

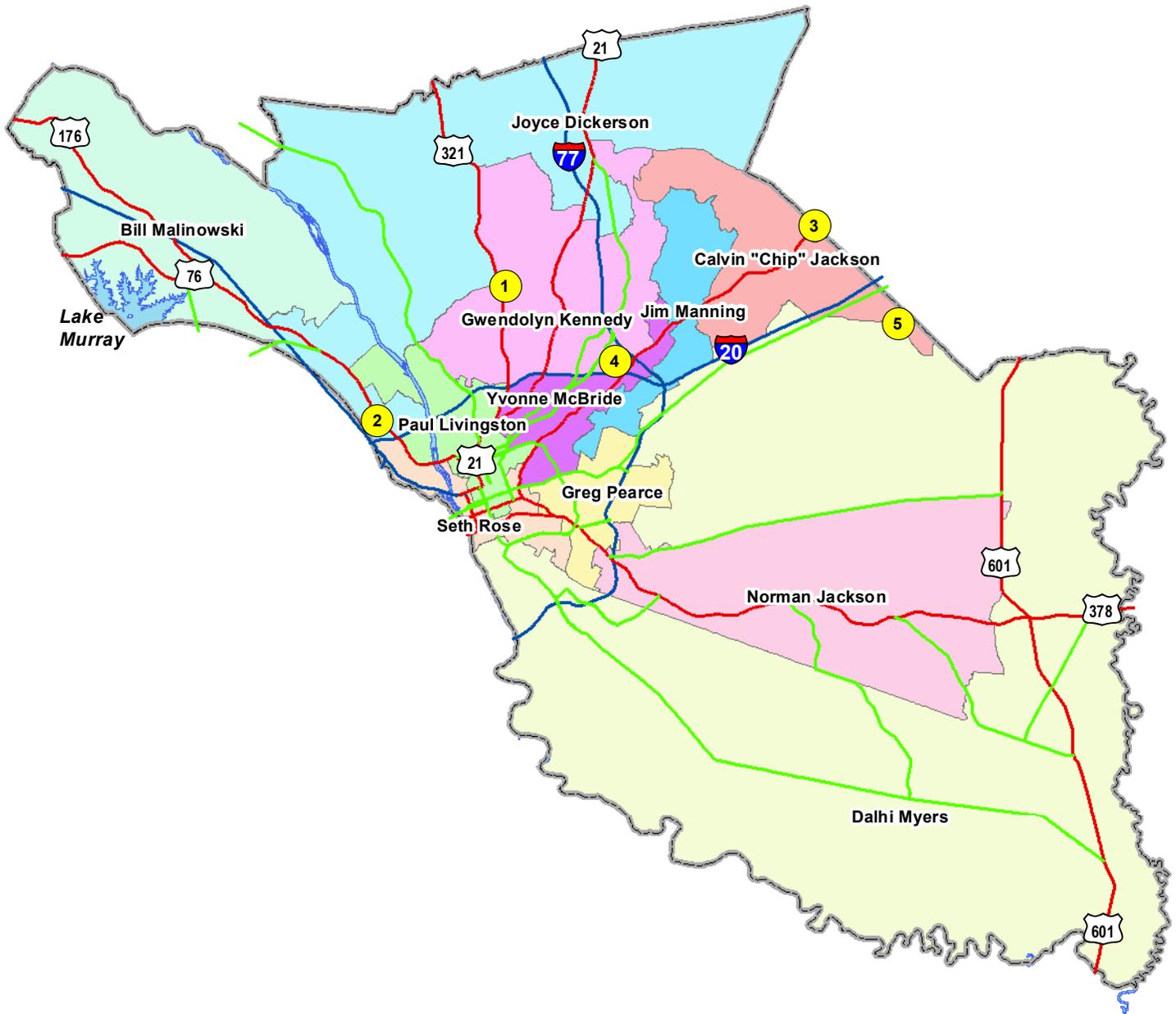
RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING



March 28, 2017



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING MARCH 28, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-035 MA	Derrick Harris	R12000-02-22	7708 Fairfield Road	Kennedy
2. 17-002 MA	J. Guadalupe Torres	R06015-01-20	Inland Drive	Dickerson
3. 17-003 MA	Hugo Gonzalez	R29000-02-09 & 10	10958 & 10962 Two Notch Road	C. Jackson
4. 17-004 MA	Fremont Nelson	R17012-01-03	1646 Horseshoe Drive	Kennedy
5. 17-005 MA	Ryan L. Horton	R31600-02-20	Screaming Eagle Road	C. Jackson





# **RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

***Tuesday, March 28, 2017***

***Agenda***

***7:00 PM***

***2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers***

**STAFF:**

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

**CALL TO ORDER** ..... Honorable Joyce Dickerson  
Chair of Richland County Council

**ADDITIONS / DELETIONS TO THE AGENDA**

**ADOPTION OF THE AGENDA**

**OPEN PUBLIC HEARING**

**MAP AMENDMENTS [ACTION]**

1. Case # 16-035 MA  
Derrick Harris  
RU to LI (1.83 acres)  
7708 Fairfield Road  
TMS# 12000-02-22  
Page 1  
PDS Recommendation – Disapproval  
Planning Commission - Approval (7-0)
  
2. Case # 17-02 MA  
J. Guadalupe Torres  
OI to RS-MD (.34 acres)  
Inland Drive  
TMS# 06015-01-20  
Page 7  
PDS Recommendation – Approval  
Planning Commission - Approval (6-0)
  
3. Case # 17-003 MA  
Hugo Gonzalez  
OI to GC 1.82 acres & 1.77 acres (3.59 total acres)  
10958 & 10962 Two Notch Road  
TMS# 29000-02-09 & 10  
Page 13  
PDS Recommendation – Disapproval  
Planning Commission - Disapproval (5-0)

4. Case # 17-004 MA  
Fremont Nelson  
OI to RM-HD (.5 acres)  
1646 Horseshoe Drive  
TMS# 17012-01-03  
Page 19  
PDS Recommendation – Approval  
Planning Commission - Disapproval (5-0)
  
5. Case # 17-005 MA  
Ryan L. Horton  
RU to HI (5 acres)  
Screaming Eagle Rd  
TMS# 31600-02-20  
Page 25  
PDS Recommendation – Disapproval  
Planning Commission - Disapproval (6-0)

**OTHER BUSINESS**

**ADJOURNMENT**



**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:** .....A UFW 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**

