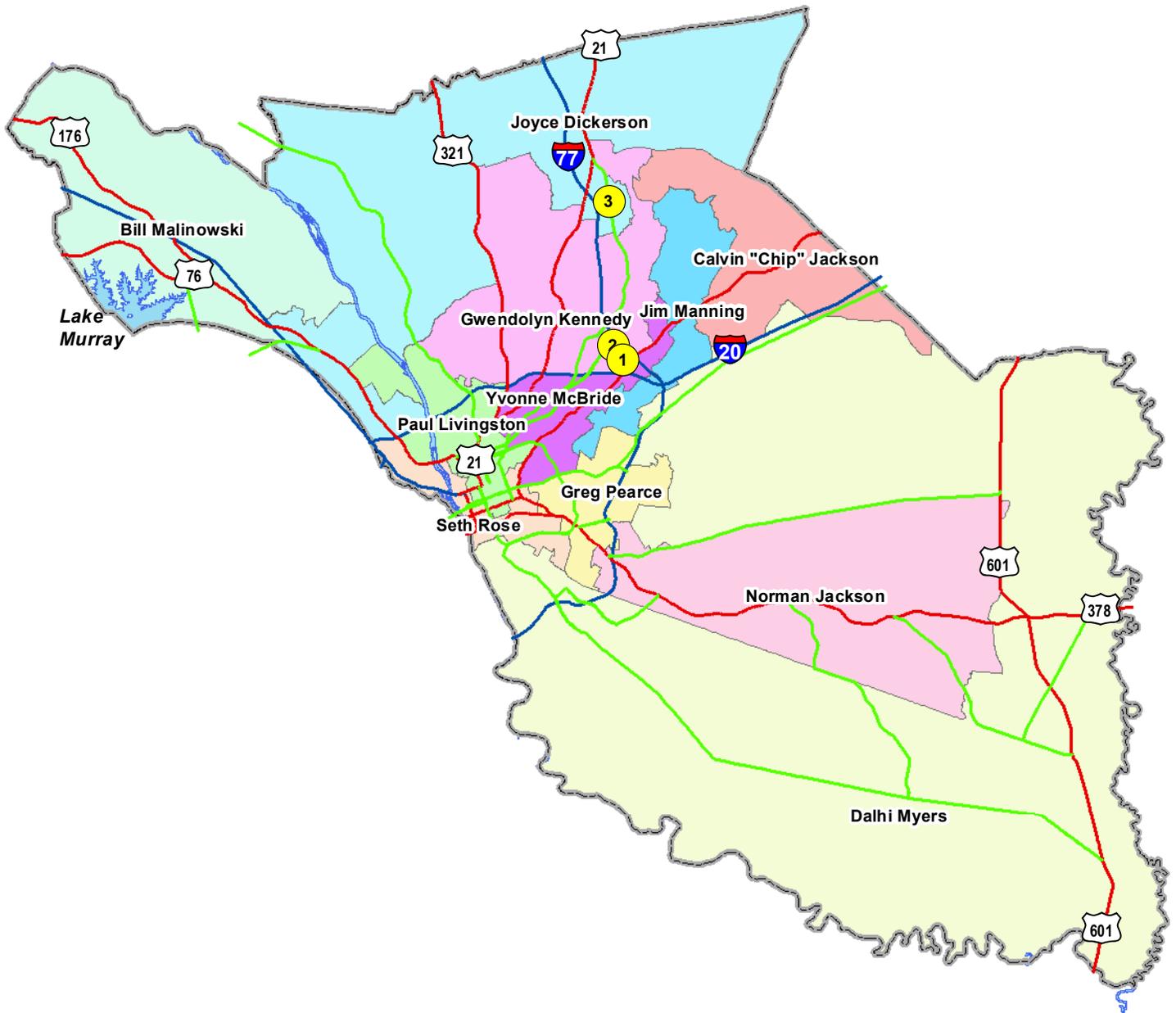


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



April 25, 2017

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING APRIL 25, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 17-007 MA	Cox & Dinkins	R17012-02-12	Daulton Drive & Barbara Drive	Kennedy
2. 17-008 MA	Cox & Dinkins	R17012-02-01	Daulton, Blarney & Barbara Drives	Kennedy
3. 17-009 MA	Krystal Martin	R17500-02-18	10539 Farrow Road	Dickerson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, April 25, 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
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 17-007 MA
Cox & Dinkins
RM-HD to GC (.8 acres)
Daulton Drive & Barbara Drive
TMS# R17012-02-12
PDS Recommendation – Approval
Planning Commission - Approval (5-0)
Page 1

2. Case # 17-008 MA
Cox & Dinkins
OI to GC (10.33 acres)
Daulton Drive, Blarney Drive & Barbara Drive
TMS# R17012-02-01
PDS Recommendation – Approval
Planning Commission - Approval (5-0)
Page 7

3. Case # 17-009 MA
Krystal Martin
GC to LI (5 acres)
10539 Farrow Road
TMS# R17500-02-18
PDS Recommendation – Approval
Planning Commission - Approval (5-0)
Page 13

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 3, 2017
RC PROJECT: 17-007 MA
APPLICANT: Cox & Dinkins

LOCATION: Daulton Drive

TAX MAP NUMBER: R17012-02-12
ACREAGE: .8 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

ZPH SIGN POSTING: April 10, 2017

Staff Recommendation

Approval

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) (2) b. 1.

