case number 88-040MA (Ordinance number 1792-88HR) on November 15th, 1988 and further amended under 93-10MA.

Zoning History for the General Area

A portion of the Planned Development District (PDD) parcels, further west of the subject parcel was rezoned from PDD to PDD under case number 02-058MA (Ordinance Number 045-02HR).

A portion of the Planned Development District (PDD) parcels, south of the subject parcel was rezoned from PDD to PDD under case number 12-021MA (Ordinance Number 037-12HR).

A portion of the Planned Development District (PDD) parcels, west of the subject parcel was rezoned from PDD to PDD under case number 14-001MA (Ordinance Number 007-14HR).

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Single-family dwellings
<u>South:</u>	PDD	Single-family dwellings
<u>East:</u>	RS-MD	Single-family dwellings
<u>West:</u>	PDD	Office uses

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Summit Parkway and Rhame Road. The parcel contains a middle school (Summit Parkway Middle). There is a portion of the parcel with sidewalks along Rhame Road. There are sidewalks and streetlights along this section of Summit Parkway.

The surrounding area is characterized by residential uses north, east, and south with office and commercial uses west of the subject parcel.

Master Plan

The PDD land use designation for the subject parcel is School (S) which permits institutional uses, specifically a school use. The following additional use is proposed for the site:

1. One hundred and twenty (120) foot monopole Telecommunications Tower.

Public Services

The subject parcel is within the boundaries of School District Two. The Summit Parkway Middle Elementary School is located on the subject parcel. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 1.48 miles west of the subject parcel. Records indicate that the parcel is within the City of Columbia’s water service area*. Records indicate that the parcel is within Palmetto Utilities service area*.

*Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

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

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #441) located south of the subject parcel on Clemson Road identifies 28,100 Average Daily Trips (ADT's). This section of Clemson Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Clemson Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for these sections of Summit Parkway or Clemson Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the request is in compliance with the purpose statement of the proposed district to provide mixed uses. The request adds a single use within an existing PDD that is not associated with traffic generation.

Approval of the rezoning request would be in character with the existing surrounding development pattern and uses.