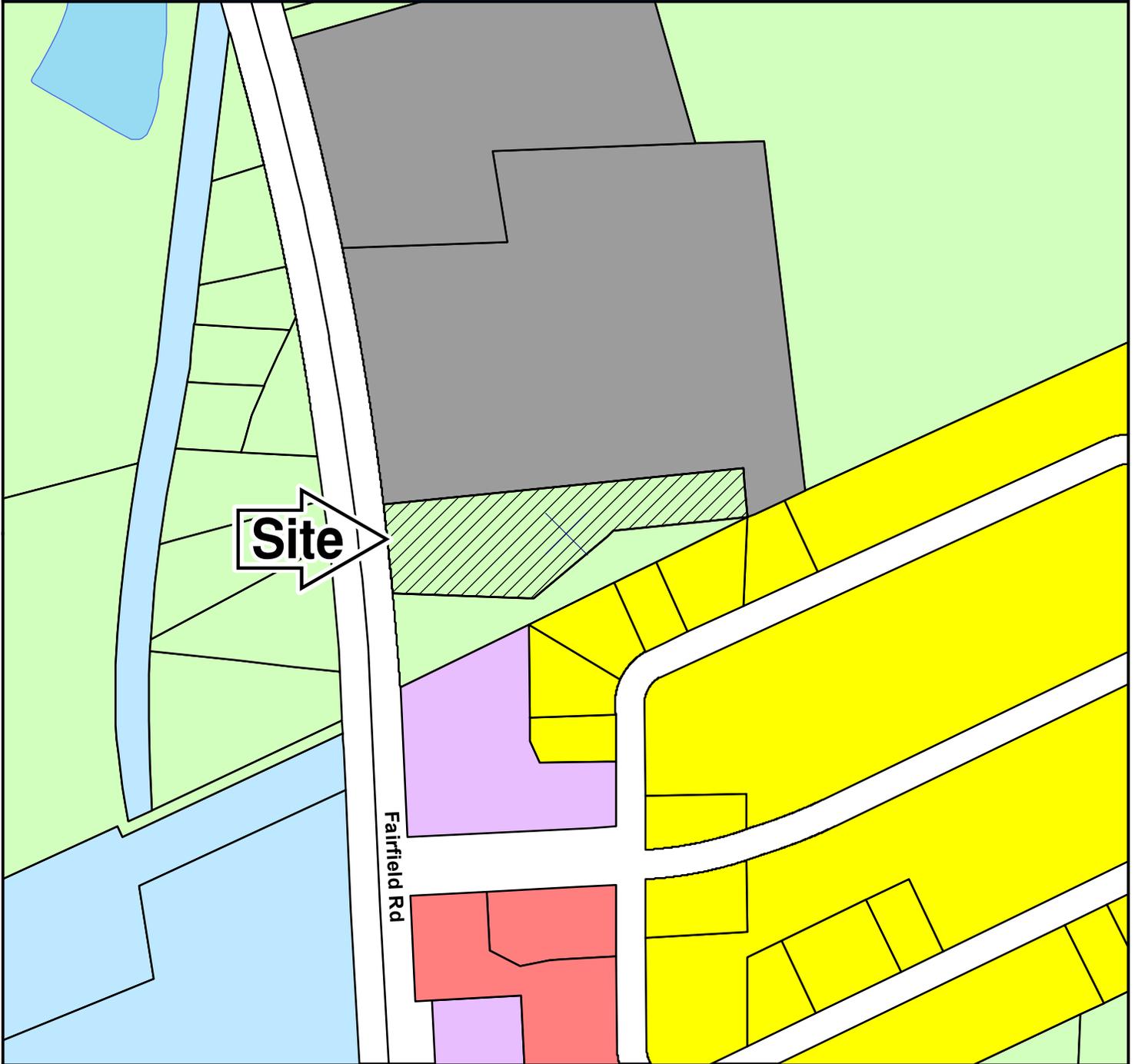
At their **November 14, 2016** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reasons:

- 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



### ZONING CLASSIFICATIONS

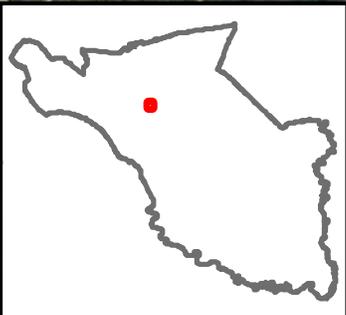
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



