

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



November 16, 2017



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Thursday, November 16, 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

a. MAP AMENDMENTS [ACTION]

Case # 17-022 MA
Chuck Munn
RU to RS-LD (38 acres)
5339 Hard Scrabble Road
TMS# R20500-04-06
PDS Recommendation – Approval
Planning Commission - Approval (5-3)
Page 1

District 9
Calvin Jackson

Case # 17-028 MA
Jesse Bray
RU to RS-LD (40.67 acres)
Koon Road
TMS# R03400-02-56
PDS Recommendation– Approval
Planning Commission - Approval (5-2)
Page 7

District 1
Bill Malinowski

Case # 17-033 MA
Derrick J. Harris, Sr.
RU to LI (1.19 acres)
7640 Fairfield Road
TMS# R12000-02-01
PDS Recommendation– Disapproval
Planning Commission - Approval (7-0)
Page 13

District 7
Gwendolyn Kennedy

Case # 17-034 MA
Crudde Torian
PDD to PDD (.56 acres)
113 Barton Creek Court
TMS# R20206-03-03
PDS Recommendation– Approval
Planning Commission - Approval (7-0)
Page 19

District 8
Jim Manning

Case # 17-035 MA
Allen Ackerman
RU to RS-LD (10.3 acres)
7525 Fairfield Road
TMS# R12003-01-05
PDS Recommendation– Disapproval
Planning Commission - Approval (4-3)
Page 25

District 7
Gwendolyn Kennedy

Case # 17-036 MA
Richland County
PDD to PDD (2 acres)
1 Summit Parkway
TMS# R23000-03-07
PDS Recommendation– Approval
Planning Commission - Approval (7-0)
Page 31

District 8
Jim Manning

Case # 17-037 MA
Dave Moore IV
RS-LD to RM-HD (1.09 acres)
7230 Hilo Street
TMS# R19202-07-29
PDS Recommendation– Disapproval
Planning Commission - Disapproval (6-0)
Page 37

District 11
Norman Jackson

b. TEXT AMENDMENT [ACTION]

- I. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-181, ROADS; SUBSECTION (B), DESIGN STANDARDS FOR PUBLIC OR PRIVATE ROADS; PARAGRAPH (4), CUL-DE-SACS; SUBPARAGRAPH (C), CUL-DE-SAC DESIGN; SO AS TO AMEND THE REQUIREMENT FOR A LANDSCAPED INTERIOR ISLAND.
Planning Commission - Approval (6-0)
Page 43

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-022 MA
APPLICANT: Chuck Munn

LOCATION: 5339 Hard Scrabble Road

TAX MAP NUMBER: R20500-04-06
ACREAGE: 38 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: October 27, 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

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

A parcel further west of the site was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 081-08HR (case number 08-29MA).

The Planned Development parcels east of the site were rezoned under case number 95-038MA. The development was further amended under ordinance number 038-07HR (case number 07-21MA).

Zoning District Summary

The Residential Single Family Low Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. 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: 137 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), or application of open space provisions are not taken into consideration

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

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road and Hard Scrabble Road. The site has a pond but is mostly undeveloped and wooded. There are no sidewalks or streetlights along this section of Rimer Pond Road or Hard Scrabble Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North, east, south and west of the site are residences with a few undeveloped parcels.

Public Services

The Elders Pond fire station (station number 34) is located on Elders Pond Road, approximately 2.93 miles south of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia’s water service area and located in Palmetto Utilities sewer service area.

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

Plans & Policies

The 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 option. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

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

uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2016 SCDOT traffic count (Station # 705) located west of the subject parcel on Rimer Pond Road identifies 4,700 Average Daily Trips (ADT's). Rimer Pond 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 Rimer Pond Road is currently operating at Level of Service (LOS) "B".

The 2016 SCDOT traffic count (Station # 436) located south of the subject parcel on Hard Scrabble Road identifies 6,300 Average Daily Trips (ADT's). Hard Scrabble 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 Longtown Road East is currently operating at Level of Service (LOS) "B".

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

This section of Hard Scrabble Road is scheduled for widening from two to four travel lanes with a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road/Rimer Pond Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT). The intersection of Kelly Mill, Hard Scrabble Road and Rimer Pond Road has been identified for improvements to be completed with the road widening.

Conclusion

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land uses and desired development pattern recommended in the 2015 Comprehensive Plan.