An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family (RG-2). With the adoption of the 2005 Land Development Code the RG-2 District was designated Residential Multi-Family High District (RM-HD)

Zoning History for the General Area

The General Commercial District (GC) parcels north of the subject site were approved under Ordinance No. 047-06HR (case number 06-014MA).

The General Commercial District (GC) parcels southeast of the subject site were approved under Ordinance No. 036-02HR (case number 02-054MA).

The General Commercial District (GC) parcel further southeast of the subject site was approved under Ordinance No. 032-15HR (case number 15-030MA).

The General Commercial District (GC) parcel further south of the subject site (7701 Two Notch Rd (Home improvement Store)) was approved under Ordinance No. 032-15HR case number 93-047MA.

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: 12 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>	OI/GC	Undeveloped/Undeveloped
<u>South:</u>	RM-HD/ RM-HD	Residence/ Residence
<u>East:</u>	RM-HD	Residence
<u>West:</u>	RM-HD/RM-HD	Residences/Residences

Discussion

Parcel/Area Characteristics

The parcel has frontage along Daulton Drive which is classified as a two lane local collector street. There are no sidewalks or streetlamps along this section of Dalton Drive. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the west, south and east. The parcels to the north are zoned GC and OI but are undeveloped.

Public Services

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .58 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant east of the property on Daulton Dr. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .57 miles south of the subject parcels. Records indicate that the parcel is within the City of Columbia’s water service area. Records indicate that the parcel is within the 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 **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.

Recommended Land Uses

Primary Land Uses: Large and small format retail centers and shops, grocery stores, restaurants, bars, personal services, multifamily housing located above non-residential uses on ground floor, and public gathering spaces such as plazas.

Secondary Land Uses: Stand-alone multi-family housing, professional offices, and other commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

Traffic Characteristics

No traffic count stations are located on Daulton Drive. The 2015 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 28,400 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided 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

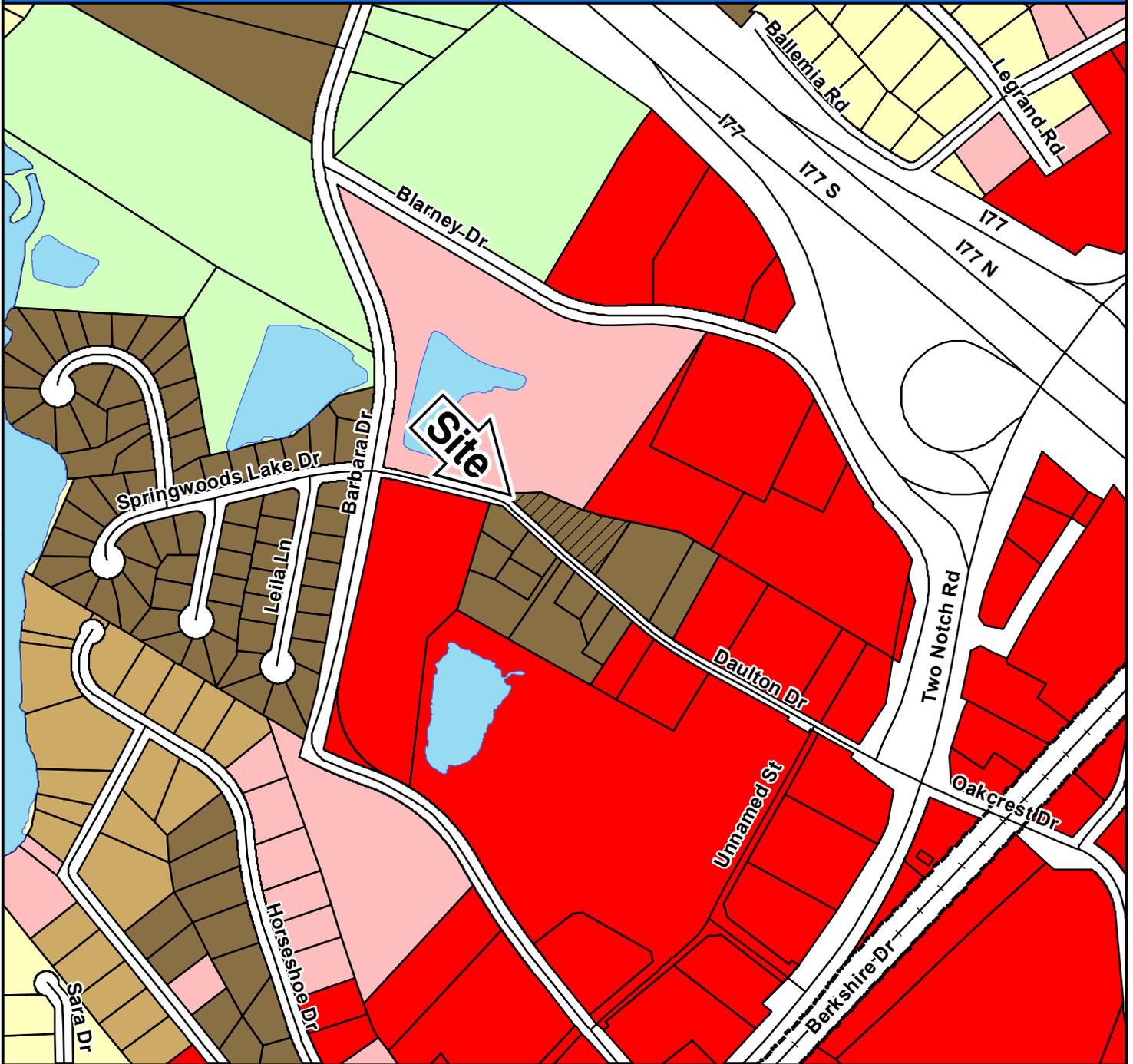
The proposed zoning is in compliance with the recommended objective for community activity centers outlined in the 2015 Comprehensive Plan. Additionally approval of the rezoning request would not be out of character with the surrounding development pattern and zoning districts for the area.