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

Site

- FLOODZONE A
- FLOODZONE AE
- WETLANDS

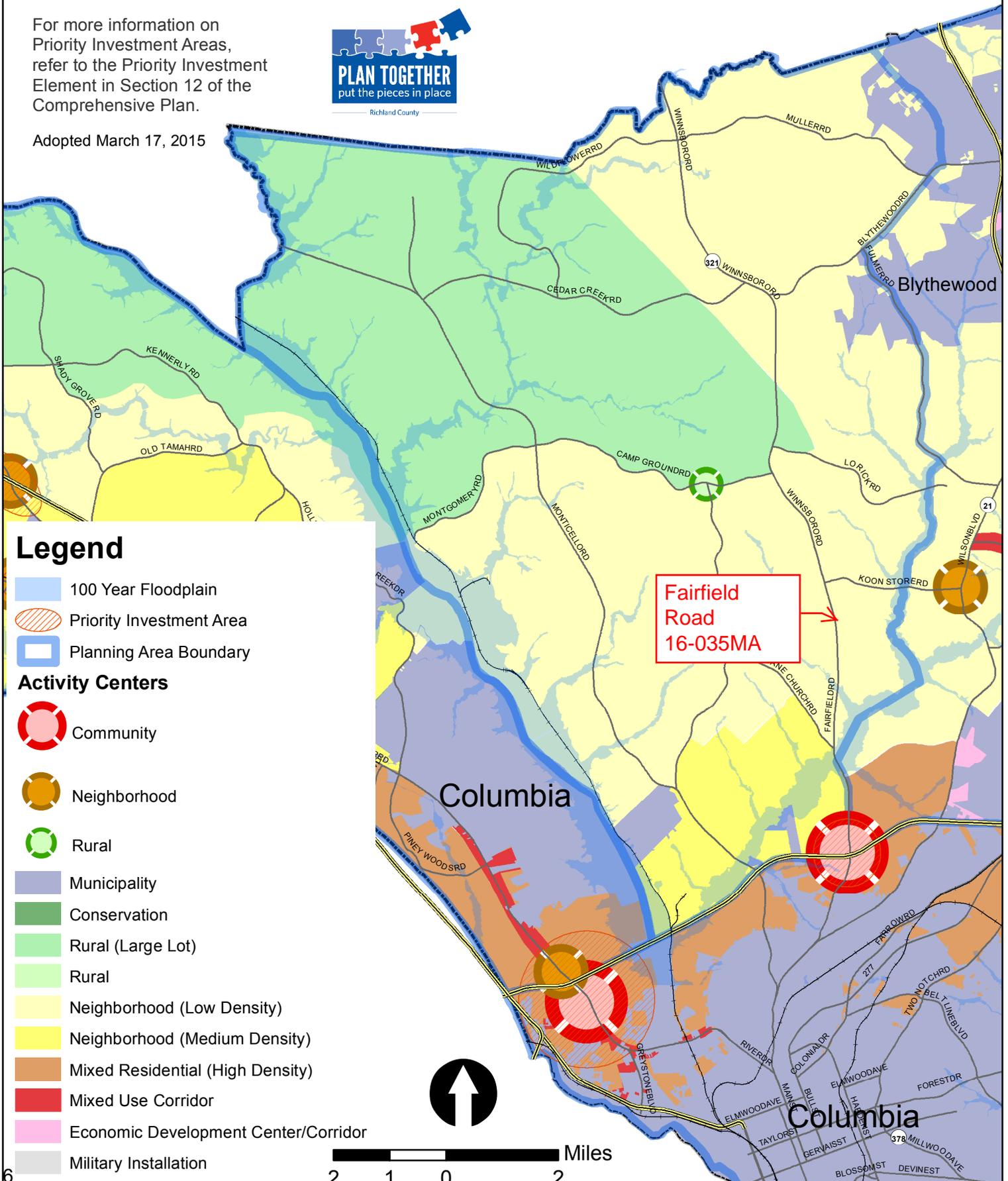


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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:** 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:** .....A UFW 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
<b><u>North:</u></b>	GC/OI	Undeveloped
<b><u>South:</u></b>	RS-MD	Residence
<b><u>East:</u></b>	GC	Residence on commercial
<b><u>West:</u></b>	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**

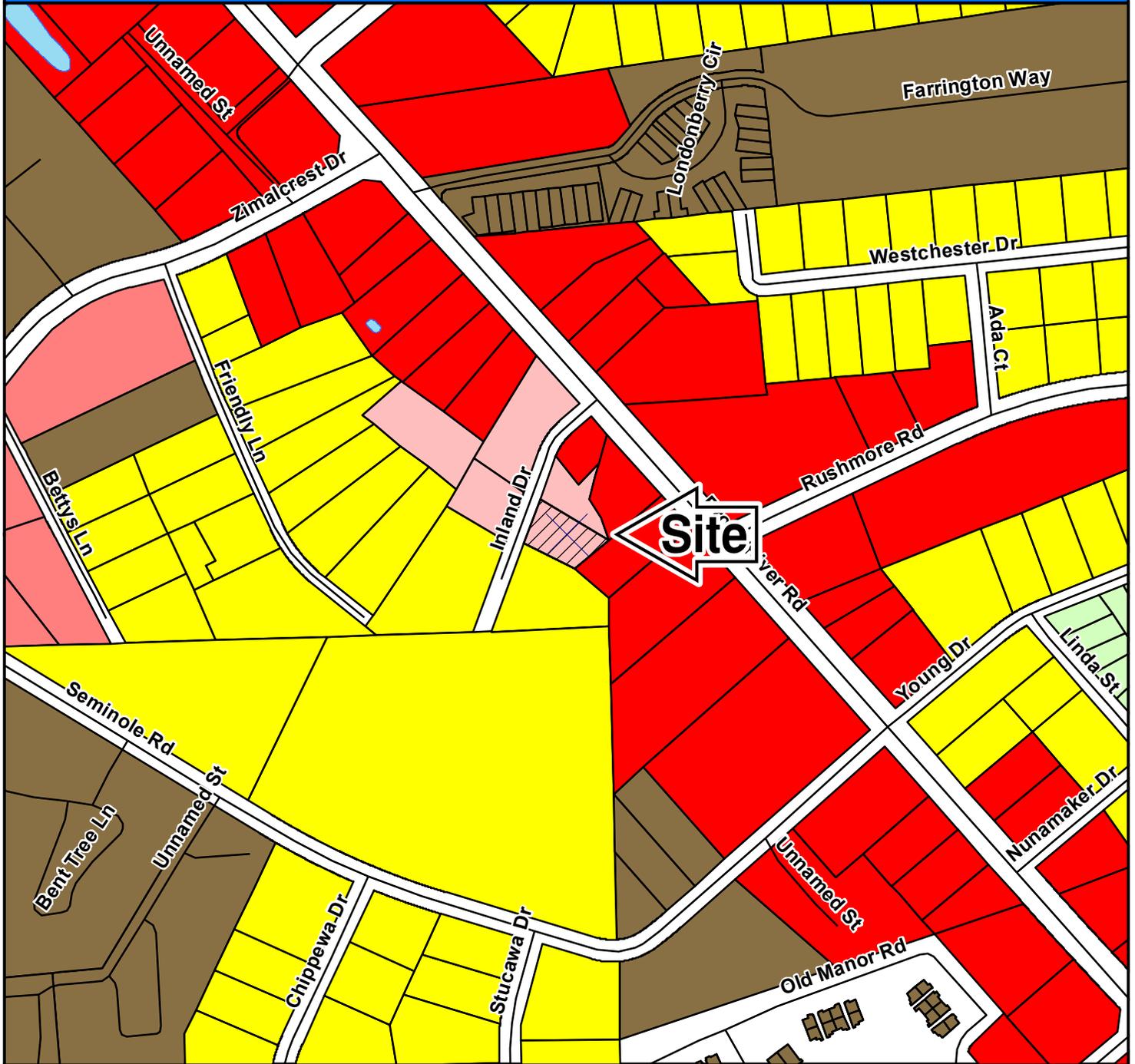
Staff recommends **Approval**, principally, because the proposed rezoning would be consistent with the basic objectives outlined in the Comprehensive Plan for residential in areas designated as **MIXED-USE CORRIDOR**.

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

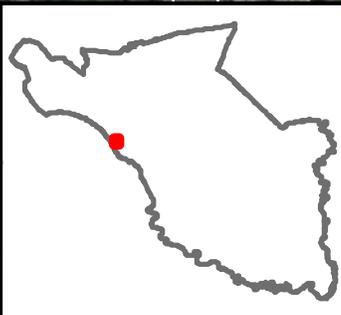
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		