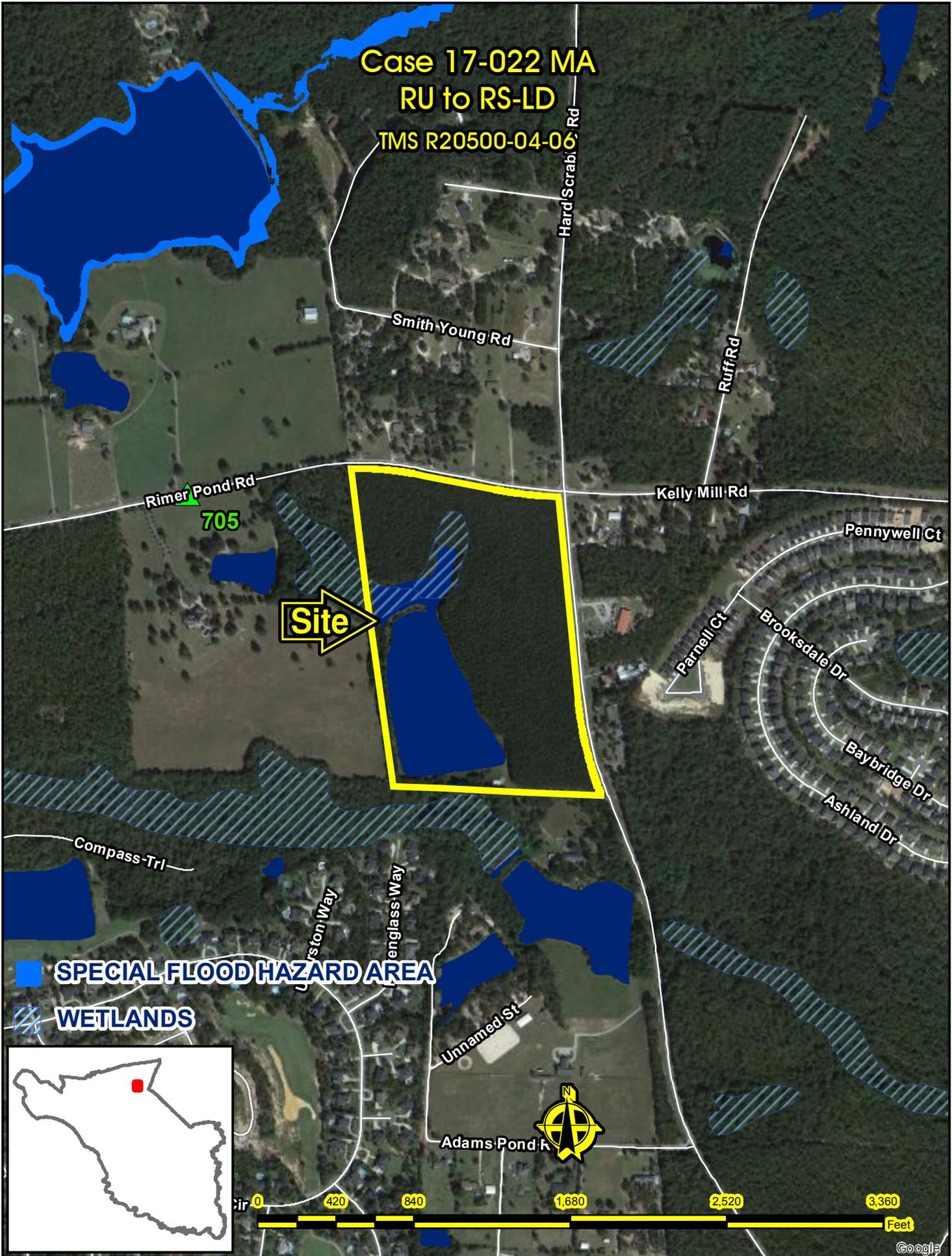
Further, approval of the rezoning request would be in character with the existing residential development patterns and zoning districts along this section of Rimer Pond Road and Hard Scrabble Road.

