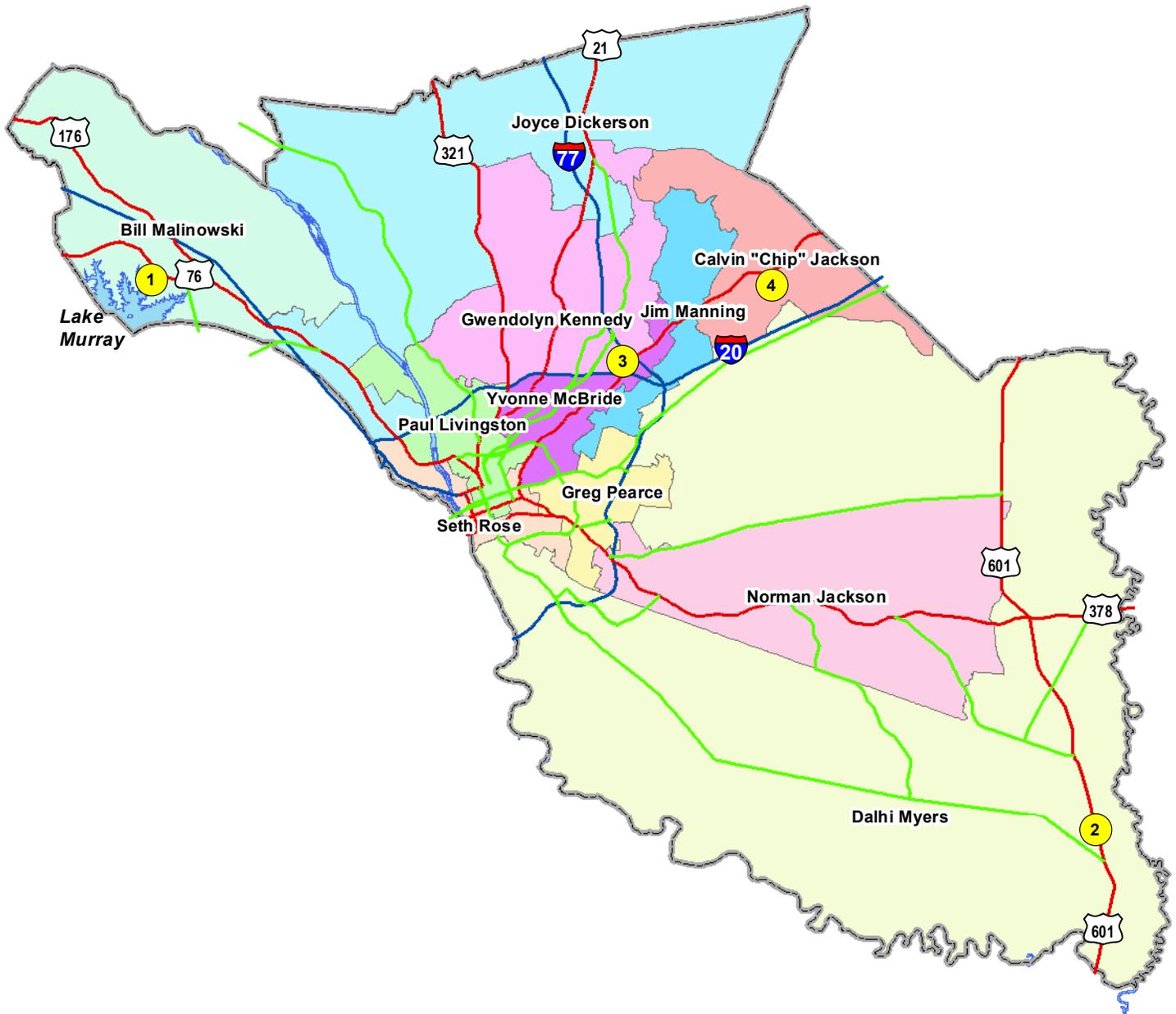


**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



June 27, 2017

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING JUNE 27, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 17-011 MA	Bill Hampton	R02412-01-07	1654 Dutch Fork Road	Malinowski
2. 17-013 MA	Clarence L. DeVeaux	R38700-04-12	4660 McCords Ferry Road	Myers
3. 17-014 MA	Carolyn B. Adkins & Joyce Gantt	R17012-02-09	1564 Daulton Drive	Kennedy
4. 17-015 MA	Jacob Crowder	R25808-03-04	10612 Two Notch Road	C. Jackson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

*Tuesday, June 27, 2017
Agenda
7:00 PM
2020 Hampton Street
2nd 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 # 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 1

2. Case # 17-013 MA
Clarence L. DeVeaux
RU to HI (1.67 acres)
4660 McCords Ferry Road
TMS# R38700-04-12
PDSD Recommendation – Disapproval
Planning Commission - Disapproval (6-0)
Page 7

3. Case # 17-014MA
Carolyn B Adkins & Joyce Gantt
RM-HD to GC (1 acre)
1564 Daulton Drive
TMS# R17012-02-09
PDSD Recommendation – Approval
Planning Commission - Approval (5-0)
Page 13

4. Case # 17-015 MA
Jacob Crowder
RU to GC (1.2 acres)
10612 Two Notch Road
TMS# R25808-03-04
PDS Recommendation – Approval
Planning Commission - Approval (5-0)
Page 19

OTHER BUSINESS

ADJOURNMENT



**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: .53 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

ZPH SIGN POSTING: June 12, 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.