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

Planning Commission Action

At their **April 3, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-007 MA**.

Case 17-007 MA RM-HD to GC

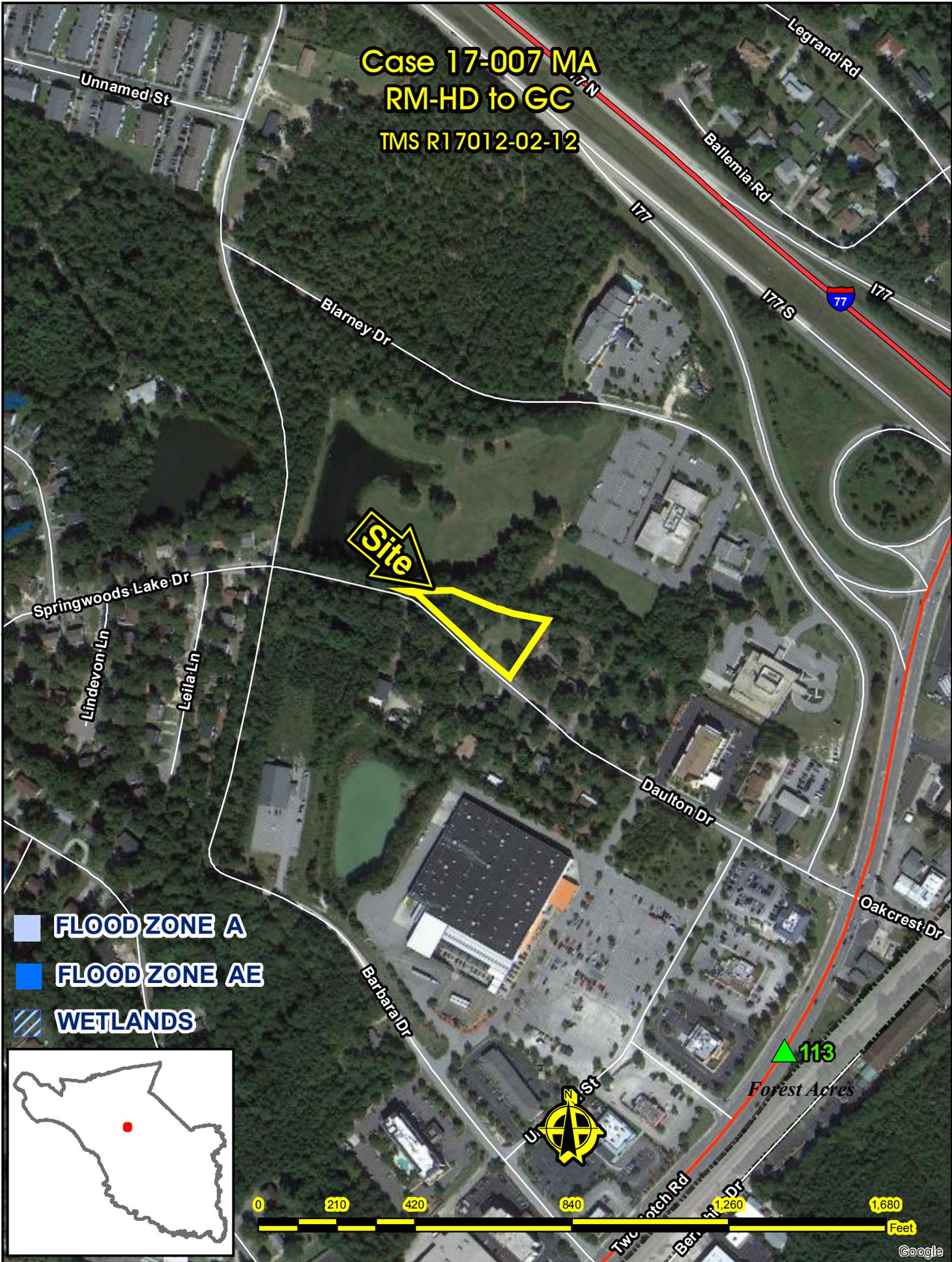


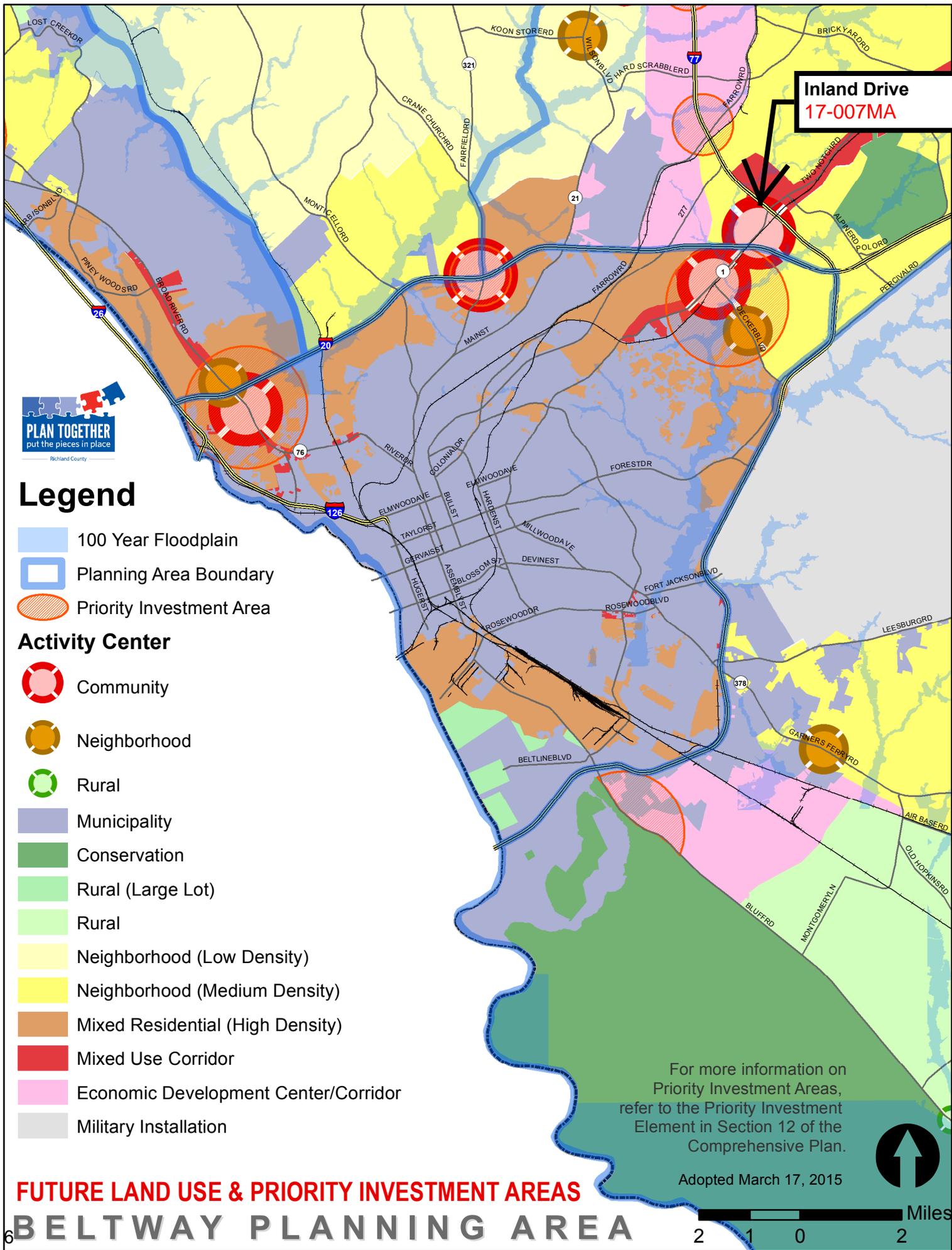
ZONING CLASSIFICATIONS

	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 17-007 MA
RM-HD to GC
TMS R17012-02-12**





**Inland Drive
17-007MA**



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: April 3, 2017
RC PROJECT: 17-008 MA
APPLICANT: Cox & Dinkins

LOCATION: Blarney Drive, Daulton Drive & Barbara Drive

TAX MAP NUMBER: R17012-02-01
ACREAGE: 10.33 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

ZPH SIGN POSTING: April 10, 2017

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family (RG-2). With the adoption of the 2005 Land Development Code the RG-2 District was designated Residential Multi-Family High District (RM-HD)

Zoning History for the General Area

The General Commercial District (GC) parcels north of the subject site were approved under Ordinance No. 047-06HR (case number 06-014MA).

The General Commercial District (GC) parcels southeast of the subject site were approved under Ordinance No. 036-02HR (case number 02-054MA).