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

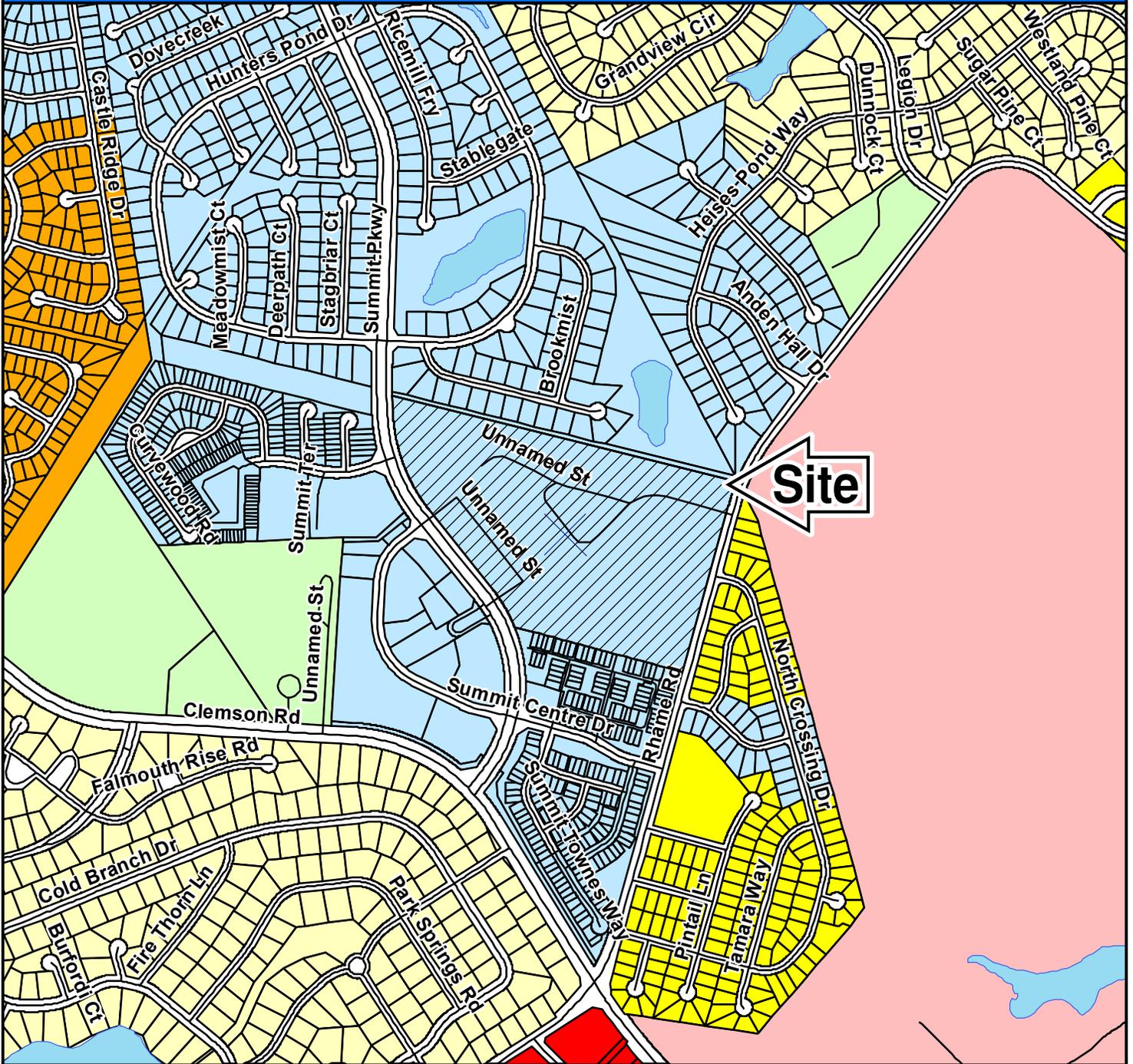
Planning Commission Action

At their **February 6, 2017** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed Amendment for RC Project # **16-045 MA**.