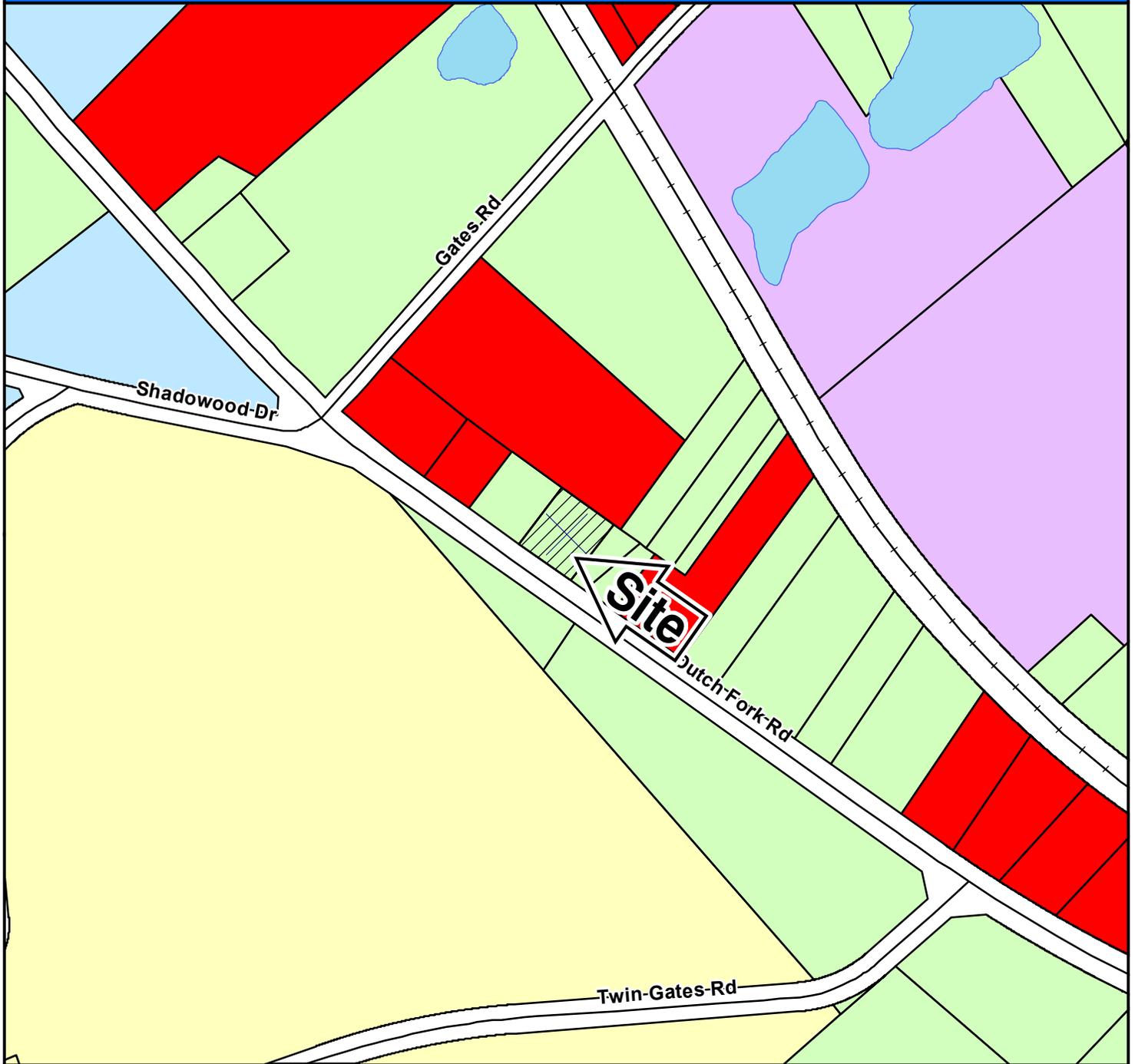
According to the Plan, commercial development within Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is located just west of a neighborhood activity center 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
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 17-011 MA
RU to OI
TMS R02412-01-07

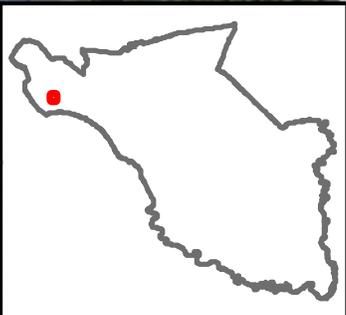
Gates Rd

Shadowood Dr

Site

Dutch Fork Rd

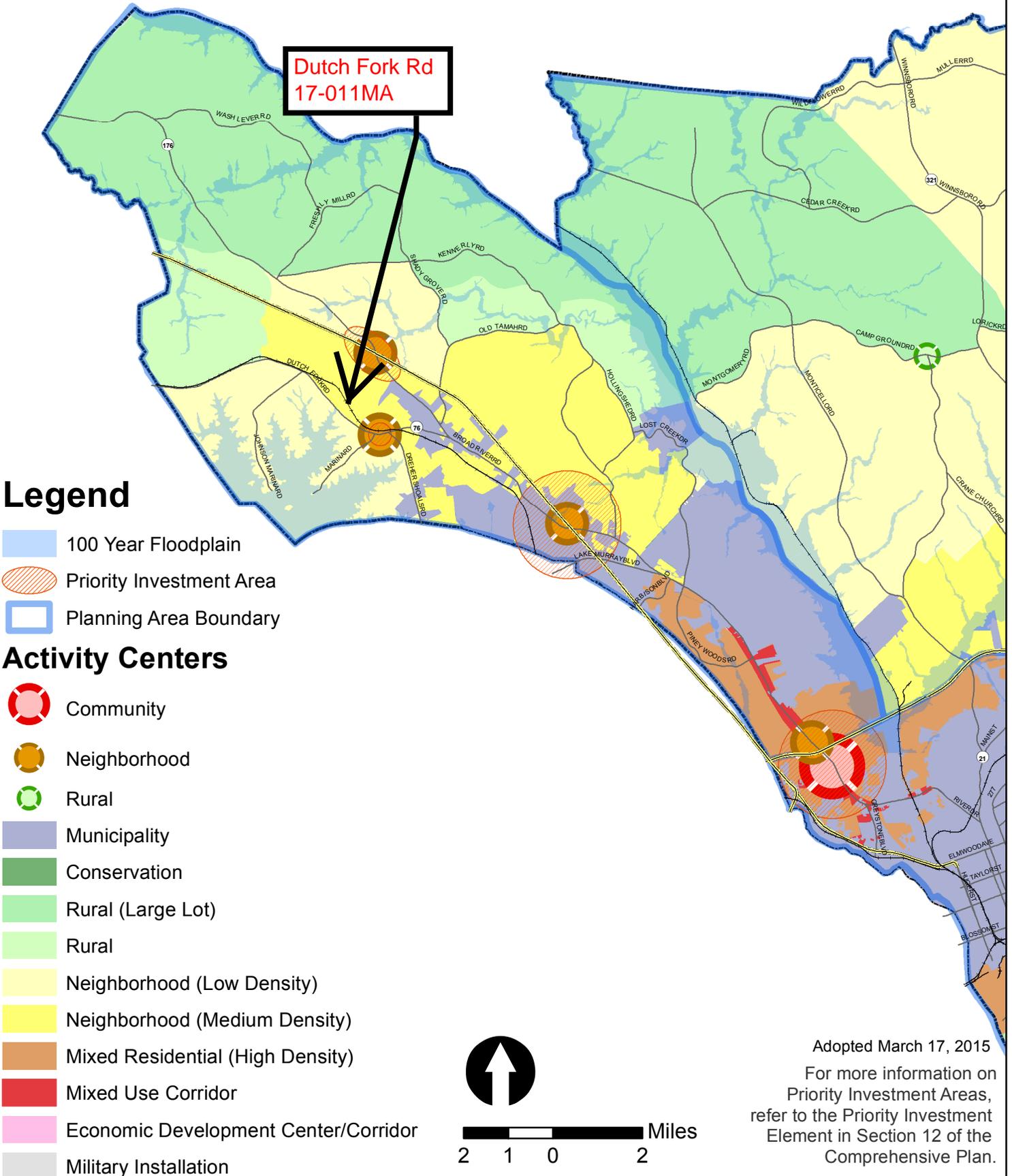
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