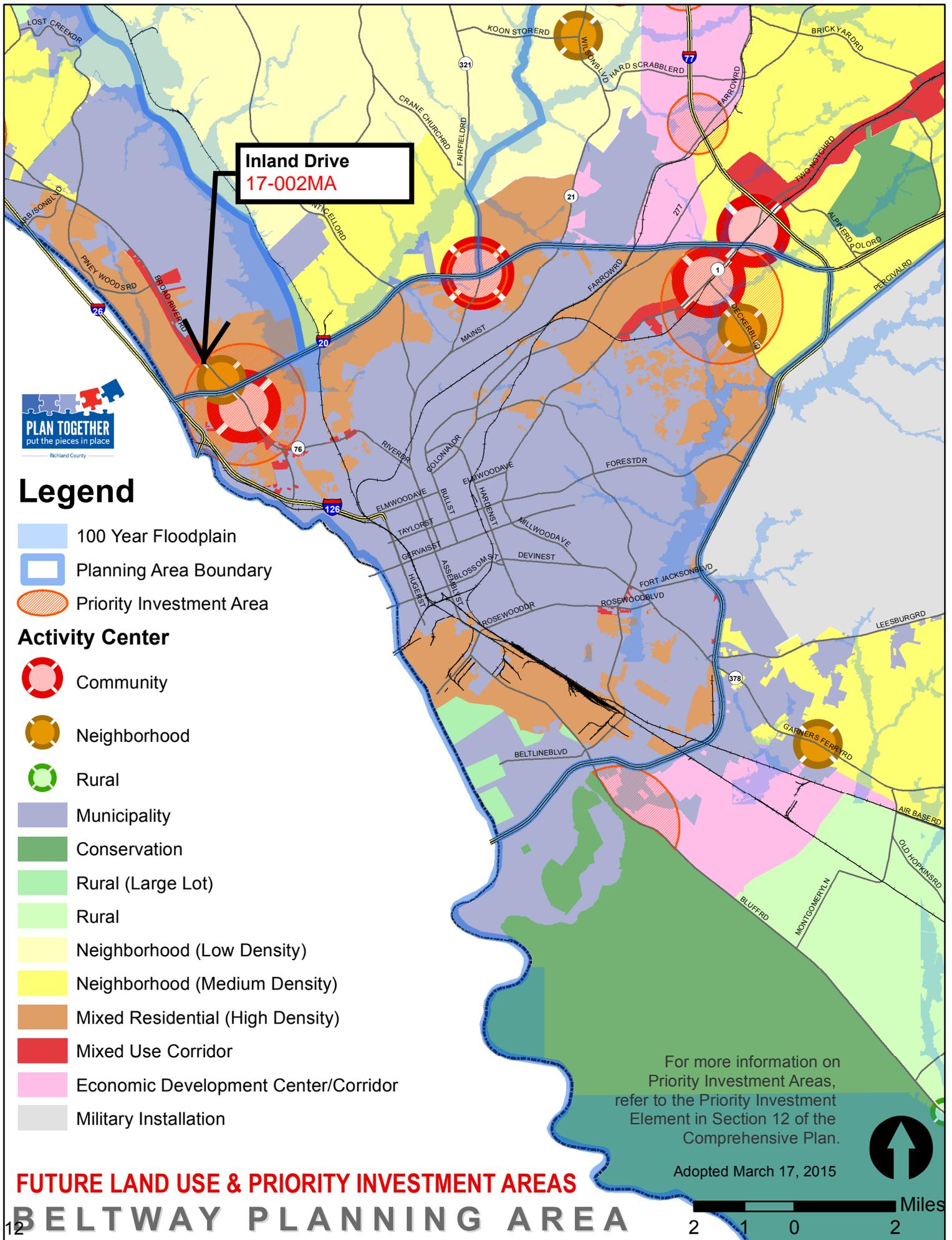


**Case 17-02 MA**  
**OI to RS-MD**  
**TMS R06015-01-20**

**Site**

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**





**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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 6, 2017  
**RC PROJECT:** 17-003 MA  
**APPLICANT:** Hugo Gonzalez

**LOCATION:** 10958 & 10962 Two Notch Road

**TAX MAP NUMBER:** R29000-02-09 & 10  
**ACREAGE:** 1.82 acres & 1.77 acres (3.59 total acres)  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** March 13, 2017

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The subject parcel was rezoned from RU to Office and Institutional (OI) District under ordinance number 014-00HR (case number 00-04MA).

The subject parcel was part of a previous request from Office and Institutional (OI) District to Light Industrial (LI) District under ordinance case number 15-050MA. The case was denied by County Council.

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

**Zoning History for the General Area**

The General Commercial (GC) District parcels west of the subject parcels were approved under Ordinance No. 046-13HR (case number 13-33MA).

The General Commercial (GC) District parcels north east of the subject parcels were approved under Ordinance No. 013-00HR (case number 00-03MA).

**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: 57 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
<b><u>North:</u></b>	RU	Private Club
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	RU	Undeveloped
<b><u>West:</u></b>	RU	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The parcels have frontage along Two Notch Road. The subject properties are undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Two Notch Road. The surrounding area is characterized by scattered nonconforming commercial uses, residences and undeveloped parcels. The parcels south and east of the subject properties are undeveloped. North of the subject properties is a legal non-conforming private club (Gossip of NE).

**Public Services**

The subject parcel is within the boundaries of School District Two. Bookman Road Elementary School is located 1.7 miles northwest of the subject parcel on Bookman Road. The Northeast fire station (number 4) is located 2.5 miles south of the subject parcel on Spears Creek Church Road. There is a fire hydrant located in the intersection of Two Notch Road and Blaney Road, just into Kershaw County. Water would be provided by well and sewer would be provided by septic.

**Plans & Policies**

The 2015 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 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 # 119) located west of the subject parcel on Two Notch Road identifies 11,500 Average Daily Trips (ADT's). Two Notch Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "D".

Two Notch Road is identified as number one on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Two Notch Road is identified for widening from 2 to 5 lanes from Steven Campbell Road to Spears Creek Church Road.

### **Conclusion**

Staff is of the opinion that the request is not in compliance with the intentions of the Comprehensive Plan.

The Richland County Comprehensive Plan recommends supporting neighborhood commercial scale development for areas designated as Neighborhood Medium Density. The Plan also discourages "...fragmented "leapfrog" development patterns along corridors."

