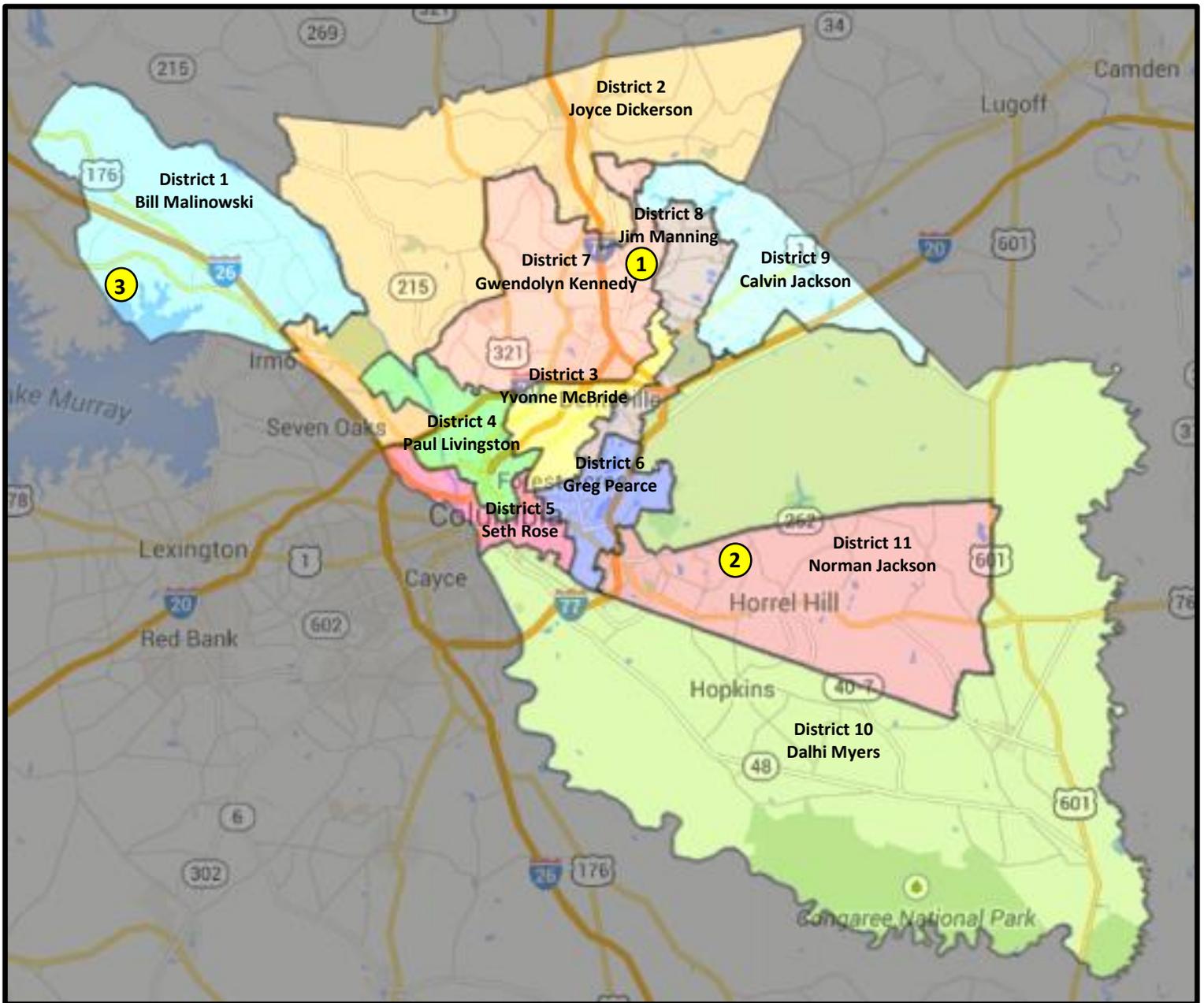


**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



May 23, 2017

RICHLAND COUNTY ZONING PUBLIC HEARING MAY 23, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 17-010 MA	Beverly Rabon	R22015-03-38	2813 Padgett Road	N. Jackson
2. 17-011 MA	Bill Hampton	R02412-01-07	1654 Dutch Fork Road	Malinowski
3. 17-012 MA	Matt Mungo	R14800-04-18	North Pines Road	Kennedy



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, May 23, 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 # 17-010 MA
Beverly Rabon
RS-HD to RU (9.28 acres)
2813 Padgett Road
TMS# R22015-03-38
PDSD Recommendation – Disapproval
Planning Commission - Disapproval (6-0)
Page 1

2. Case # 17-011 MA
Bill Hampton
RU to OI (0.53 acres)
1654 Dutch Fork Road
TMS# R02412-01-07
PDSD Recommendation – Approval
Planning Commission - Approval (6-0)
Page 7

3. Case # 17-012 MA
Matt Mungo
RU to RS-MD (65.4 acres)
North Pines Road
TMS# R14800-04-18
PDSD Recommendation – Approval
Planning Commission - Approval (6-0)
Page13

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 1, 2017
RC PROJECT: 17-010 MA
APPLICANT: Beverly Rabon

LOCATION: 2813 Padgett Road

TAX MAP NUMBER: R22015-03-38
ACREAGE: 9.28 acres
EXISTING ZONING: RS-HD
PROPOSED ZONING: RU

ZPH SIGN POSTING: May 5, 2017

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-3 District which became the Residential Single-Family High Density District (RS-HD) with the Land Development Code change in 2005.