**Case 16-045 MA
PDD to PDD
TMS R23011-01-01**



Case 16-045 MA PDD to PDD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

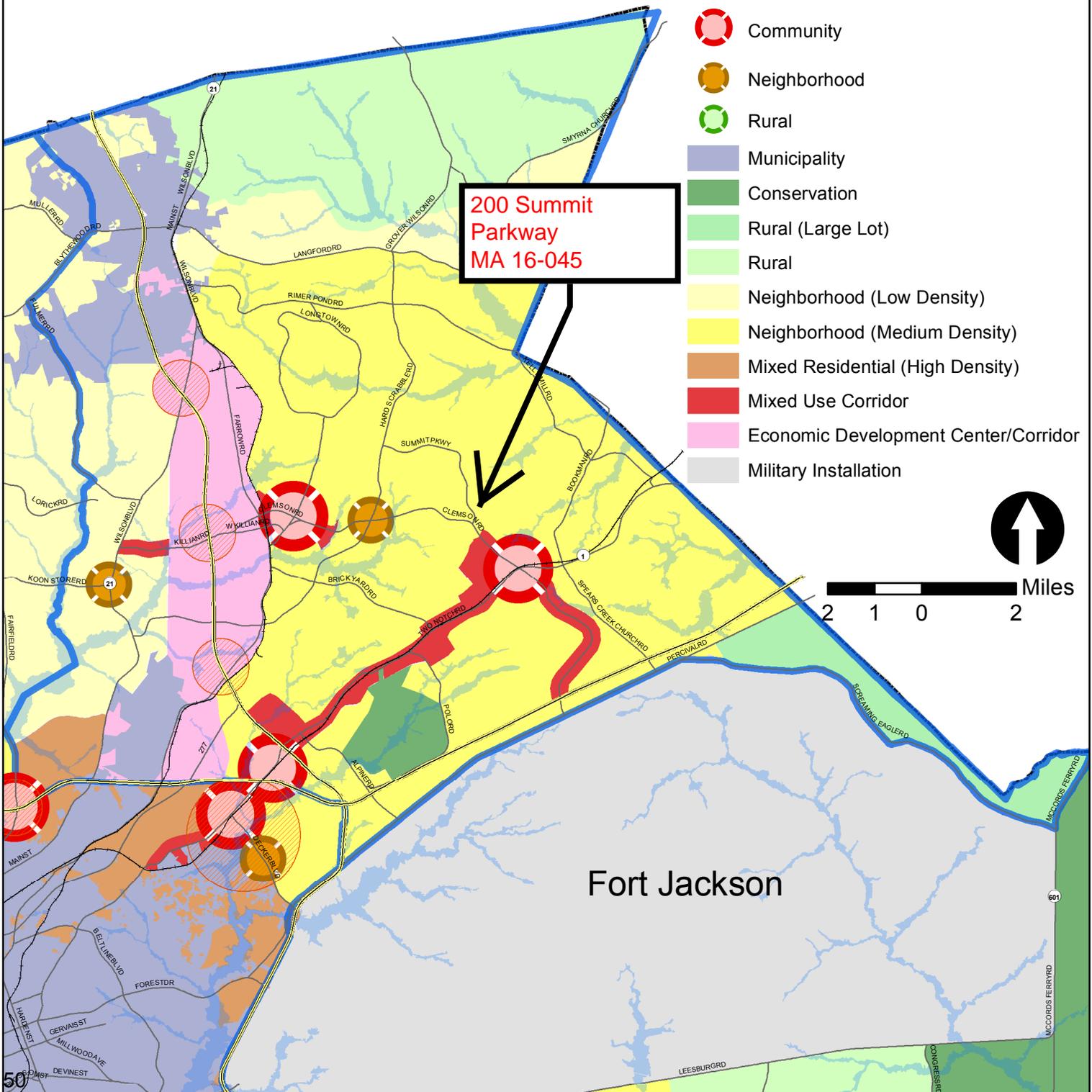


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 6, 2017
RC PROJECT: 17-02 MA
APPLICANT: J. Guadalupe Torres

LOCATION: Inland Drive

TAX MAP NUMBER: R06015-01-20
ACREAGE: 0.34 acres
EXISTING ZONING: OI
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: February 13, 2017

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Office and Institutional District (C-1). With the adoption of the 2005 Land Development Code the C-1 District was designated Office and Institutional District (OI).

Zoning District Summary

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

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

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 1 dwelling unit.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

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

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Inland Drive. There are no sidewalks or street lights along this section of Inland Drive. The parcel is undeveloped. The immediate area is characterized by residential and commercial uses. North of the subject parcel is undeveloped. South and west of the parcel are residential uses. East of the site is a GC zoned parcel with a residence.

Public Services

The subject parcel is within the boundaries of School District 1. The W.S. Sandal Elementary School is located 250 feet south of the subject parcel on Seminole Road.

The Saint Andrews fire station (number 6) is located 0.27 miles southwest of the subject parcel on Briargate Circle. There are no fire hydrants along this section of Inland Drive. The parcel is located within the City of Columbia's water and sewer service area*.

*Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as **MIXED-USE CORRIDOR**.

Land Use and Character

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at "nodes" called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2015 SCDOT traffic count (Station # 181) located southeast of the subject parcel on Broad River Road identifies 36,800 Average Daily Trips (ADT's). This segment of Broad River Road is classified as a four lane divided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for this section of Broad River Road through SCDOT. The County Penny Sales Tax program has scheduled sidewalk and bikeway improvements for this section of Broad River Road, and it also falls into the Broad River Road Corridor Neighborhood Overlay District.