©Google

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: June 5, 2017
RC PROJECT: 17-013 MA
APPLICANT: Clarence L. DeVeaux

LOCATION: 4660 McCords Ferry Road

TAX MAP NUMBER: R38700-04-12
ACREAGE: 1.67 acres
EXISTING ZONING: RU
PROPOSED ZONING: HI

ZPH SIGN POSTING: June 12, 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:

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

A parcel north of the site, which is part of the International Paper Company, was rezoned from RU to Heavy Industrial District (HI) under ordinance number 1724-88HR (case number 87-083 MA).

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	Undeveloped
<u>South:</u>	RU	Residence
<u>East:</u>	HI	Place of Worship
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along McCords Ferry Road. The subject property has a single-family residence on site. There are no sidewalks or streetlights along this section of McCords Ferry Road. The surrounding area is characterized by large, undeveloped parcels, scattered residential uses and a place of worship to the east.

Public Services

The Eastover fire station (station number 28) is located on Henry Street, approximately 4.34 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 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.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #195) located south of the subject parcel on McCords Ferry Road identifies 3400 Average Daily Trips (ADT's). McCords Ferry 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 Montgomery Lane is currently operating at Level of Service (LOS) "A".

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

Conclusion

The primary 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.

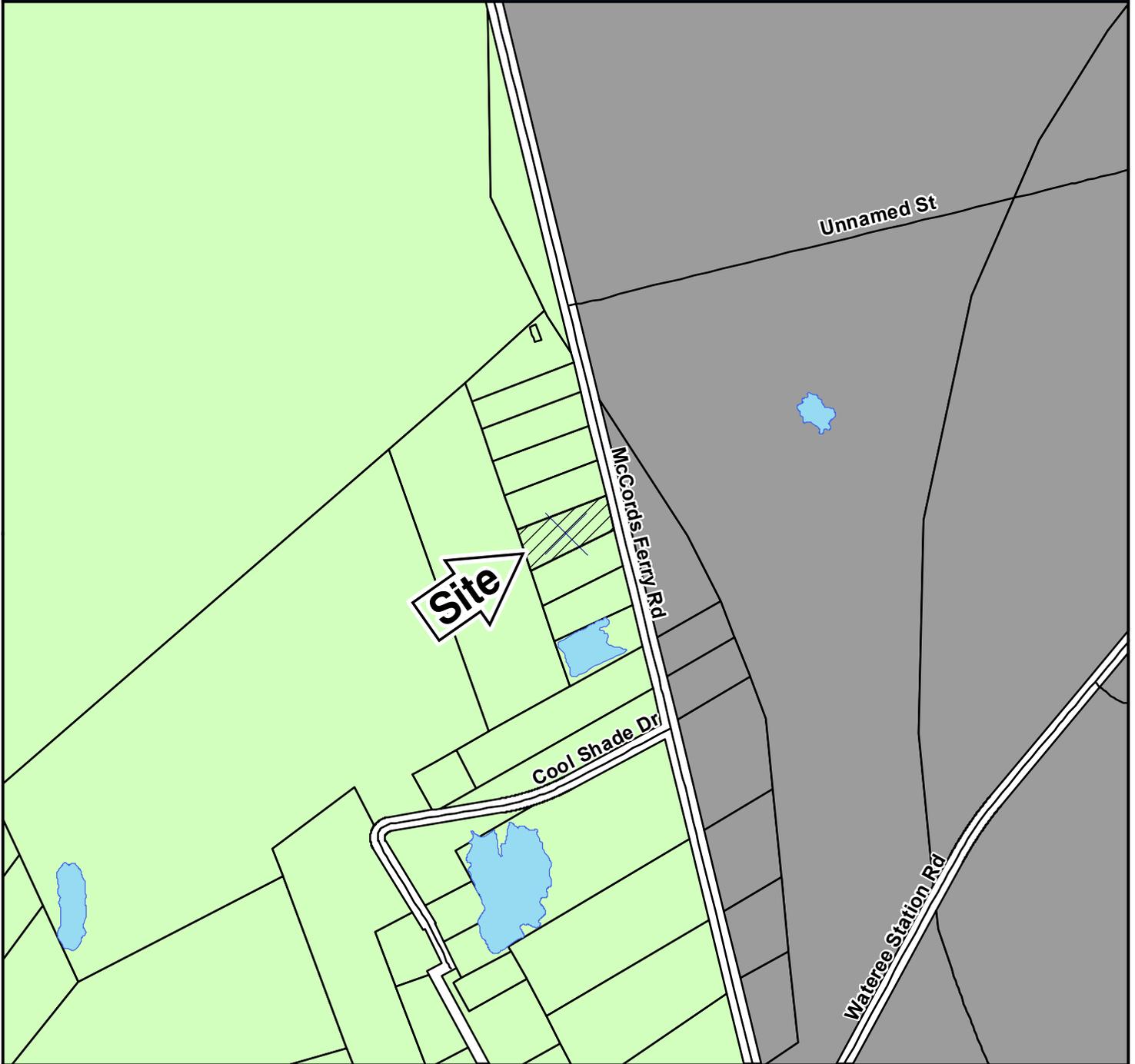
Staff is of the opinion that the proposed rezoning would be inconsistent with the intentions of the 2015 Comprehensive Plan, as industrial uses are not supported by the desired development pattern. Approval of the requested zoning would be out of character with the existing uses in the area.