Zoning History for the General Area

The Office and Institutional District (OI) parcel east of the subject site was approved under Ordinance No. 055-14HR (case number 06-029MA).

The Residential Single-Family High Density District (RS-HD) parcels north of the subject site were approved under Ordinance No. 019-04HR (case number 04-038MA).

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>	RS-2/RS-MD/MH/RR	Residential (City)/Undeveloped/Manufactured Homes
<u>South:</u>	RS-MD/RS-MD	Residential/Undeveloped
<u>East:</u>	MH	Residence
<u>West:</u>	RS-HD	Residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Padgett Road. There are no sidewalks along this section of Padgett Road. The parcel is mostly undeveloped, but contains a residential structure. The immediate area is characterized by residential uses and zoning districts. The parcels north of the subject site are zoned Residential Single-Family Medium Density District, Manufactured Home District (MH) and Rural Residential District (RR). The RS-2 District is located within the City of Columbia’s Jurisdiction and is a single family zoning district. The MH District parcels contain manufactured homes. West and South of the site are single-family uses and zoning districts.

Public Services

The subject parcel is within the boundaries of School District 1. Lower Richland High School is 1.7 miles south of the site on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located 1.7 miles south of the subject parcel on Lower Richland Boulevard. There is a fire hydrant located along Padgett Road. Our records indicate that the parcel is located 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 **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. 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.

Recommended Land Uses

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 2016 SCDOT traffic count (Station # 481) located south of the subject parcel on Lower Richland Boulevard identifies 2,100 Average Daily Trips (ADT's). This segment of Lower Richland Boulevard is classified as a 2 lane minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. Lower Richland Boulevard is currently operating at Level of Service (LOS) "A".

The 2016 SCDOT traffic count (Station # 507) located west of the subject parcel on Padgett Road identifies 3,000 Average Daily Trips (ADT's). This segment of Padgett Road is classified as a 2 lane local road, maintained by SCDOT.

A section of Lower Richland Boulevard from Garners Ferry Road to Rabbit Run is part of the Penny Transportation sidewalk project. There is no date set for construction at this time.

There are no planned or prograded improvements through SCDOT for this section of Lower Richland Boulevard.

Conclusion

The proposed RU District would not be consistent with the objective for the Neighborhood Medium Density designation outlined in the Comprehensive Plan's Land Use Element, based solely on the desired development pattern.

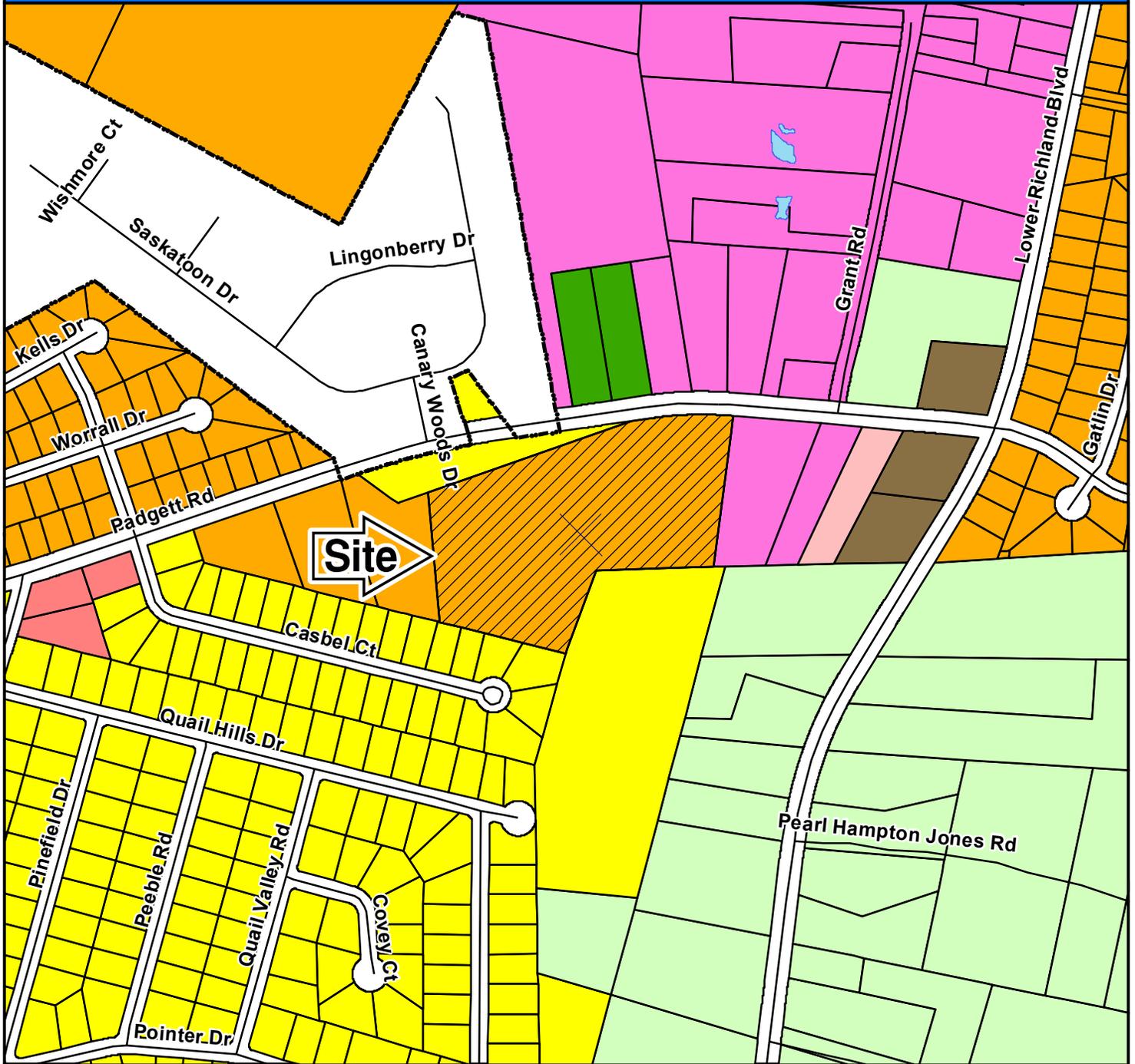
As the RU District allows for uses oriented more towards agriculturally related commercial/industrial uses, open space and large lot developments, it is staff's opinion that this would permit the introduction of uses which would not be in character and could conflict with the residential character that currently exists in the area.