The General Commercial District (GC) parcel further southeast of the subject site was approved under Ordinance No. 032-15HR (case number 15-030MA).

The General Commercial District (GC) parcel further south of the subject site (7701 Two Notch Rd (Home improvement Store)) was approved under Ordinance No. 032-15HR case number 93-047MA.

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: 165 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>	RU/GC	Undeveloped/Hotel
<u>South:</u>	GC/RM-HD/ RM-HD	Place of Worship/Residence/Residence
<u>East:</u>	GC/GC	Undeveloped/Medical offices
<u>West:</u>	RM-HD/RM-HD	Residences/Residences

Discussion

Parcel/Area Characteristics

The parcel has frontage along Blarney Drive, Daulton Drive and Barbara Drive. All three are classified as a two lane local streets. There are no sidewalks or streetlamps along this section of Dalton Drive or Barbara Drive. Blarney Drive does not have streetlamps but does have sidewalks near the hotel. The subject parcel is undeveloped. The immediate area is characterized by commercial uses north, south and east of the subject parcel and residences to the west. The GC zoned parcel north of the subject site is developed (hotel). East of the subject site is a medical office building with multiple tenants. South of the subject parcel is a mix of residential, institutional and undeveloped parcels.

Public Services

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .54 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant south of the property on Daulton Dr and along Barbara Drive. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .63 miles south of the subject parcels. Records indicate that the parcel is within the City of Columbia’s water service area. Records indicate that the parcel is within East Richland County Public Service District 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 **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

No traffic count stations are located on Daulton Drive. The 2015 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 28,400 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided 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

The proposed zoning is in compliance with the recommended objective for community activity centers outlined in the 2015 Comprehensive Plan. Additionally approval of the rezoning request would not be out of character with the surrounding development pattern and zoning districts for the area.

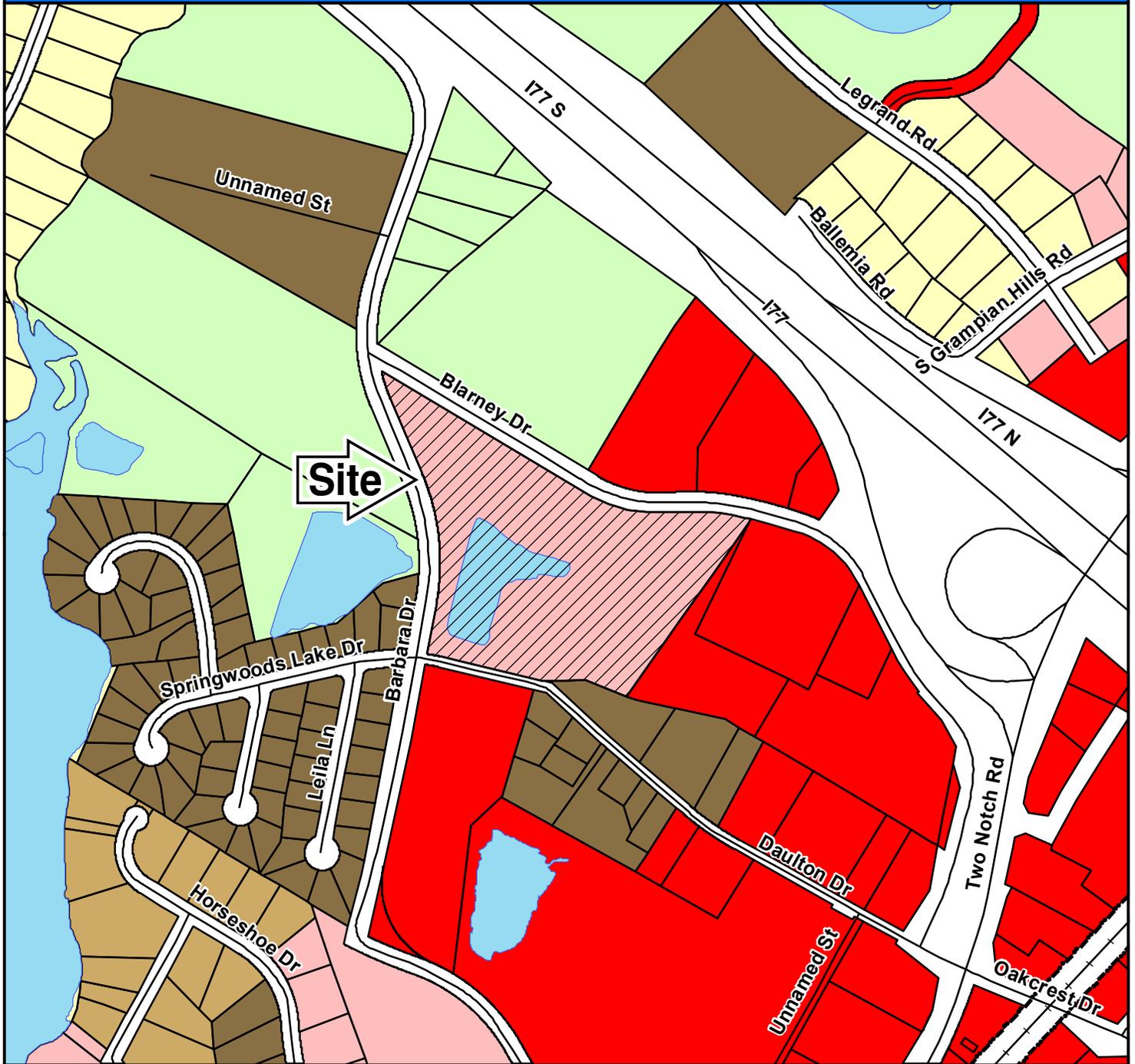
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **April 3, 2017** meeting, the Richland County Planning Commission agreed with the PDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **17-008 MA**.