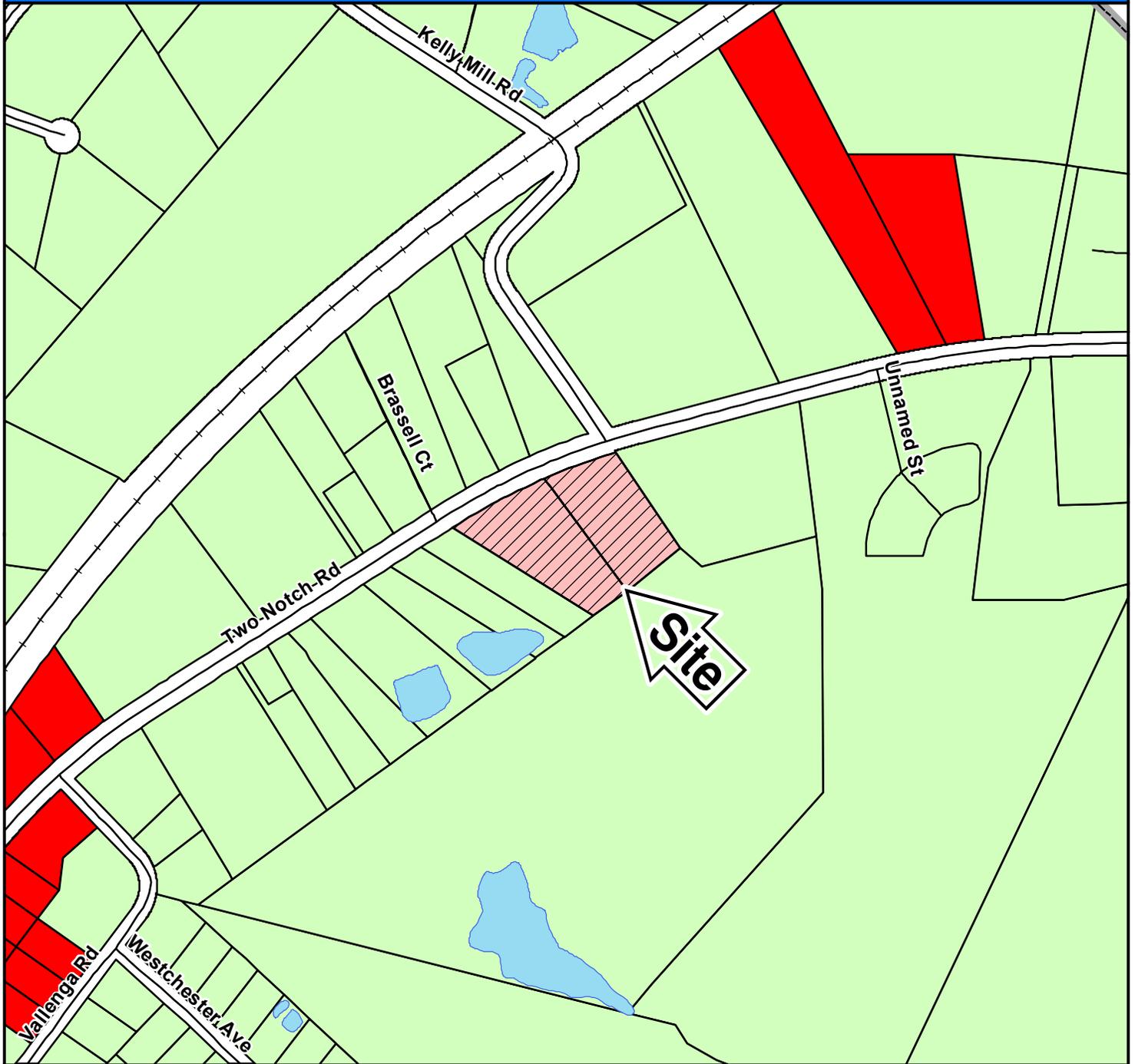
From staff's view, the request does not provide for neighborhood scale development, as the GC district promotes a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage. In addition, the request would introduce a zoning designation which is not compatible with the zoning along this section of Two Notch Road or the surrounding area.

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

### **Planning Commission Action**

At their **March 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 # 17-003 MA.

# Case 17-003 MA OI to GC



## 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		



**Case 17-003 MA**  
**OI to GC**  
**TMS R29000-02-09 & 10**



-  **FLOODZONE A**
-  **FLOODZONE AE**
-  **WETLANDS**



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

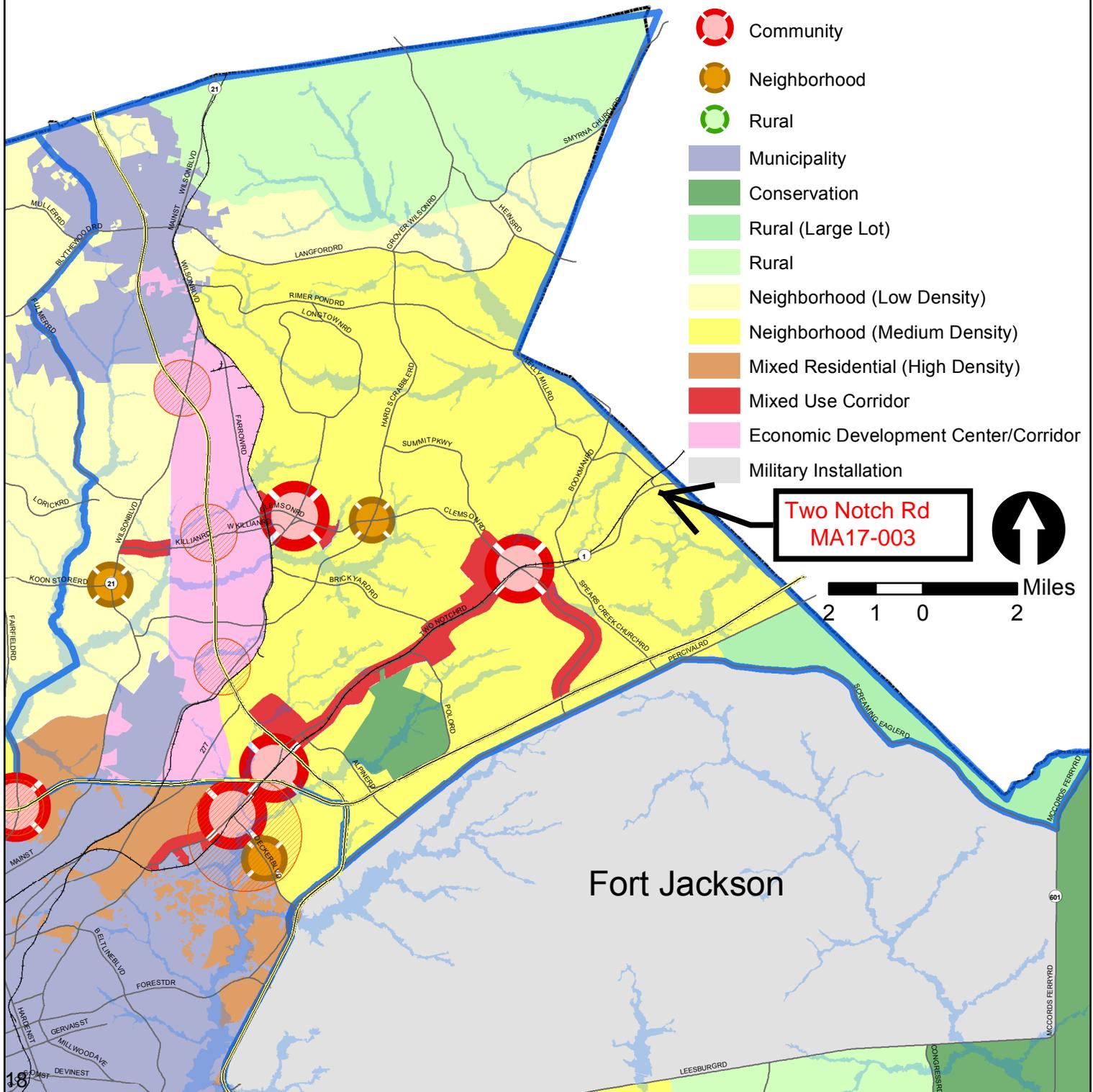


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** March 6, 2017  
**RC PROJECT:** 17-004 MA  
**APPLICANT:** Fremont Nelson

**LOCATION:** 1646 Horseshoe Drive

**TAX MAP NUMBER:** R17012-01-03  
**ACREAGE:** .5 acres  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** RM-HD

**ZPH SIGN POSTING:** March 13, 2017

**Staff Recommendation**

Approval

**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. (Ord. 038-09HR; 7-21-09)

**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 Office and Institutional District (C-1) was designated Office and Institutional District (OI).