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

Planning Commission Action

At their **May 1, 2017** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **17-010 MA**.

Case 17-010 MA RS-HD to RU

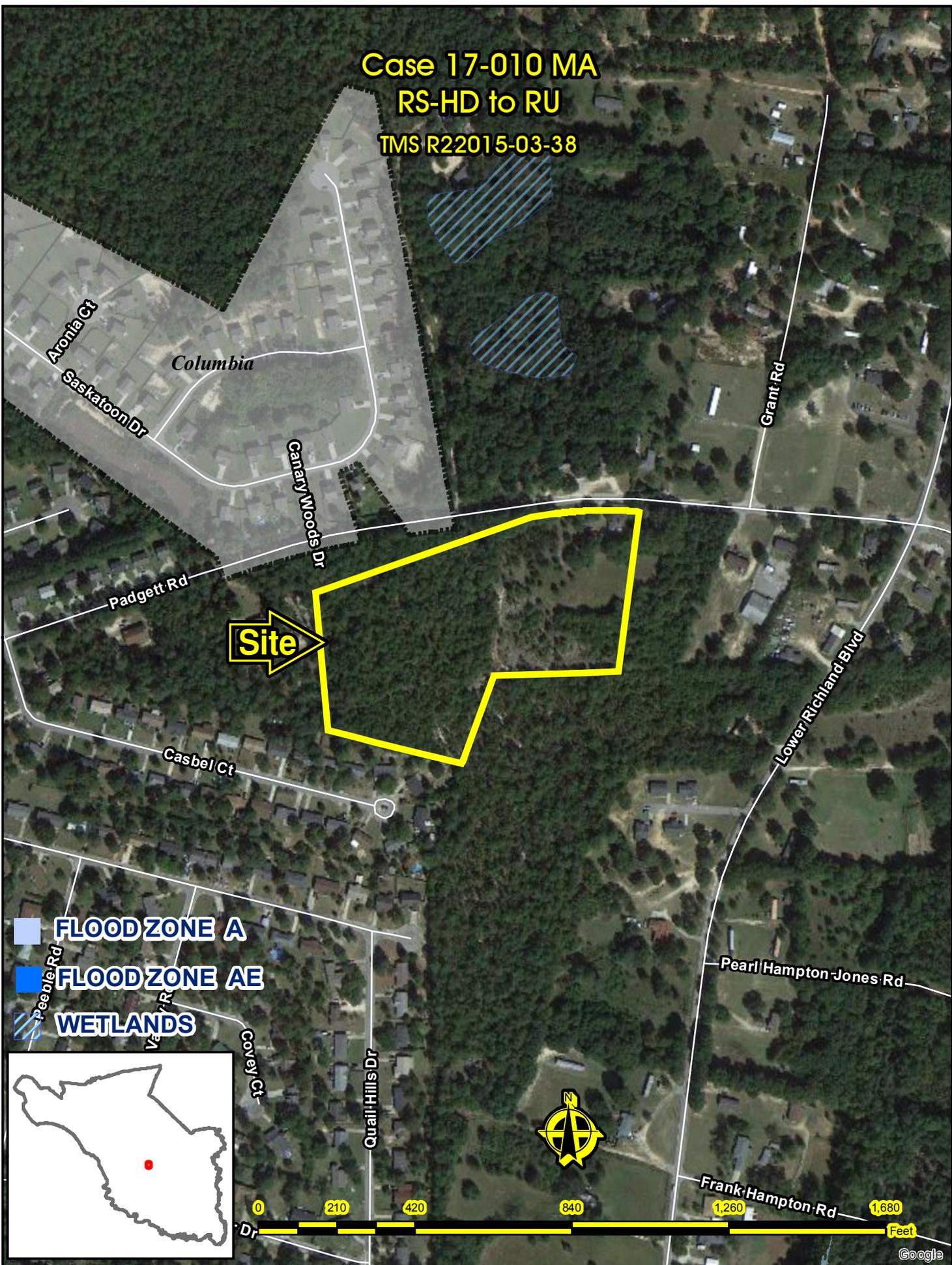


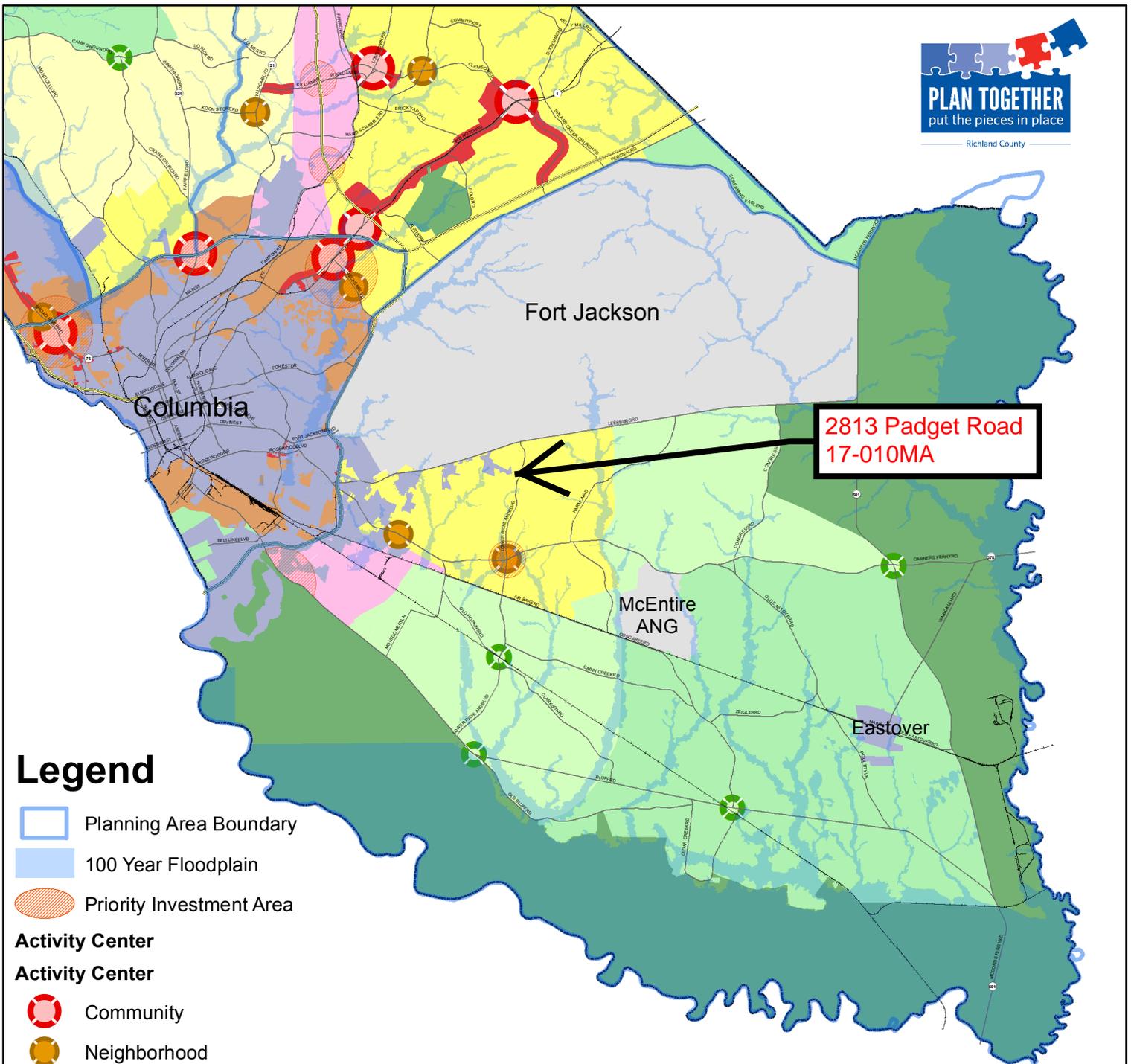
ZONING CLASSIFICATIONS

	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		



**Case 17-010 MA
RS-HD to RU
TMS R22015-03-38**





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: May 1, 2017
RC PROJECT: 17-011 MA
APPLICANT: Bill Hampton

LOCATION: 1654 Dutch Fork Road

TAX MAP NUMBER: R02412-01-07
ACREAGE: 10.33 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

ZPH SIGN POSTING: May 5, 2017

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

A parcel north of the site was rezoned from RU to Light Industrial District (M-1) under case number 02-18MA.

A parcel northwest of the site was rezoned from RU to General Commercial District (GC) under case number 05-23MA.