Conclusion

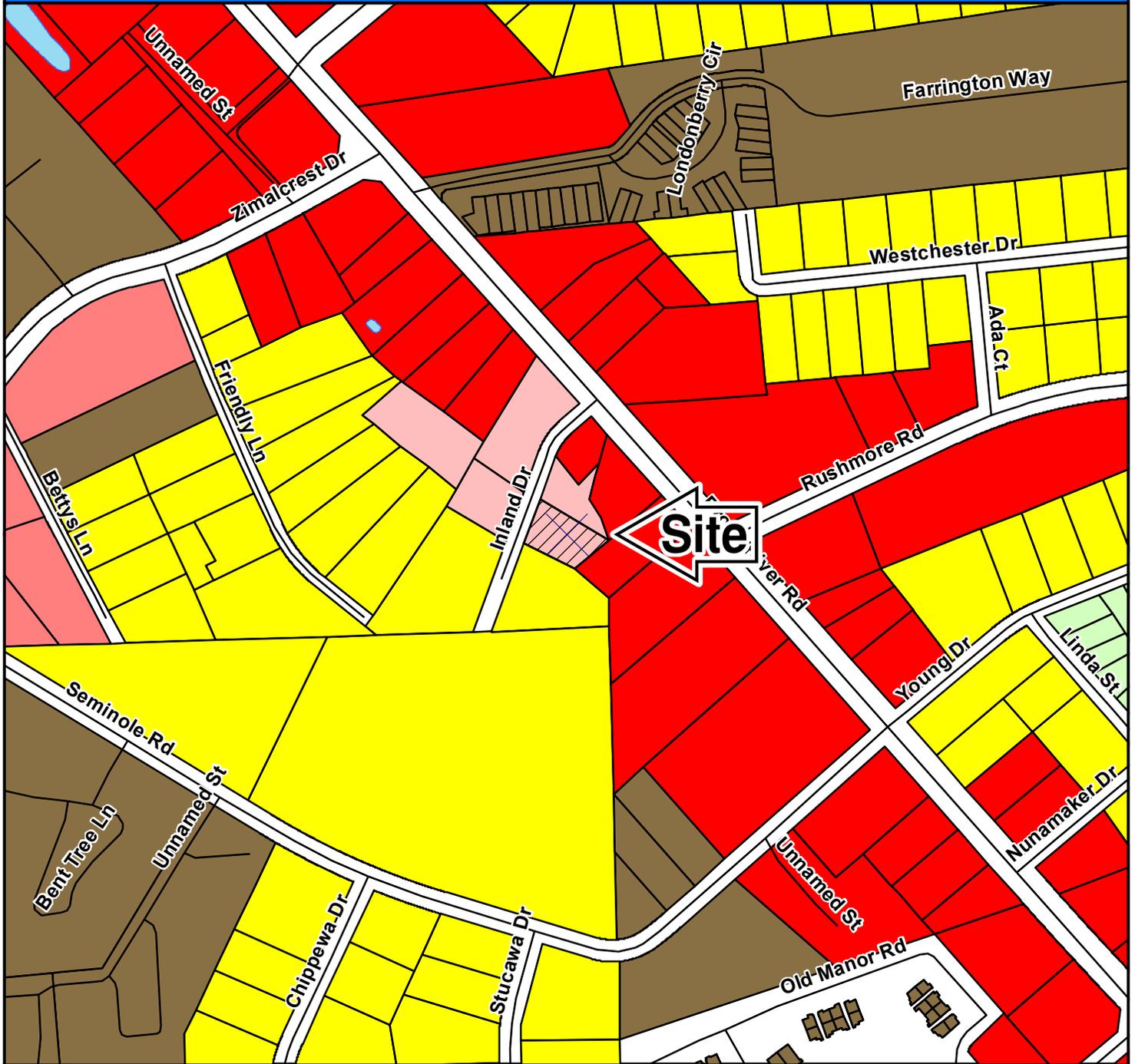
Staff recommends **Approval**, principally, because the proposed rezoning would be consistent with the basic objectives outlined in the Comprehensive Plan for residential in areas designated as **MIXED-USE CORRIDOR**.

The request can also be viewed as being consistent with the character of the existing residential/institutional development pattern and zoning districts along this section of Inland Drive.

Planning Commission Action

At their **February 6, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed Amendment for RC Project # **16-043 MA**.