Case 17-008 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			

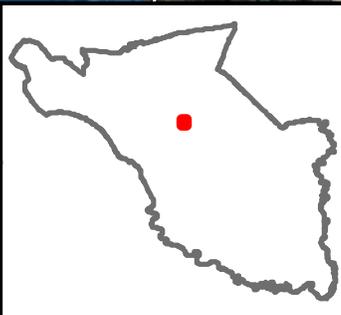
Case 17-008 MA
OI to GC
TMS R17012-02-01

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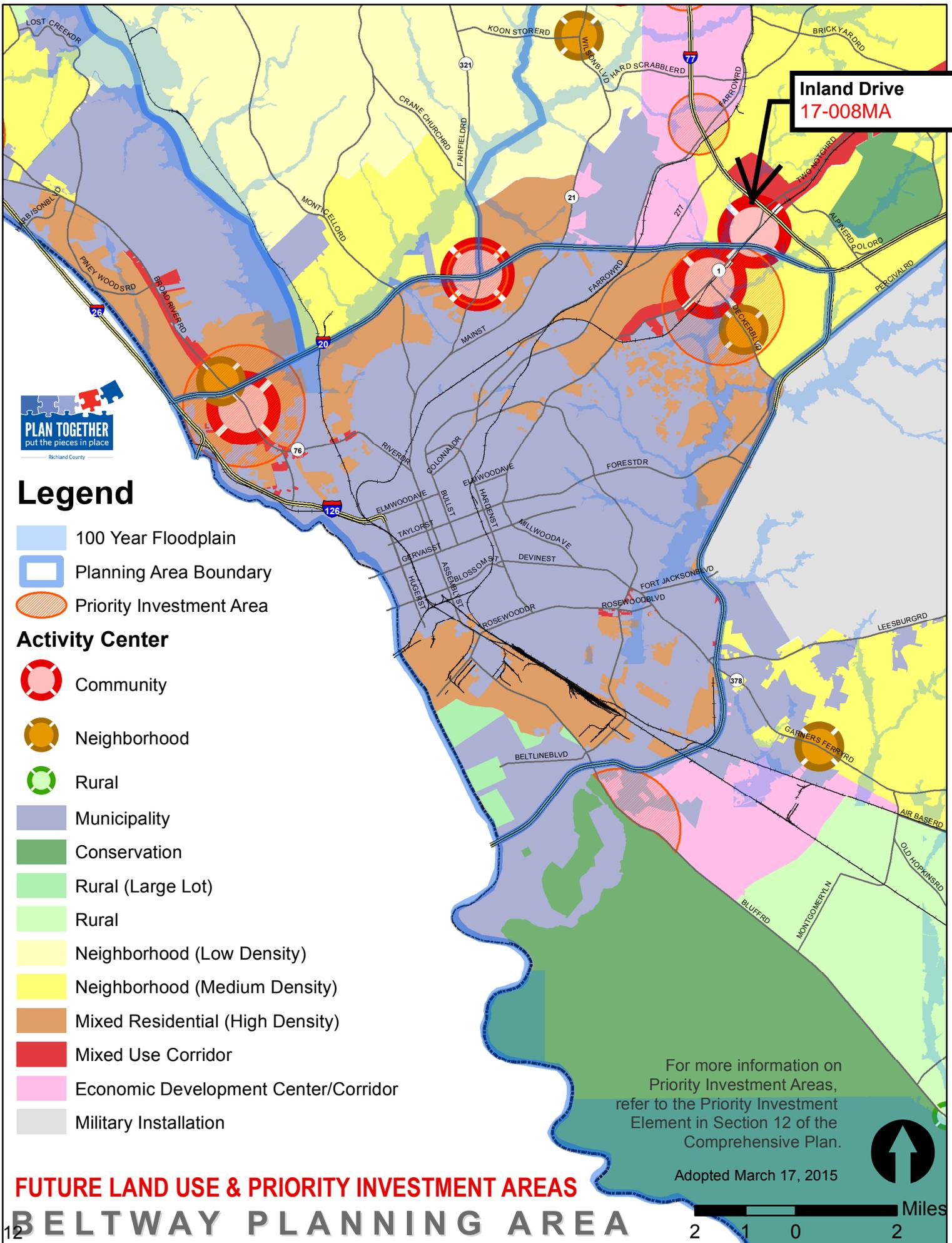


Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



Google



**Inland Drive
17-008MA**



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: April 3, 2017
RC PROJECT: 17-009 MA
APPLICANT: Krystal Martin

LOCATION: 10539 Farrow Road

TAX MAP NUMBER: R17500-02-18
ACREAGE: 2 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

ZPH SIGN POSTING: April 10, 2017

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Commercial District (C-3). With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial District (GC)

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Residential Single-family Estate (RS-E) property south of the subject parcel was rezoned under ordinance number 012-06HR (case number 05-109MA).