A parcel east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 045-16HR (case number 16-025MA).

A parcel further east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 040-14HR (case number 14-010MA).

Another parcel further east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 021-15HR (case number 15-020MA).

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.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Residential/Storage
<u>South:</u>	RS-LD/RU	Place of Worship/Undeveloped
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Drinking Establishment

Discussion

Parcel/Area Characteristics

The parcel contains frontage along Dutch Fork Road. The site contains a residential structure and an accessory structure. Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and few streetlights. The immediate area is primarily characterized by a scattering of residential uses, commercial uses, and undeveloped land. West of the site is a drinking establishment. Immediately north of the site is a residence and boat storage facility. East of the site is a residence and south of the site is a place of worship.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located 0.47 miles northeast of the subject parcel on Bickley Road.

Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. 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 1.6 miles east of the subject parcel.

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

Plans & Policies

The 2014 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. 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 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 2016 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 23,600 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

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 COATS 2035 Long Range Transportation Plan (LRTP). There are no planned or programmed improvements for this section of Dutch Fork Road through the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan.

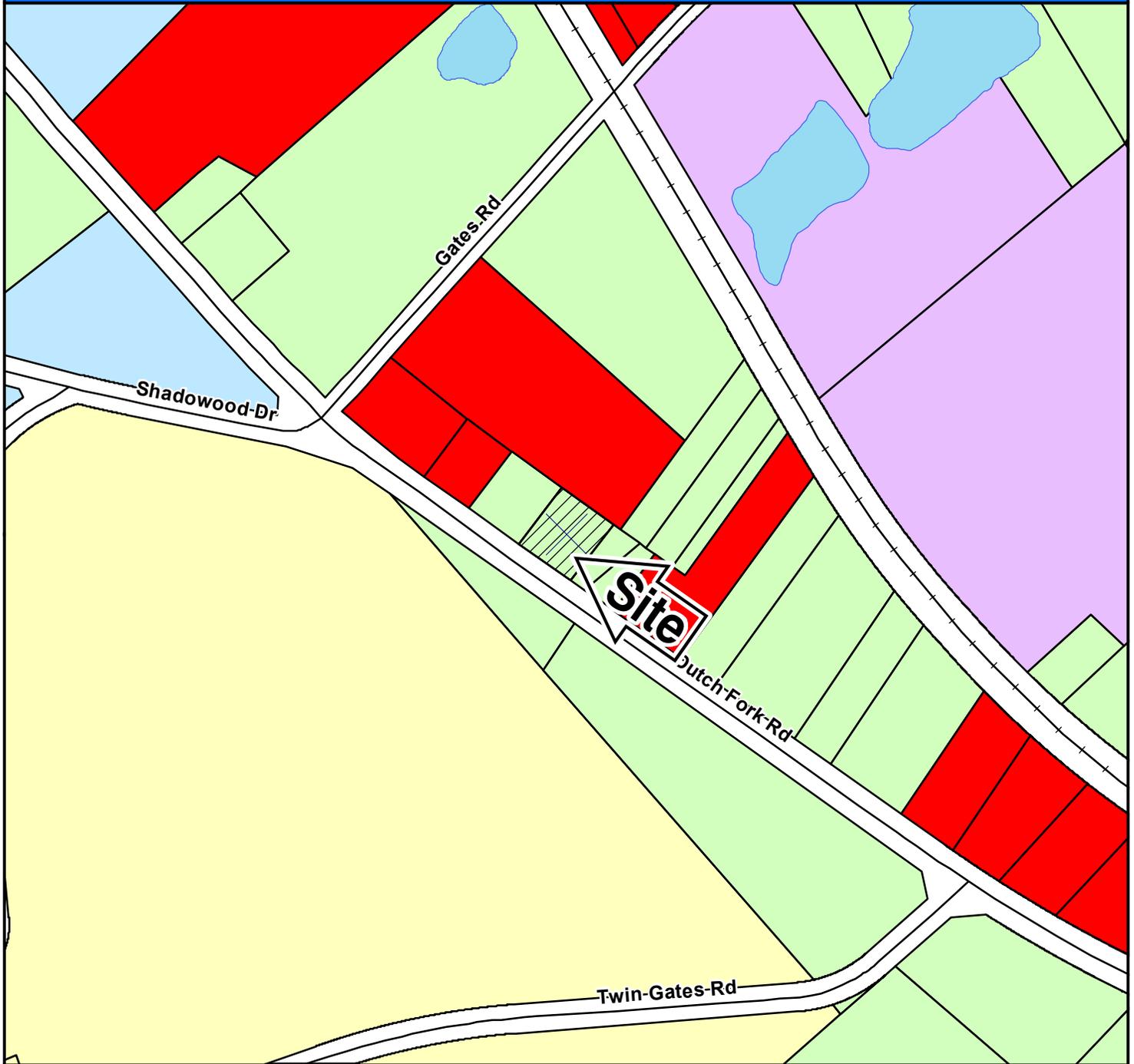
According to the Plan, commercial development within Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is located just west of a neighborhood activity center and is located along a main road corridor.

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

Planning Commission Action

At their **May 1, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-011 MA**.