**Zoning History for the General Area**

The Residential Multi-family High Density District (RM-HD) parcel directly north of the subject site was approved under Ordinance No. 043-15HR (case number 15-33 MA).

**Zoning District Summary**

The 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.

*Minimum lot area/maximum density.* Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 8 dwelling units.

\*Gross density calculations do not consider site characteristics or land set aside for infrastructure or opens space.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RM-HD	Residence
<b><u>South:</u></b>	OI	Residence
<b><u>East:</u></b>	OI	Undeveloped
<b><u>West:</u></b>	RM-HD	Multi-family dwellings

**Discussion**

**Parcel/Area Characteristics**

The subject parcel has frontage along Horseshoe Drive. The parcel is somewhat wooded and undeveloped. There are no sidewalks along this section of Hallbrook Road. The surrounding area is characterized by residential uses west, north and south of the subject parcel. East of the subject parcels is undeveloped.

**Public Services**

The subject parcel is within the boundaries of School District Two. The Joseph Keels Elementary School is located .39 miles west of the subject parcel on Parklane Road. The Dentsville fire station (number 14) is located .44 miles south of the subject parcel on Firelane Road. Records indicate that the parcel is in the City of Columbia’s water service area and within East Richland County Public Service District sewer service area\*.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood Medium Density** within a **Community Activity Center**.

**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.

### **COMMUNITY ACTIVITY CENTER**

#### **Land Use and Design**

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

#### **Traffic Characteristics**

The 2015 SCDOT traffic count (Station # 111) located south of the subject parcel on Two Notch Road identifies 27,900 Average Daily Trips (ADT's). This section of Two Notch Road is classified as a five lane principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Two Notch 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 intentions of the Comprehensive Plan. Approval of the rezoning request would be in character with the existing, surrounding development pattern and zoning districts in the area.

Staff believes that approving a multi-family zoning would be an appropriate transitional zoning district and use between the commercial uses south and the multi-family uses and zoning districts located west and north of the site.

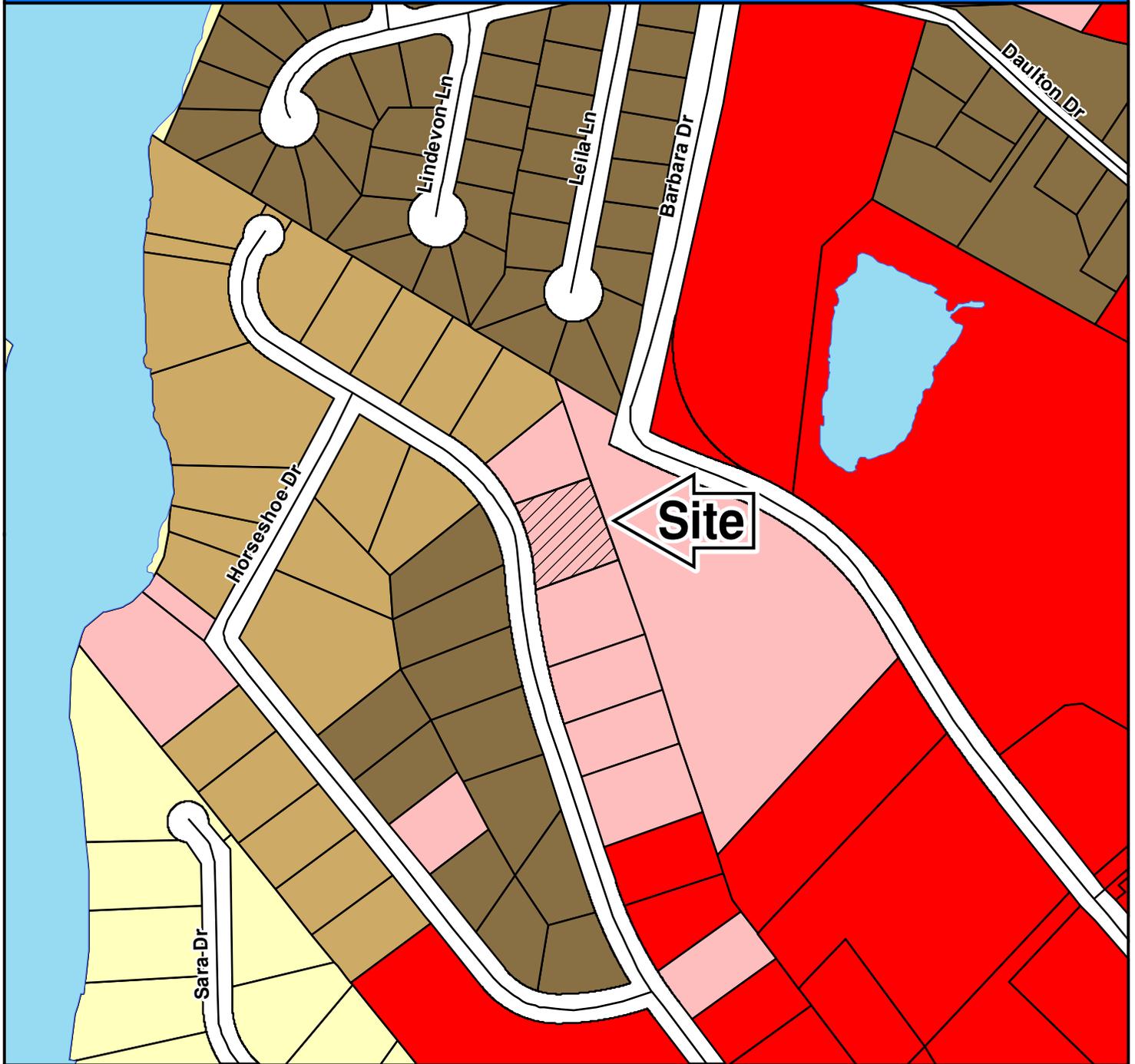
For these reasons, staff recommends **Approval** of this map amendment.

#### **Planning Commission Action**

At their **March 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 # 17-004 MA.