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 Farrow Road and Carolina Pines Drive. There are no sidewalks or streetlights along this section of Farrow Road or Carolina Pines Drive. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area industrial zoned and developed. The parcels south and east of the site are undeveloped. North of the site is a single-family residence on a General Commercial zoned parcel. 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.

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 **Economic Development Center/Corridor**.

Land Use and Design

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment "campuses" provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 8,900 Average Daily Trips (ADT's). This section of Farrow Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Farrow Road is currently operating at Level of Service (LOS) "D".

There are programmed improvements for this section of Farrow Road through SCDOT from North Pines Road to Hard Scrabble Road (widening from 2 to 5 lanes). There are no planned or programed improvements through the County Penny Sales Tax program.

Conclusion

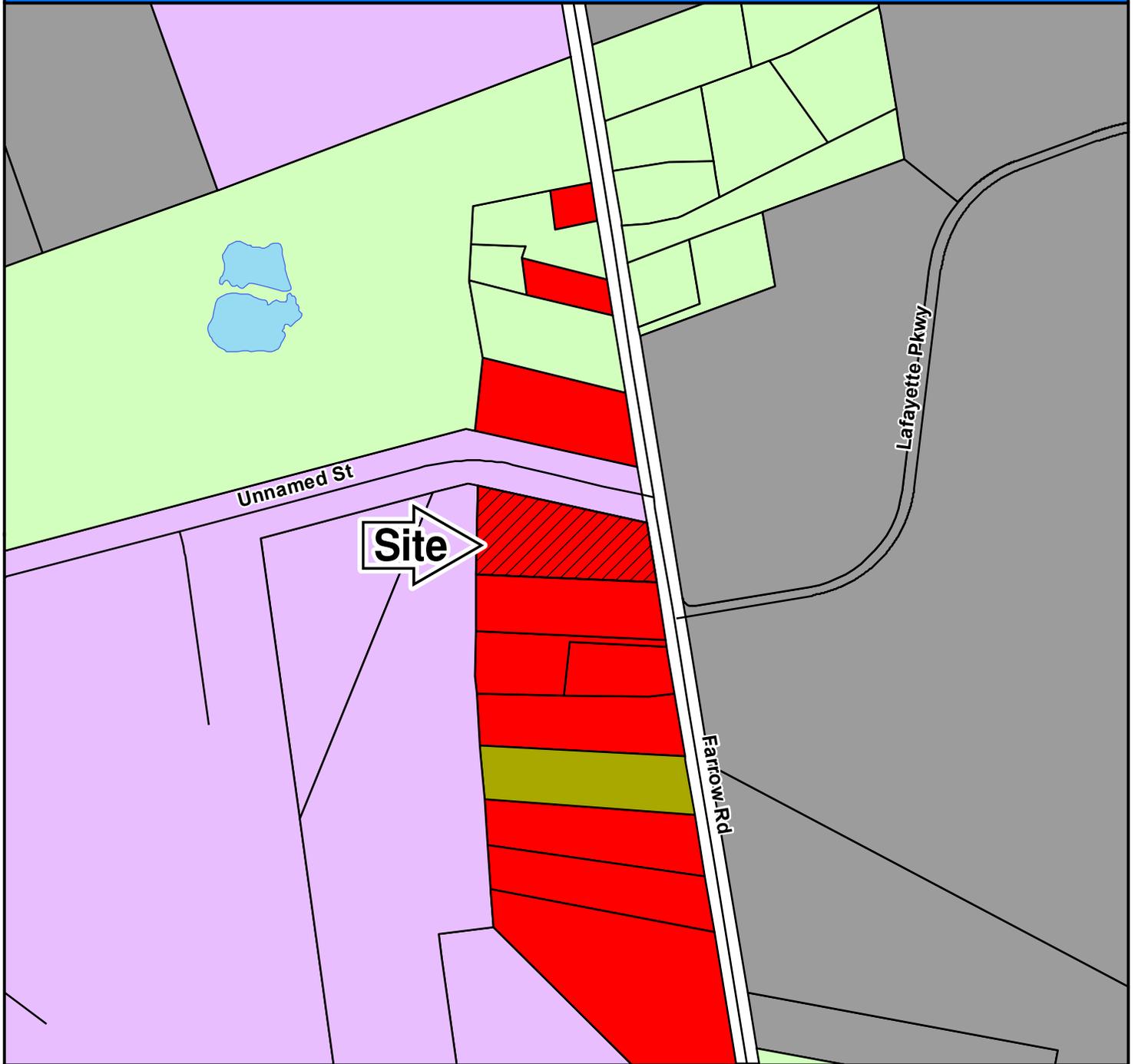
Staff is of the opinion that the proposed rezoning would be consistent with the objectives of the 2015 Comprehensive Plan, as the proposed zoning encourages development of manufacturing, industrial and uses that will minimally affect surrounding properties. The rezoning request would be in character with the immediate area, existing industrial uses and zoning.