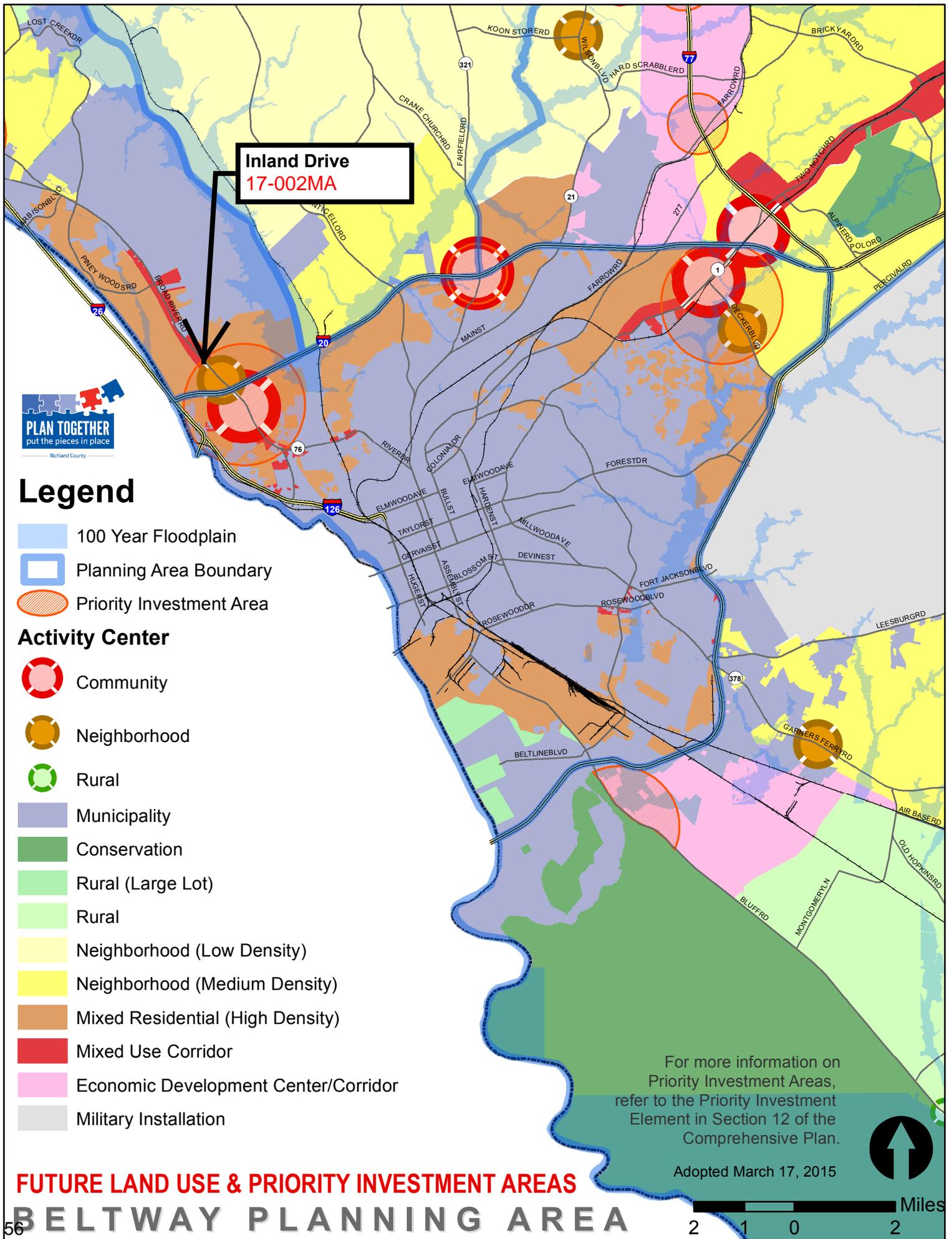
Case 17-02 MA OI to RS-MD



ZONING CLASSIFICATIONS

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





Inland Drive
17-002MA



Legend

- 100 Year Floodplain
- Planning Area Boundary
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS

BELTWAY PLANNING AREA





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