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

Planning Commission Action

At their **June 5, 2017** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council deny the proposed amendment for RC Project # **17-013 MA**.

Case 17-013 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 17-013 MA
RU to HI
TMS R38700-04-12**

Reynolds Rd

Unnamed St

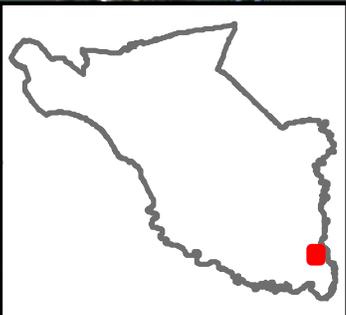
Site

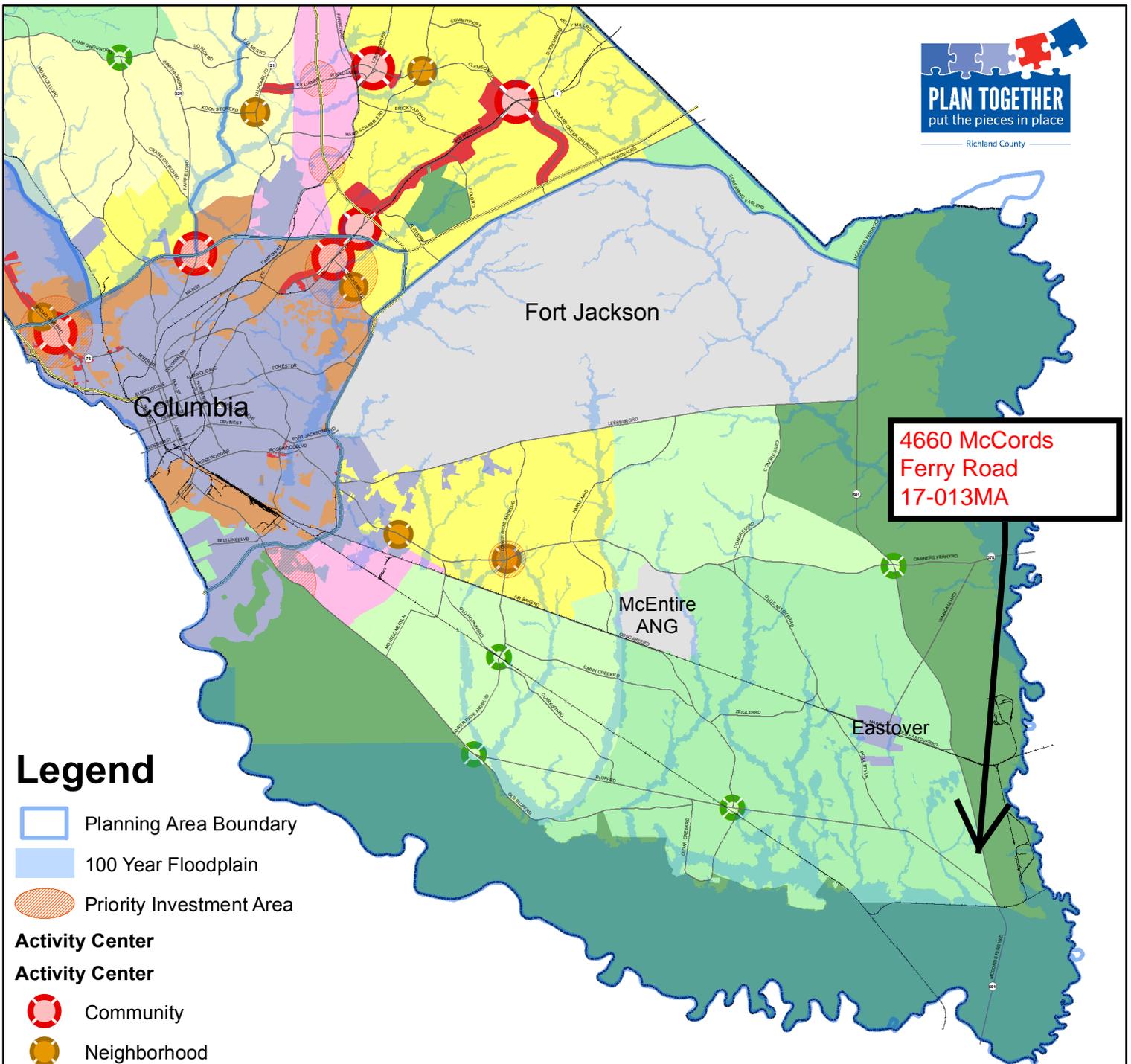
Cool Shade Dr

McCords Ferry Rd

Water Station Rd

-  FLOODZONE A
-  FLOODZONE AE
-  WETLANDS





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: June 5, 2017
RC PROJECT: 17-014 MA
APPLICANT: Carolyn B. Adkins & Joyce Gantt

LOCATION: 1564 Daulton Drive

TAX MAP NUMBER: R17012-02-09
ACREAGE: 1 acre
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

ZPH SIGN POSTING: June 12, 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:

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 Residential Multi-family (RG-2). With the adoption of the 2005 Land Development Code the RG-2 District was designated Residential Multi-Family High Density District (RM-HD)

Zoning History for the General Area

The General Commercial District (GC) parcel west of the subject site was approved under case number 17-007MA.