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

Planning Commission Action

At their **April 3, 2017** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **17-009 MA**.

Case 17-009 MA GC to LI



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS		Subject Property
	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 17-009 MA
GC to LI
TMS R17500-02-18**

Hobart Rd

Lafayette Pkwy

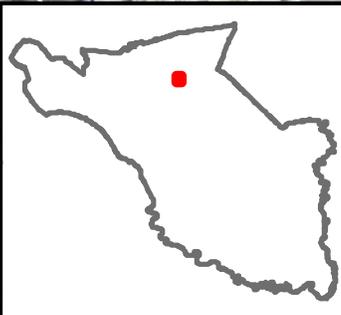
Farrow Rd

Unnamed St

Site →



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

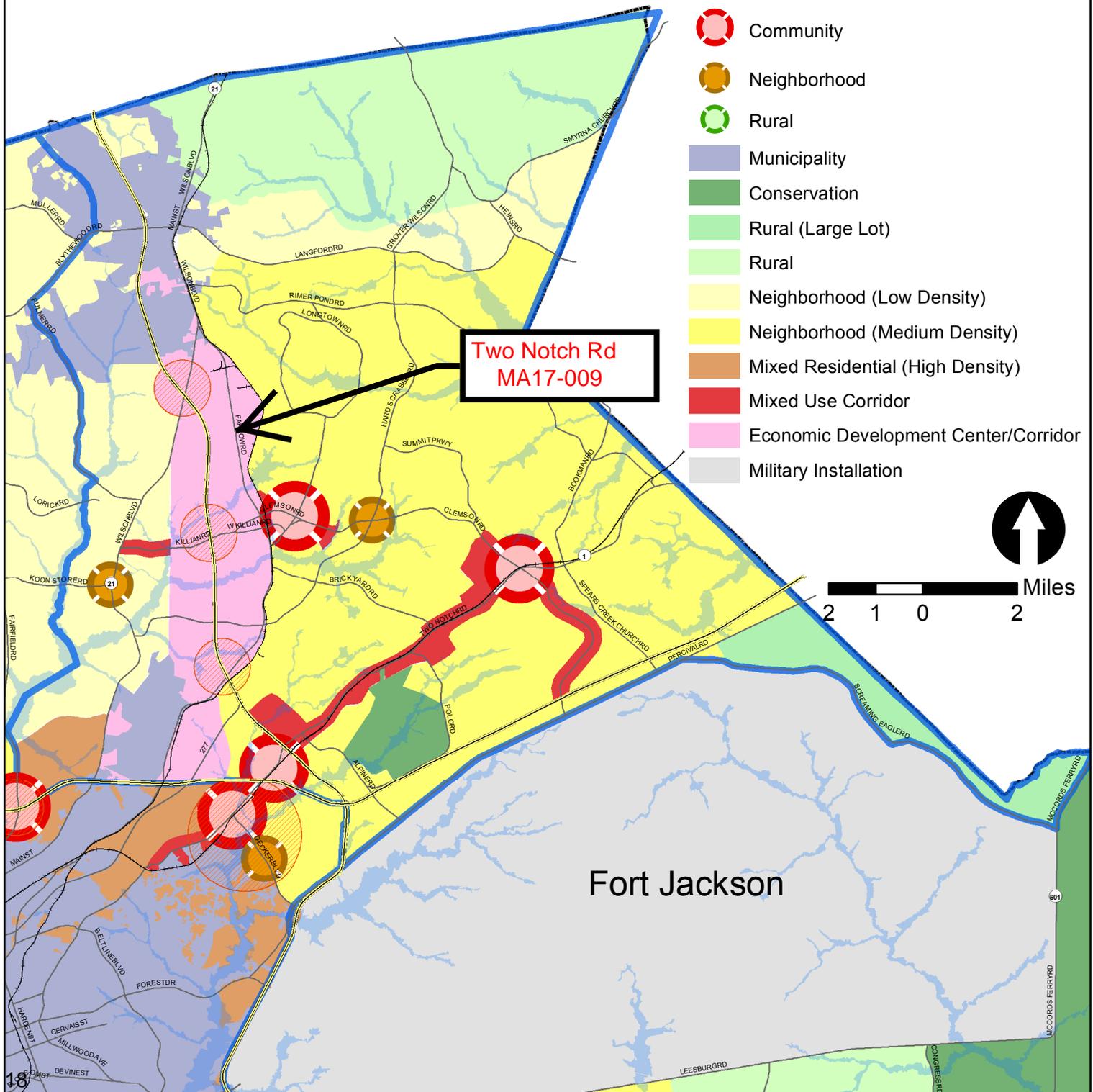


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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Fax (803) 576-2182