# Case 17-004 MA

## OI to RM-HD

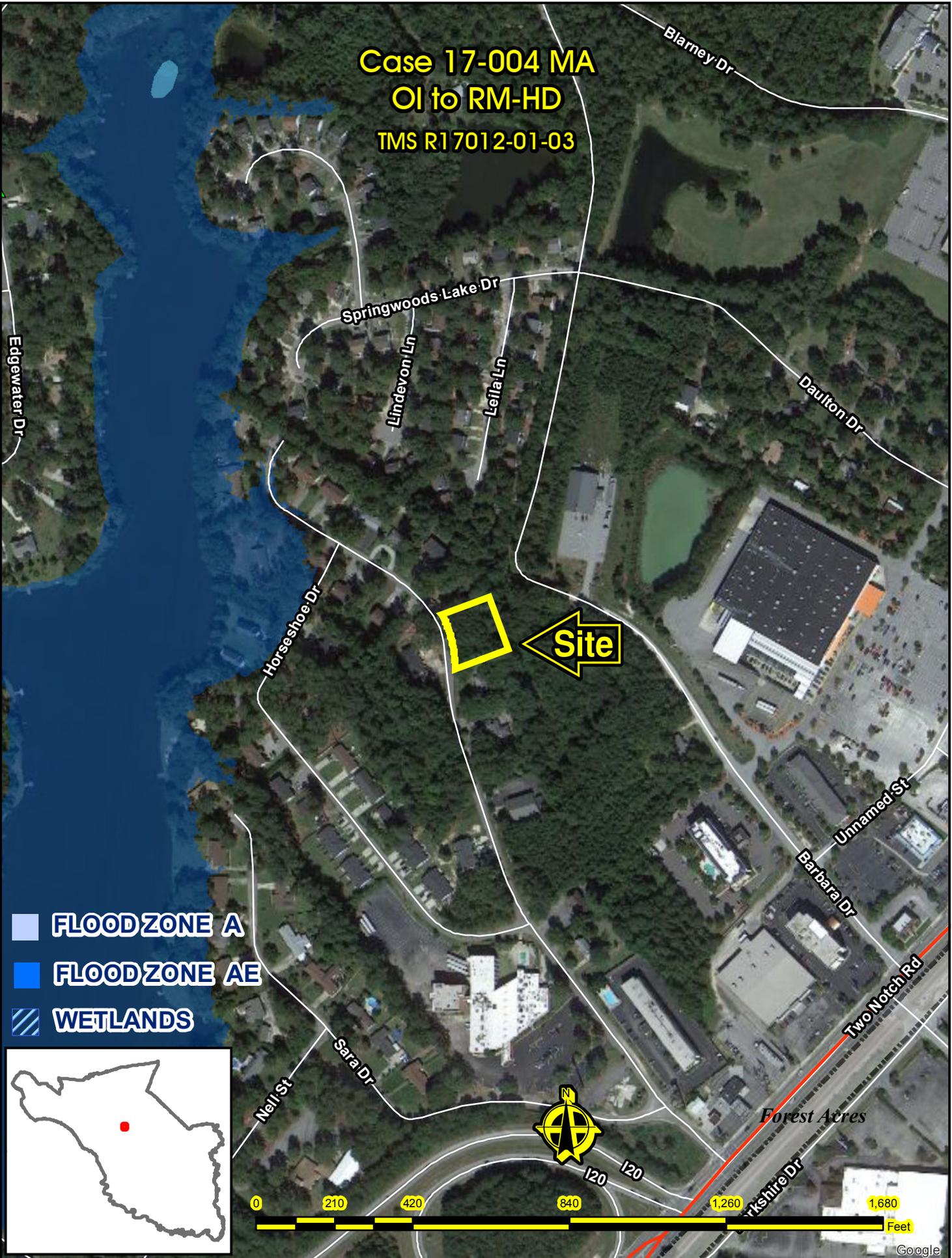


### ZONING CLASSIFICATIONS

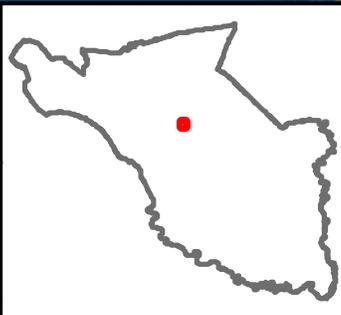
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 17-004 MA**  
**OI to RM-HD**  
**TMS R17012-01-03**



- FLOODZONE A
- FLOODZONE AE
- WETLANDS







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 6, 2017  
**RC PROJECT:** 17-005 MA  
**APPLICANT:** Ryan L. Horton

**LOCATION:** Screaming Eagle Road

**TAX MAP NUMBER:** R31600-02-20  
**ACREAGE:** 5 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** HI

**ZPH SIGN POSTING:** March 13, 2017

**Staff Recommendation**

**Disapproval**

**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 Rural District (RU) to Rural Commercial District (RC) (case number 013-013MA). The case was denied by County Council.

**Zoning History for the General Area**

The Heavy Industrial District Parcel west of the site was rezoned under ordinance number 070-12HR (case number 12-32MA).

**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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Richland County Land Fill (undeveloped)
<b><u>South:</u></b>	RS-1	City of Columbia (Fort Jackson)
<b><u>East:</u></b>	RU	Mining/Mineral extraction and Landfill
<b><u>West:</u></b>	RU	Richland County Landfill (undeveloped)

## Discussion

### **Parcel/Area Characteristics**

The site has frontage along Screaming Eagle Road. The subject parcel is undeveloped and wooded. Screaming Eagle Road is a two-lane, undivided collector without sidewalks or streetlights. The surrounding area is characterized by undeveloped parcels, industrial, mineral extraction and landfilling type uses. The parcel located east contains a silica mine and construction and demolition land fill. Further to the east is a radio/telecommunications tower. West of the site is an undeveloped portion of the Richland County landfill. Located further west is a scattering of residential parcels and a mineral extraction operation (Hardaway Sand Plant). However, in the countywide zoning map update that took place in 2005, the D-1 zoning was eliminated and the D-1 District became the RU district. As such, the mine is allowed to continue operating as a nonconforming use. The existing mineral extraction operation (to the west) would not be allowed to expand without a rezoning. The parcel to the south is Fort Jackson.

### **Public Services**

The subject parcel is within the boundaries of School District 2. Pontiac Elementary School is located 3.7 miles west of the subject parcel on Spears Creek Church Road. The Northeast fire station (number 4) is located 3.9 miles west of the subject parcel on Spears Creek Church Road. There are no fire hydrants located along this section of Screaming Eagle Road. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by private well and the parcel is located within the Palmetto Utilities sewer service area\*.

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

### **Plans & Policies**

The 2015 Richland County Comprehensive Plan, "PUTTING THE PIECES IN PLACE", designates this area as **Rural (Large Lot)**.

### **Land Use and Design**

These are areas of mostly active agricultural uses and some scattered large-lot rural residential uses. Limited rural commercial development occurs as Rural Activity Centers located at rural crossroads, and does not require public wastewater utilities. Some light industrial and agricultural support services are located here. These areas are targets for future land conservation efforts, with a focus on prime and active agricultural lands and important natural resources. Historic, cultural, and natural resources are conserved through land use planning and design that upholds these unique attributes of the community.