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

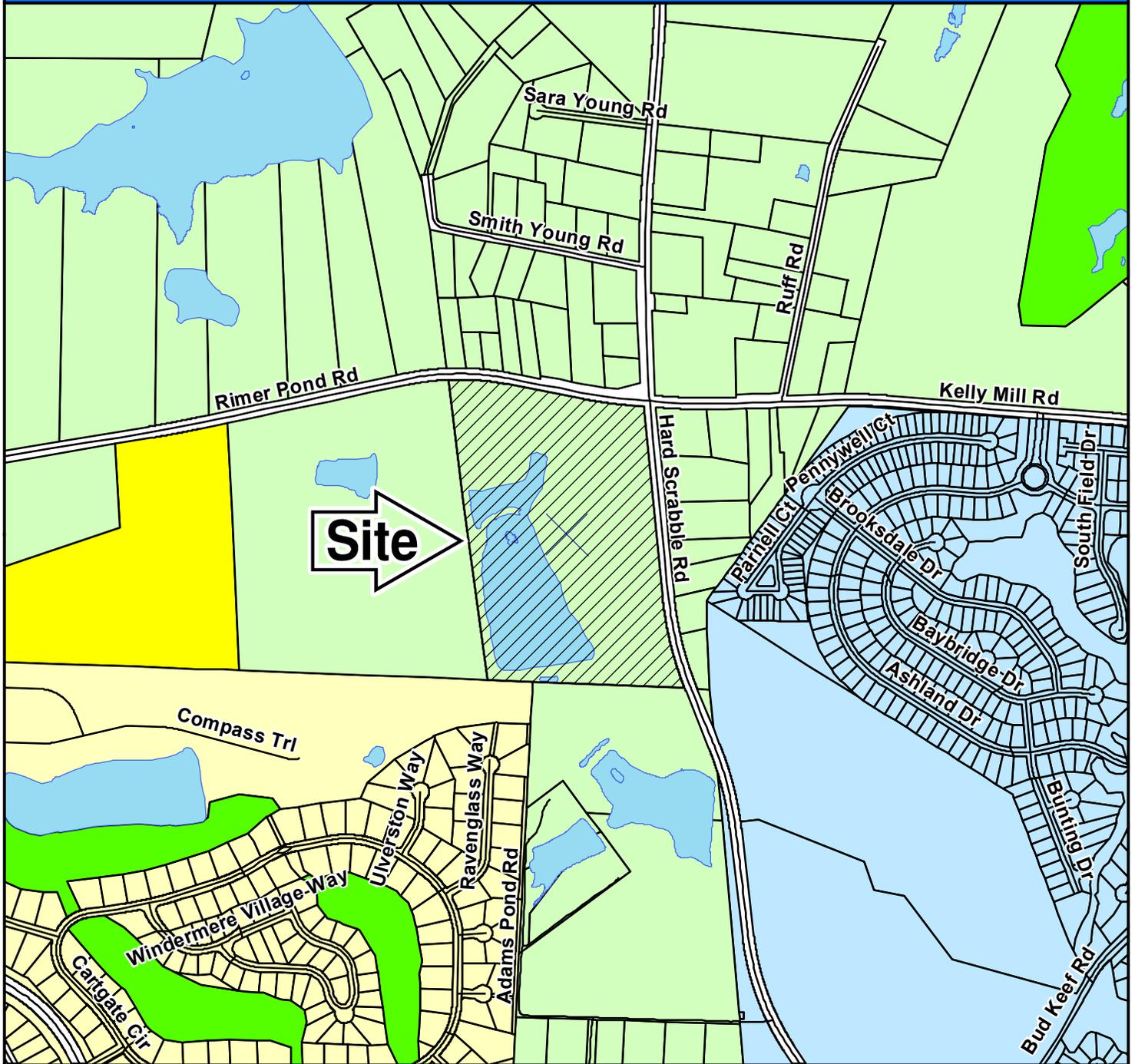
Planning Commission Action

At their **October 2, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-022 MA**.