The General Commercial District (GC) parcel northwest of the subject site was approved under case number 07-008MA.

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: 16 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	Undeveloped
<u>South:</u>	RM-HD/GC	Residence/Landscaping Business
<u>East:</u>	RM-HD	Undeveloped
<u>West:</u>	GC/RM-HD	Undeveloped/Residence

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 south and east. The parcel to the north is zoned GC, but is undeveloped.

Public Services

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .59 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant located on the property along 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 2016 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 29,100 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

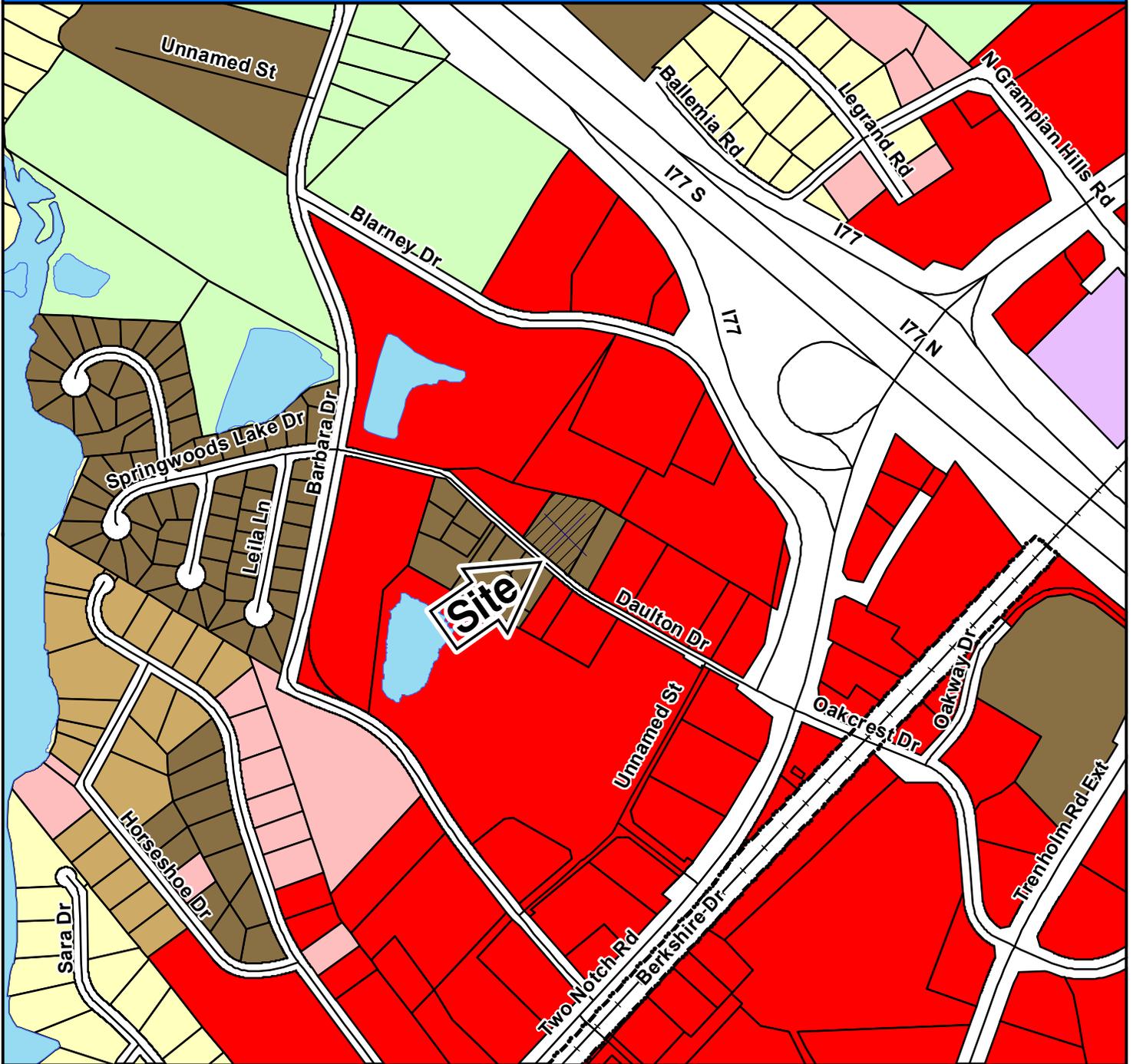
The proposed zoning is in compliance with the recommended objective for community activity centers outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be consistent with preceding zoning changes and the development pattern of the surrounding area.

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

Planning Commission Action

At their **June 5, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-014 MA**

Case 17-014 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 17-014 MA
RM-HD to GC
TMS R17012-02-09