### **Desired Development Pattern**

Active working lands, such as farms and forests, and large lot rural residential development are the primary forms of development that should occur in Rural (Large Lot) areas. Residential development should occur on very large, individually-owned lots or as family subdivisions. Master planned, smaller lot subdivisions are not an appropriate development type in Rural (Large Lot) areas. These areas are not appropriate for providing public wastewater service, unless landowners are put at risk by failing septic systems. Commercial development is appropriately located within Rural Activity Centers.

## **Chapter 29 Comprehensive Planning Enabling Act**

In accordance with Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, Article 13 Section 6-29 1630, any land use or zoning decision located within 3,000 feet of any military installation requires notification to the commander of the installation.

In addition, the parcel is part of the proposed Military Activity Zone (MAZ) 6 as identified in the Joint Land Use Study (JLUS). The MAZ 6 does not contain specific land use restrictions, but recommends coordination with the military installation. The MAZ 6 contains recommendations for limits to outdoor lighting so that the glare does not interfere with operations that use night vision training.

### **Traffic Characteristics**

The 2015 SCDOT traffic count (Station # 307) located west of the subject parcel on Screaming Eagle Road identifies 6,600 Average Daily Trips (ADT's). Screaming Eagle Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Screaming Eagle Road is currently operating at Level of Service (LOS) "C".

The 2015 SCDOT traffic count (Station # 306) located east of the subject parcel on Screaming Eagle Road identifies 4,000 Average Daily Trips (ADT's). Screaming Eagle Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Screaming Eagle Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Screaming Eagle Road, 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 while approval of the requested zoning would not be out of character with the existing uses in the area, the proposed rezoning would be inconsistent with the intentions of the 2015 Comprehensive Plan, as industrial uses are not supported by the desired development pattern, nor is the proposed district supportive of the desired development pattern.

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

### **Planning Commission Action**

At their **March 6, 2017** meeting, the Richland County Planning Commission **disagreed** with the PDS recommendation for the following reasons:

- The surrounding parcels have an existing industrial use.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 17-005 MA**.

# Case 17-005 MA RU to HI



## 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		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

**Case 17-005 MA  
RU to HI  
TMS R31600-02-20**

*Kershaw County*

*Highway Church Rd*

*Unnamed St  
Unnamed St*

*Unnamed St*

*Unnamed St*

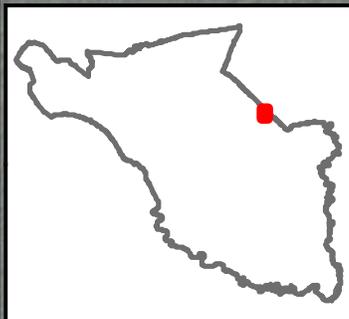
*Screaming Eagle Rd*

*Fort Jackson*

*Columbia*

**Site**

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



Google

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

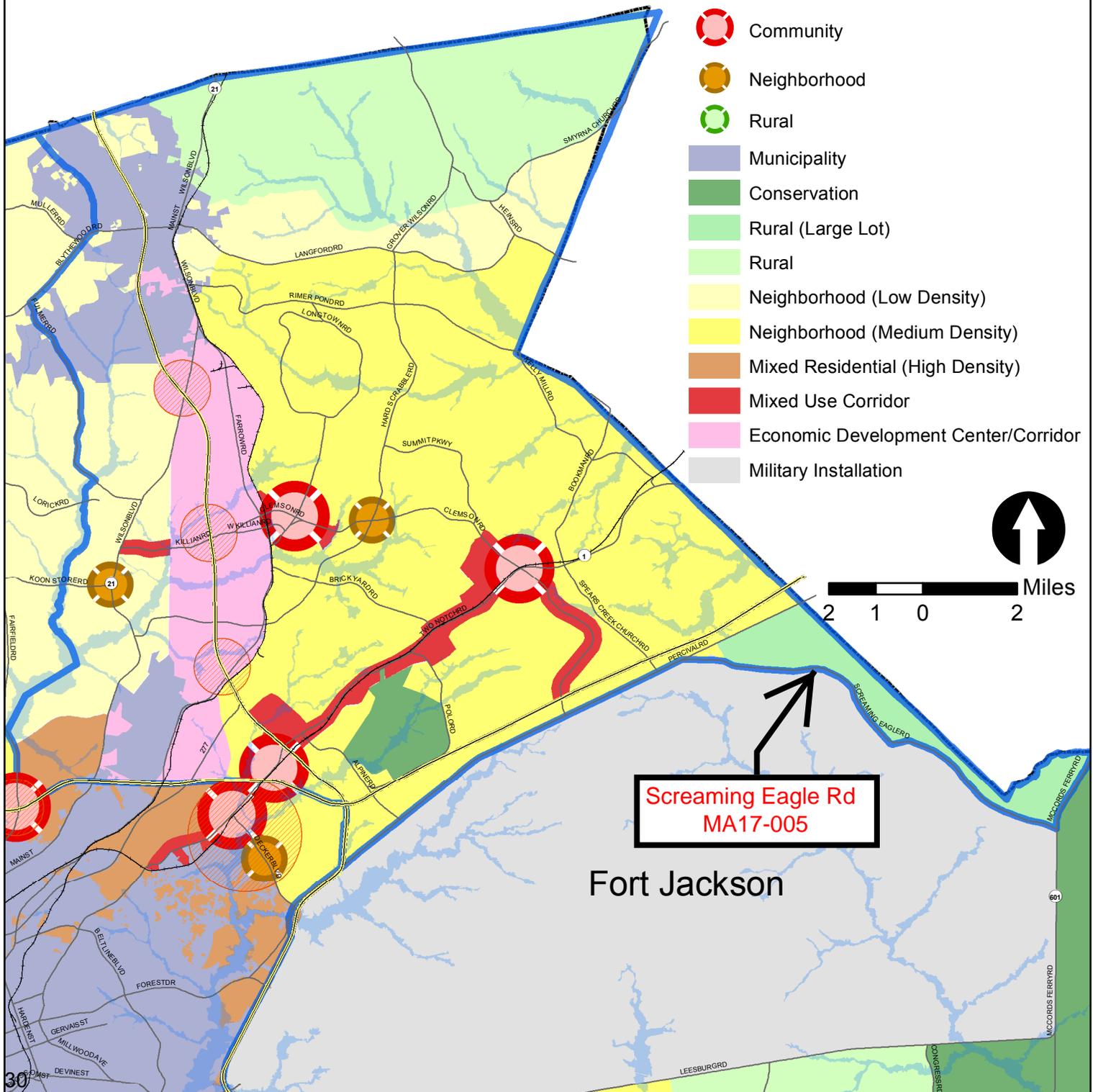


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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







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