Case 17-011 MA RU to OI



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 17-011 MA
RU to OI
TMS R02412-01-07

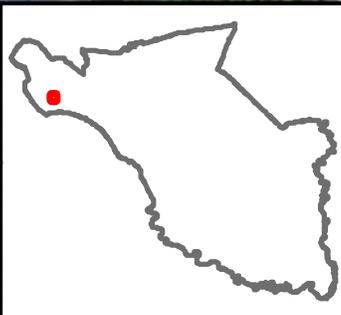
Gates Rd

Shadowood Dr

Site

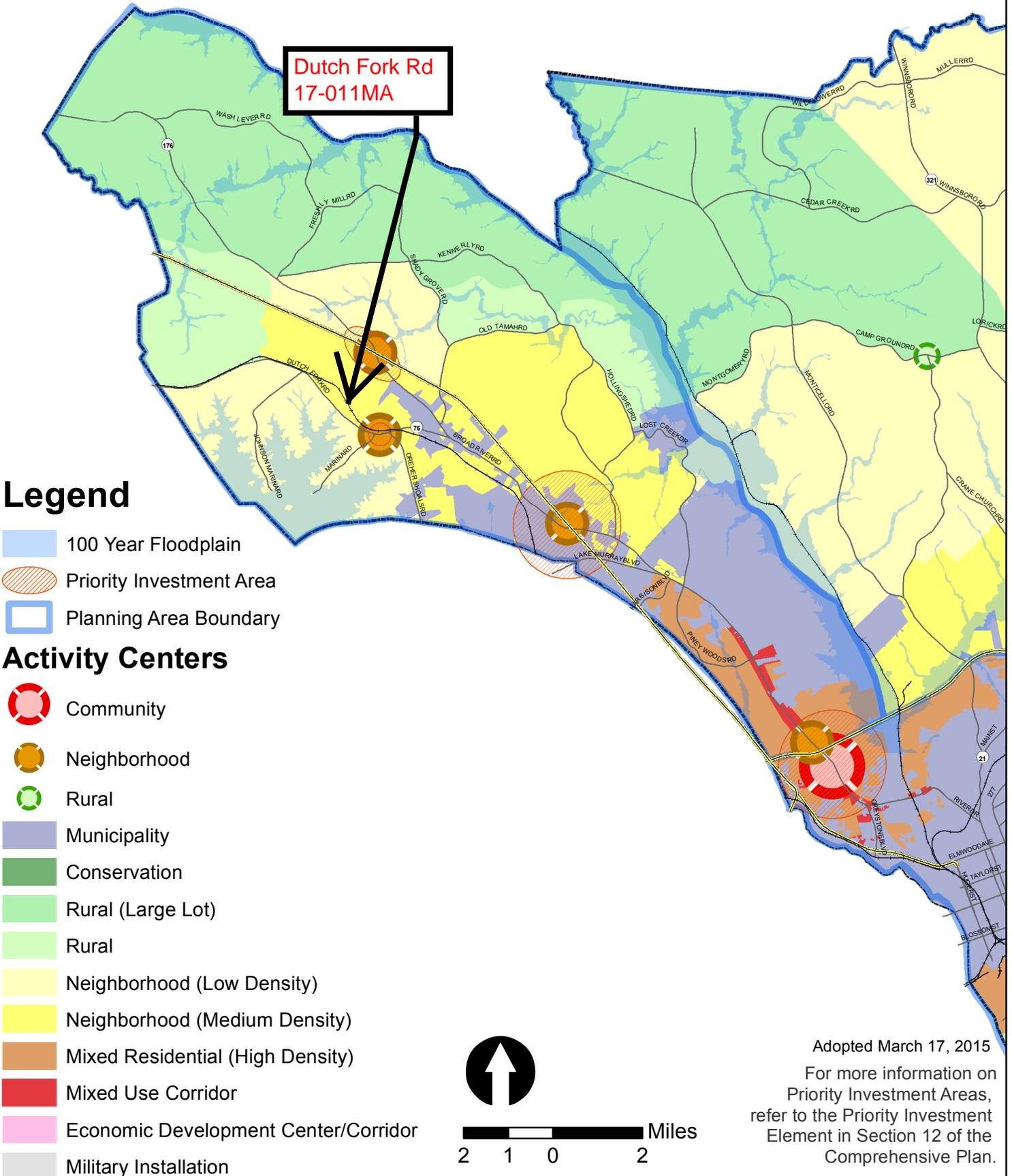
Dutch Fork Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Dutch Fork Rd
17-011MA

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: May 1, 2017
RC PROJECT: 17-012 MA
APPLICANT: Matt Mungo

LOCATION: North Pines Road

TAX MAP NUMBER: R14800-04-18
ACREAGE: 65.4 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: May 5, 2017

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) parcels north of the subject site were approved under Ordinance No. 011-06HR (case number 05-108MA).

The Residential Single-Family High Density District (RS-HD) parcels west of the subject site were approved under Ordinance No. 035-05HR (case number 02-053MA).

An adjacent track of Residential Single-Family High Density District (RS-HD) parcels west of the subject site were approved under Ordinance No. 038-04HR (case number 04-051MA).