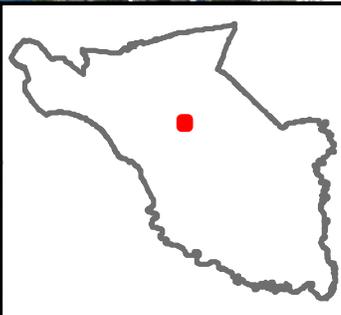
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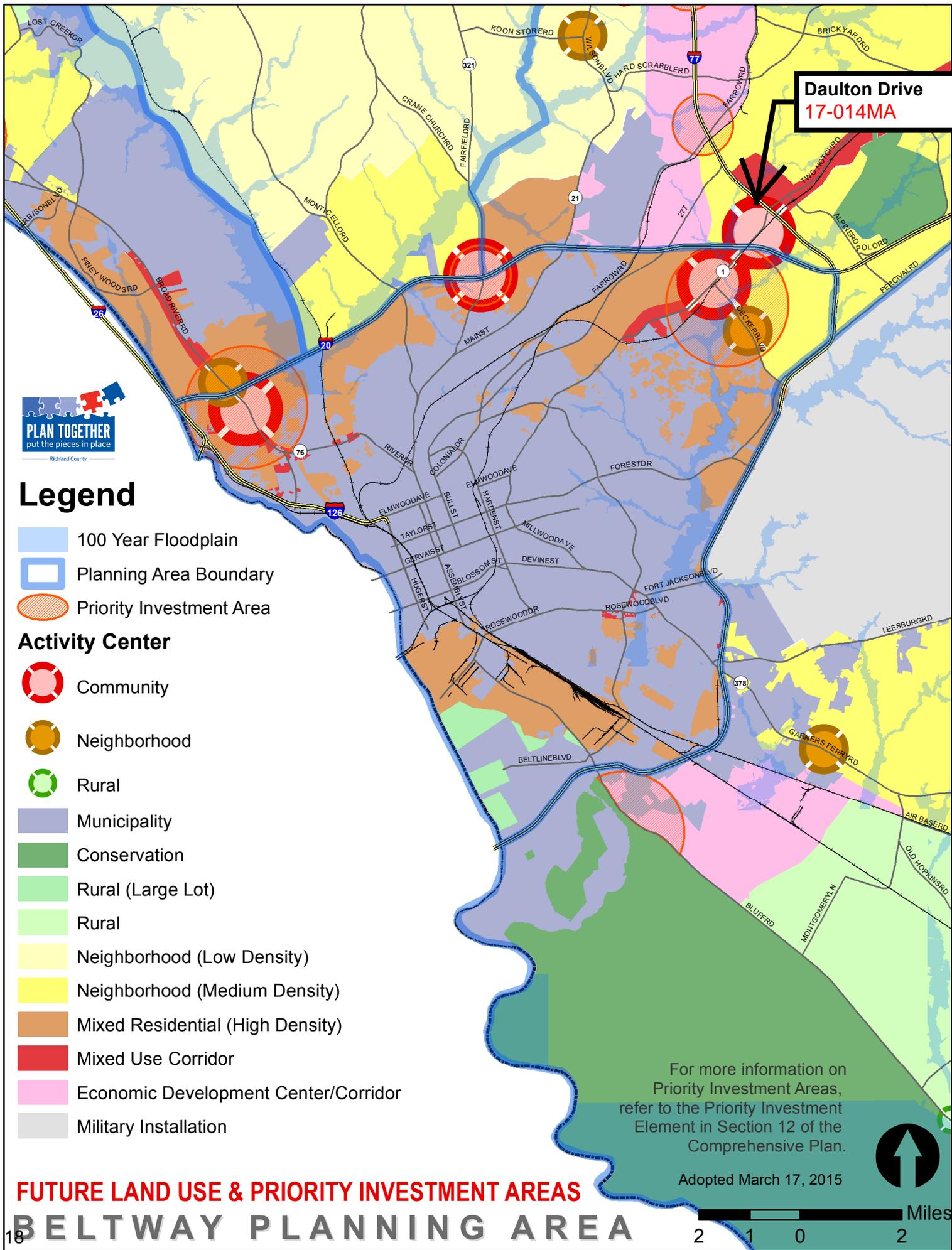
▲ 113

▲ 318

Site

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





Daulton Drive
17-014MA



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 5, 2017
RC PROJECT: 17-015 MA
APPLICANT: Jacob Crowder

LOCATION: 10612 Two Notch Road

TAX MAP NUMBER: R25808-03-04
ACREAGE: 1.20 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: June 12, 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: (Ord. 038-09HR; 7-21-09).

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 Planned Development District (PDD) to the southeast was rezoned under Ordinance Number 065-99HR (case number 99-050MA) and further amended under Ordinance Number 033-14HR (case number 14-031MA).

The GC parcel west of the site was rezoned from RU to General Commercial District (GC) under Ordinance number 022-05HR (case number 05-046MA).

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	New and used automobile sales
<u>South:</u>	GC	Undeveloped
<u>East:</u>	RU	Residence
<u>West:</u>	GC	Real estate office

Discussion

Parcel/Area Characteristics

The site contains frontage along Two Notch Road. This section of Two Notch Road is a five-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by commercial uses and zoning districts north and west of the site. East of the site is zoned GC but has a nonconforming residence. The parcel south of the site is zoned GC but undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Spears Creek fire station (number 4) is located 1.3 miles to the south on Spears Creek Church Road. There is a fire hydrant west of the site at the intersection of Two Notch Road and Spears Creek Church Road. Pontiac Elementary School is 1.56 miles south of the site on Spears Creek Church Road and Catawba Trail Elementary is .7 miles north east of the site on Greenhill Parish Parkway. Our records indicate that the parcel is within the City of Columbia’s water service area and within 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 ***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 2016 SCDOT traffic count (Station #120) located west of the subject parcel on Two Notch Road identifies 18,400 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Two Notch Road through SCDOT.

According to our records Spears Creek Church Road is programed for widening from Two Notch Road to Percival Road through the County Penny Sales Tax program. The proposed scope recommends a 5-lane (4 travel lanes and a center turn lane) section to accommodate the traffic between Two Notch Road and Percival Road. At this time there is not a specific project start date.

According to our records Two Notch Road is programed for bike lanes along this section of Two Notch Road. At this time there is not a specific project start date.

According to our records Two Notch Road is programed for sidewalks along this section of Two Notch Road. At this time there is not a specific project start date, however the project is in the design phase.