Case 17-022 MA
RU to RS-LD
TMS R20500-04-06



Case 17-022 MA RU to RS-LD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



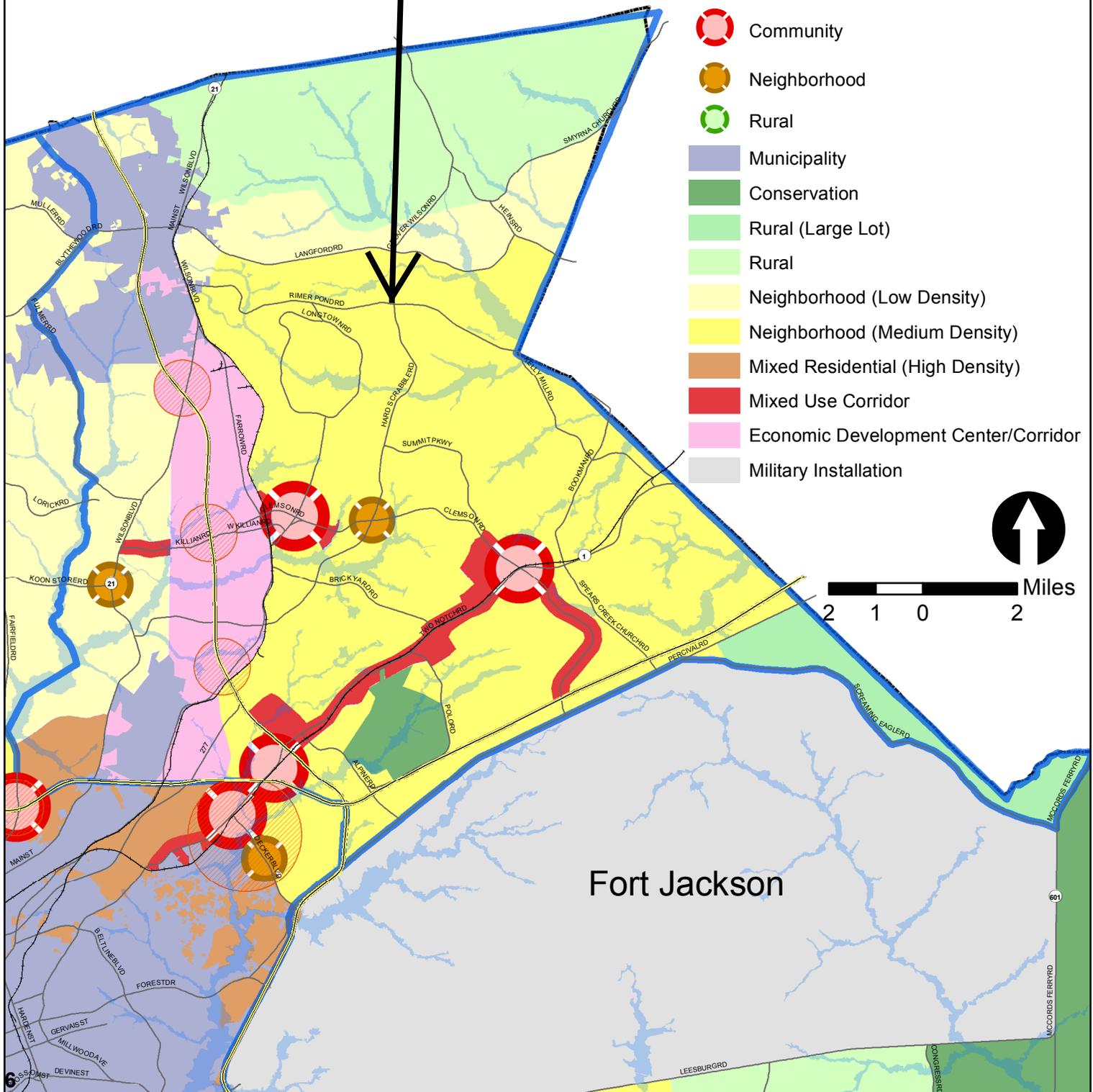
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

**Hard Scrabble Rd
17-022MA**

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 Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 6th, 2017
RC PROJECT: 17-028 MA
APPLICANT: Jesse Bray

LOCATION: Koon Road

TAX MAP NUMBER: R03400-02-56
ACREAGE: 40.67 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: October 27, 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 Residential Single Family Low Density District (RS-LD) subdivision, Palmerston North & South, located northeast of the subject parcel was approved under Ordinance No. 052-94HR (case number 94-012MA).

The Residential Single Family Low Density District (RS-LD) subdivision, Ridgescreek, located north and west of the subject parcel was approved under Ordinance No. 2192-92HR (case number 91-035MA).

Zoning District Summary

The Residential Single Family Low Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. 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: 147 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), or application of open space provisions are not taken into consideration

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD/ RS-MD	Residential Subdivisions(RidgeCreek) (Palmerston N & S)
<u>South:</u>	RS-MD	Residential Subdivision (Stonegate)
<u>East:</u>	RS-LD/RS-MD	Residential Subdivisions(Stonegate)/ (Palmerston N & S)
<u>West:</u>	RS-MD/RU	Residential Subdivision (RidgeCreek)/Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Koon Road. The site is undeveloped and wooded. There are sidewalks along this section of Koon Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North, east, and south of the site are single-family residential subdivisions. West of the site is an undeveloped Rural District (RU) zoned parcel.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.59 miles southwest of the subject parcel. There are no fire hydrants located along Koon Road. There are fire hydrants internal to the Palmerston North and Ridge Creek Subdivisions. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s 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 option. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station # 573) located north of the subject parcel on Old Tamah Road identifies 2,800 Average Daily Trips (ADT's). Old Tamah 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 Old Tamah Road is currently operating at Level of Service (LOS) "A".