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: 335 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>	PDD	Residential Subdivision
<u>South:</u>	RU	Undeveloped
<u>East:</u>	N/A	Interstate I-77
<u>West:</u>	RS-HD	Residential Subdivisions

Discussion

Parcel/Area Characteristics

The site has frontage along North Pines Road. There are no sidewalks or streetlights along this section of North Pines Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, residential zoning districts and residential uses. The parcel south of the site is undeveloped. North and west of the site are multiple single-family subdivisions. East of the parcel is Interstate 77

Public Services

The Killian fire station (station number 27) is located on Main Street, approximately 1.25 miles southeast of the subject parcel on Farrow Road. There is a fire hydrant along North Pines Road. The Longleaf Middle School is located 1.3 miles east of the subject parcel on Longreen Parkway. 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 2016 SCDOT traffic count (Station #2221) located east of the subject parcel on Farrow Road identifies 63,400 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) "F".

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.

The 2016 SCDOT traffic count (Station #443) located south of the subject parcel on Killian Road identifies 11,300 Average Daily Trips (ADT's). This section of Killian Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10, 800 ADT's. This segment of Killian Road is currently operating at Level of Service (LOS) "F".

There are programmed improvements for this section of Farrow Road through SCDOT at the intersection of Wilson Boulevard and Killian Road. This project includes improvements to the intersection angle, adding turn lanes to each approach, and signaling the intersection. There are no planned or programed improvements through the County Penny Sales Tax program.

Conclusion

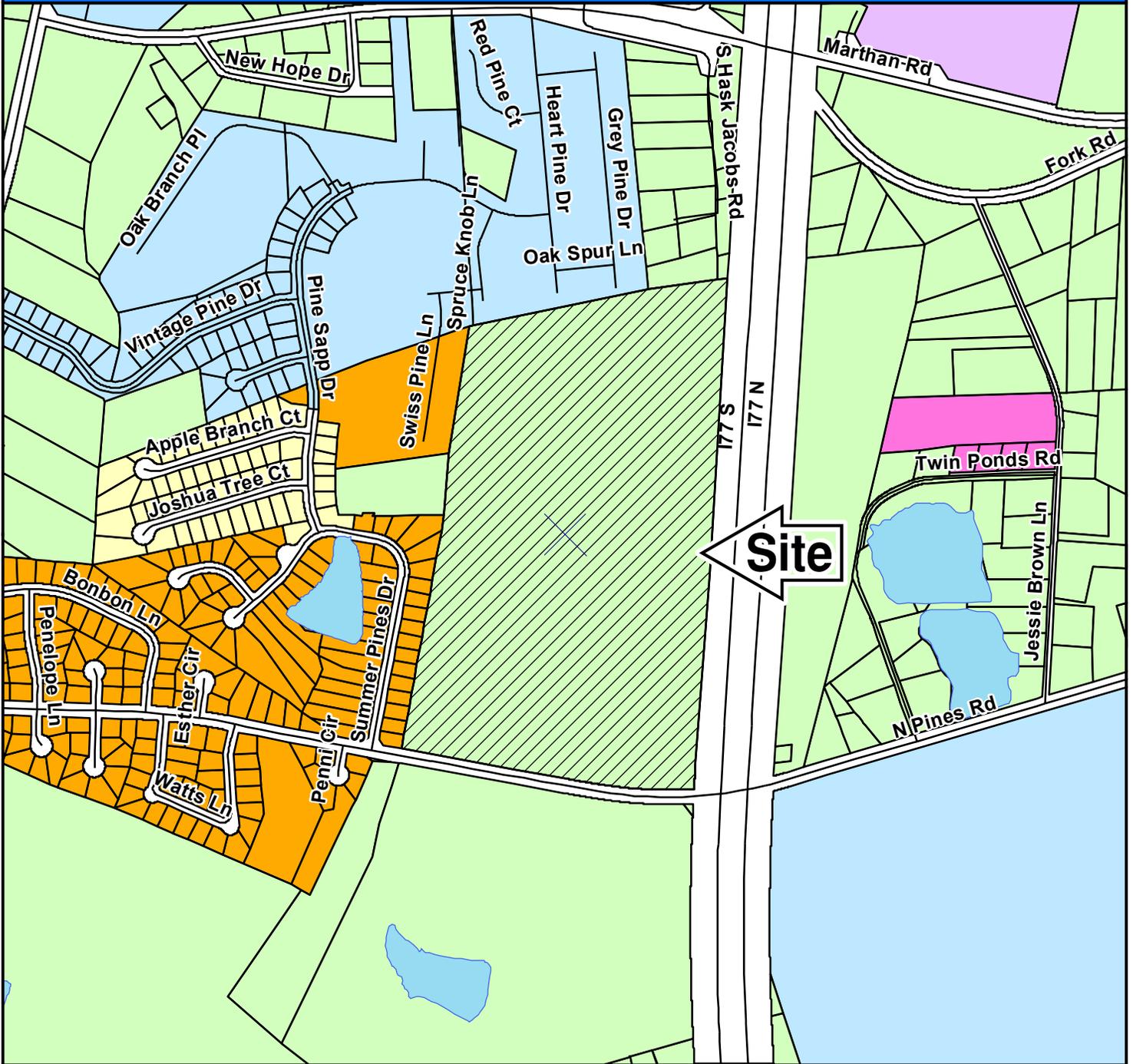
Staff is of the opinion that the proposed rezoning would be consistent with the objectives of the 2015 Comprehensive Plan. While the plan encourages manufacturing, industrial, flex space, and office development within this designation, it also desires that the location of these uses will have a minimal impact on the surrounding properties. The character and development of the surrounding properties suggests that employment use will have a negative impact; the Plan's secondary designation of residential uses therefore is appropriate.