Conclusion

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

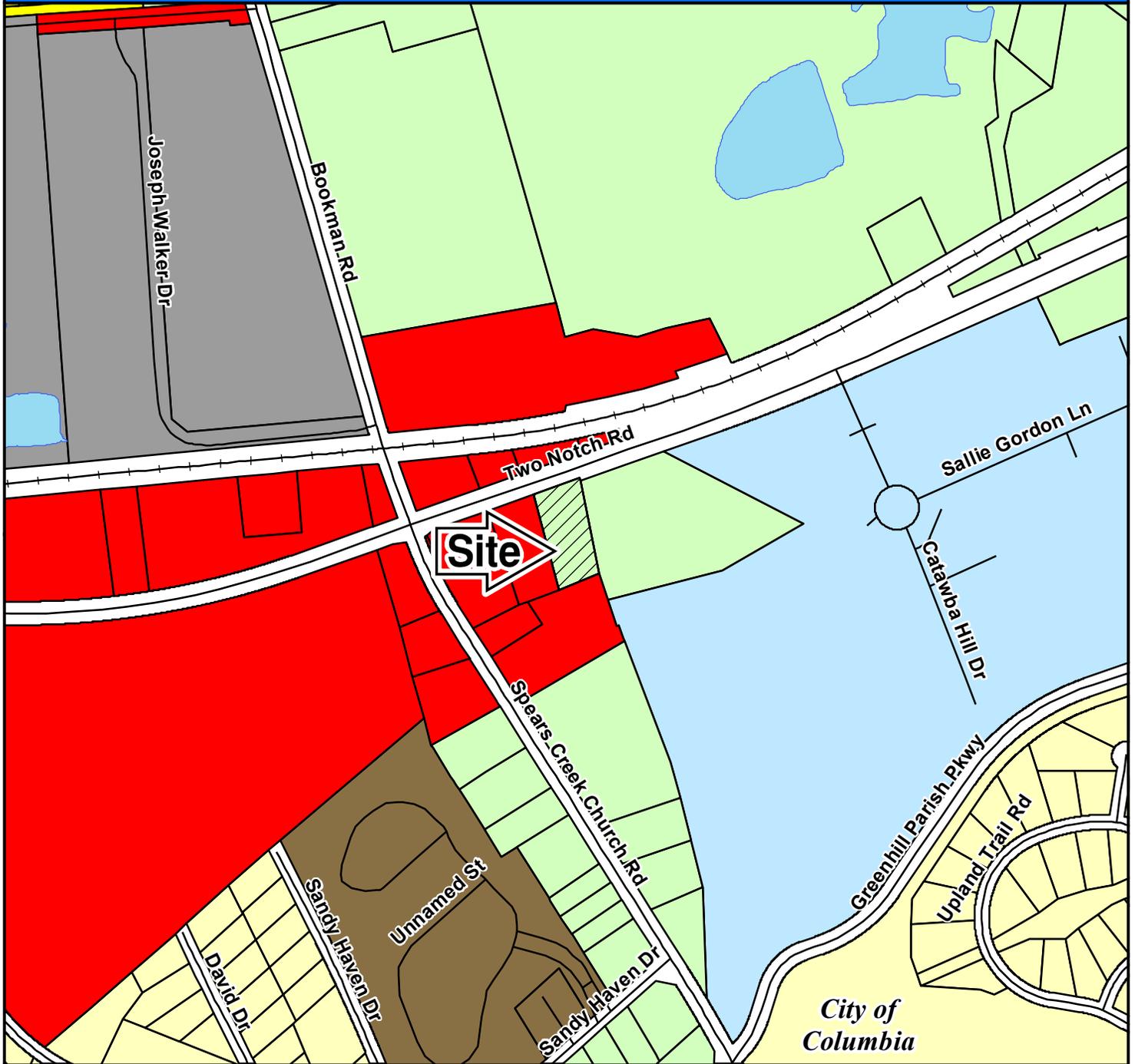
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is located within a contextually-appropriate distance from the intersection of a primary and minor arterial. This section of Two Notch Road, up to Spears Creek Road, is classified as a Principle Arterial Road; while Spears Creek Road is classified as a Minor Arterial. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed zoning would connect the current fragmented zoning pattern in the area.

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

Planning Commission Action

At their **June 5, 2017** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **17-015 MA**