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

Planning Commission Action

At their **May 1, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-012 MA**.

Case 17-012 MA RU to RS-MD



ZONING CLASSIFICATIONS

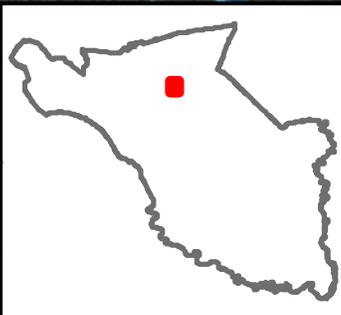
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 17-012 MA
RU to RS-MD
TMS R14800-04-18**

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

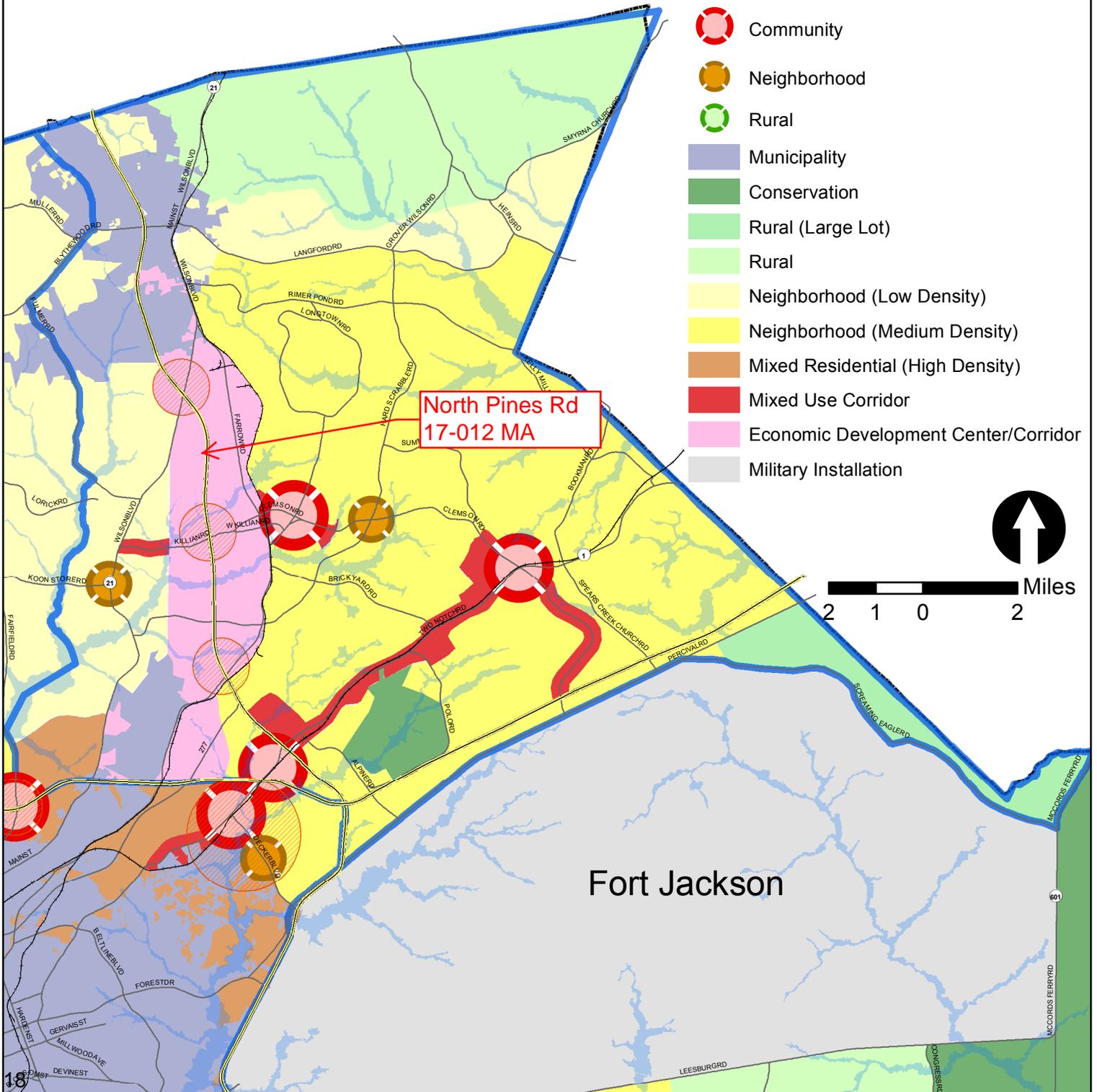


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





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