Case 17-015 MA RU to GC

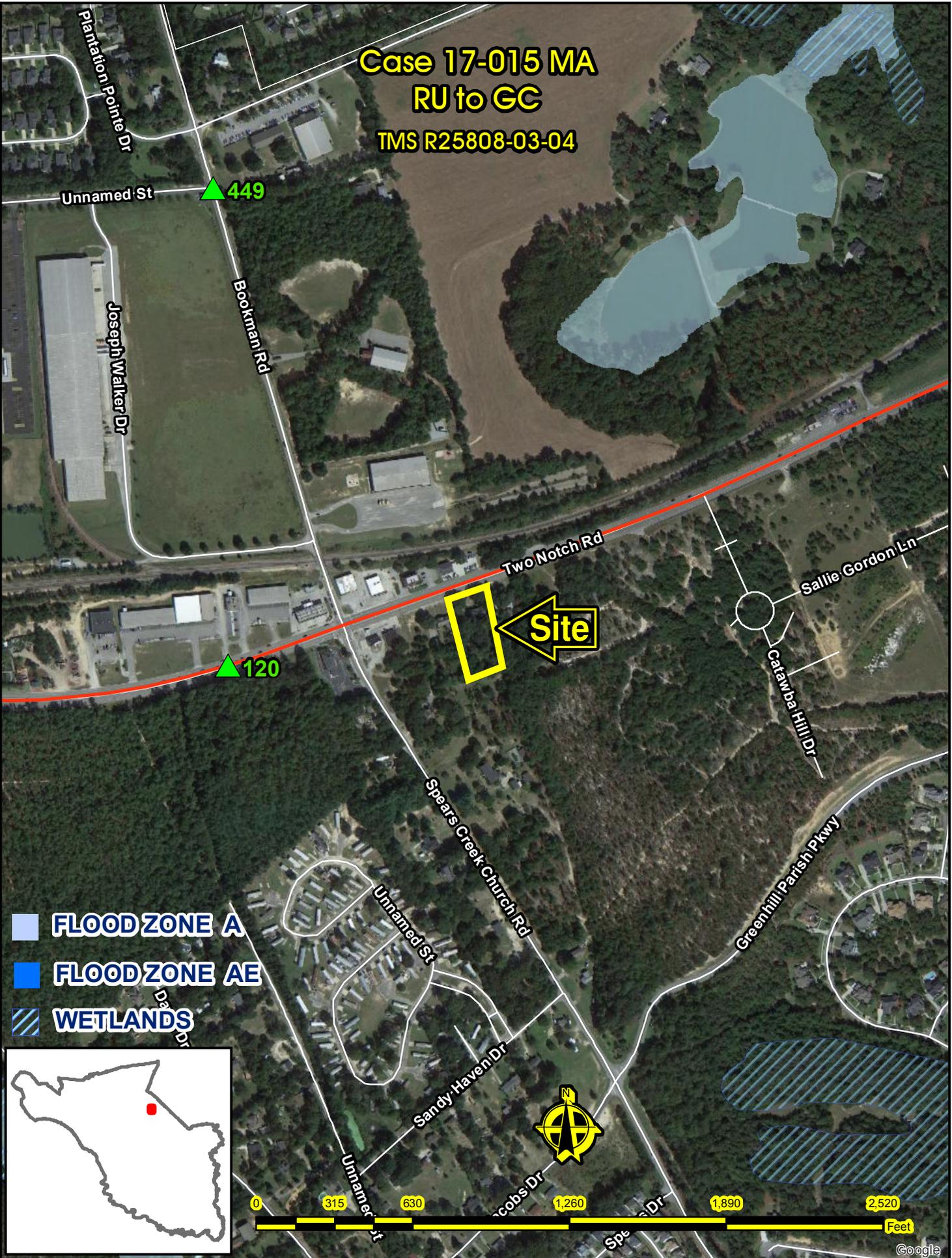


ZONING CLASSIFICATIONS

	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 17-015 MA
RU to GC
TMS R25808-03-04**



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

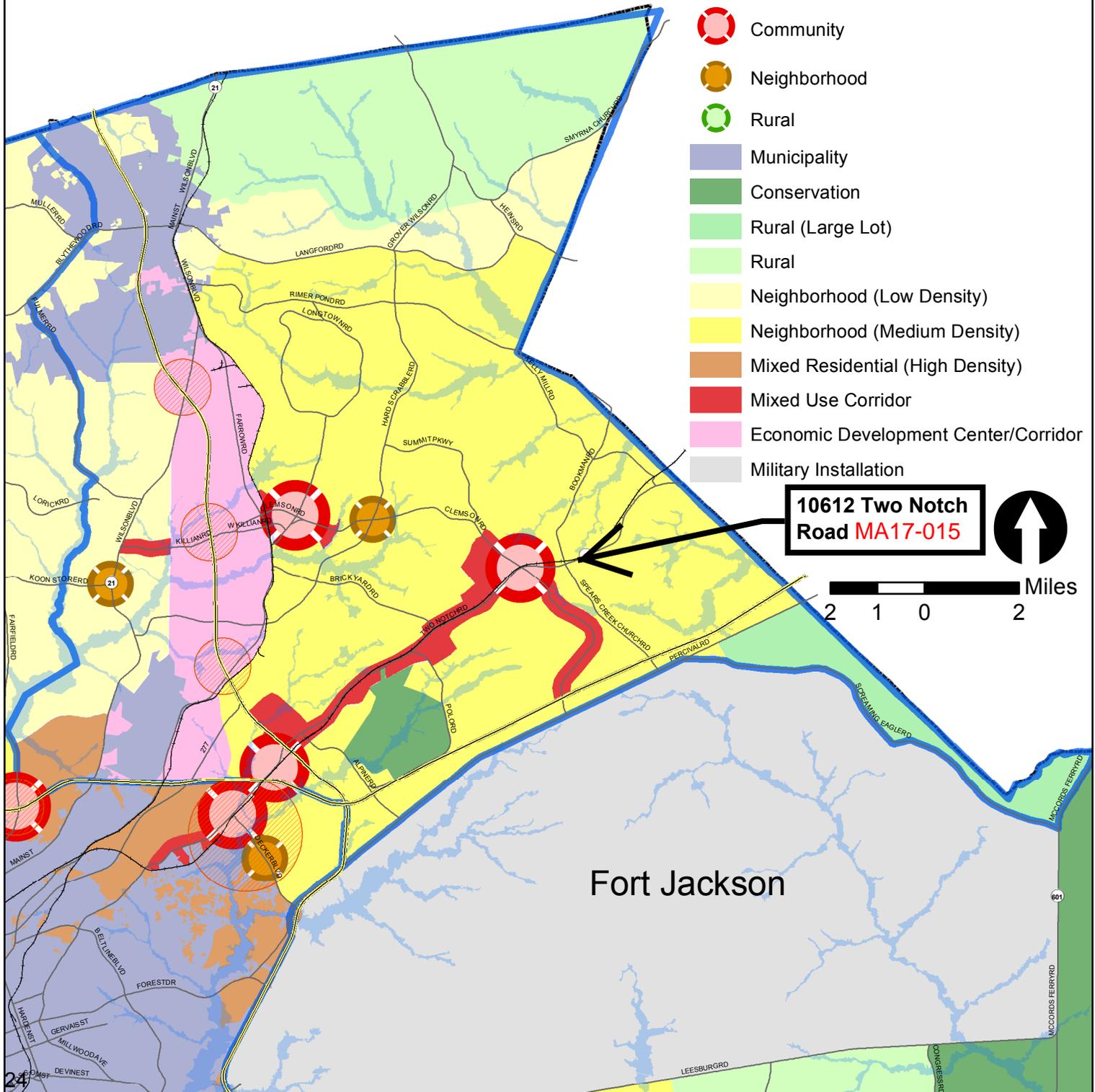


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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

Phone (803) 576-2180
Fax (803) 576-2182