The 2016 SCDOT traffic count (Station # 632) located south of the subject parcel on Koon Road identifies 3,400 Average Daily Trips (ADT's). Koon 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 Koon Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as Manufactured Home (MH), Planned Development District (PDD), Single-family Low Density (RS-LD) and Residential Single-family Medium Density (RS-MD).

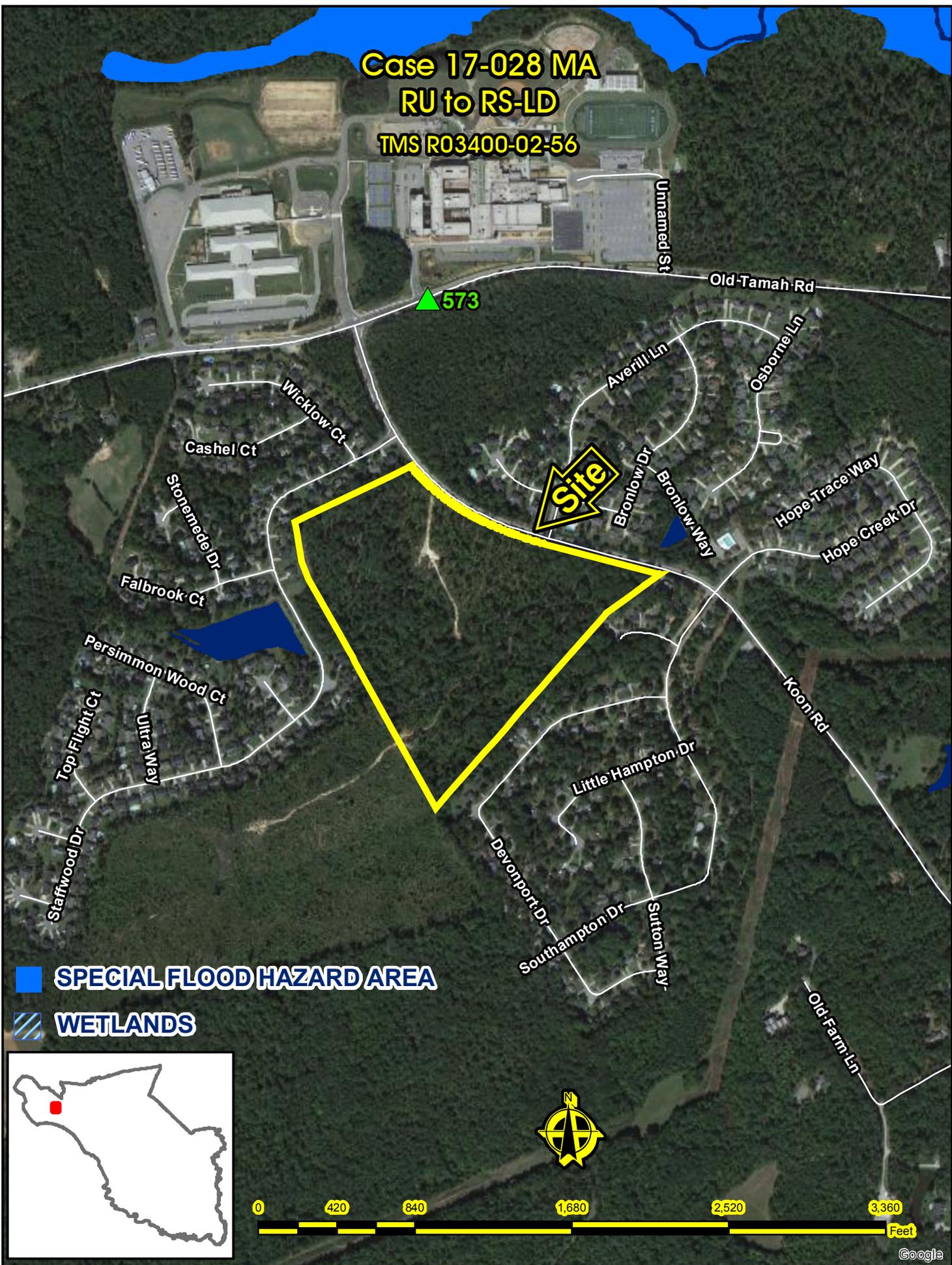
The request is also consistent with the character of the existing residential development pattern and zoning districts along this section of Koon Road.

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

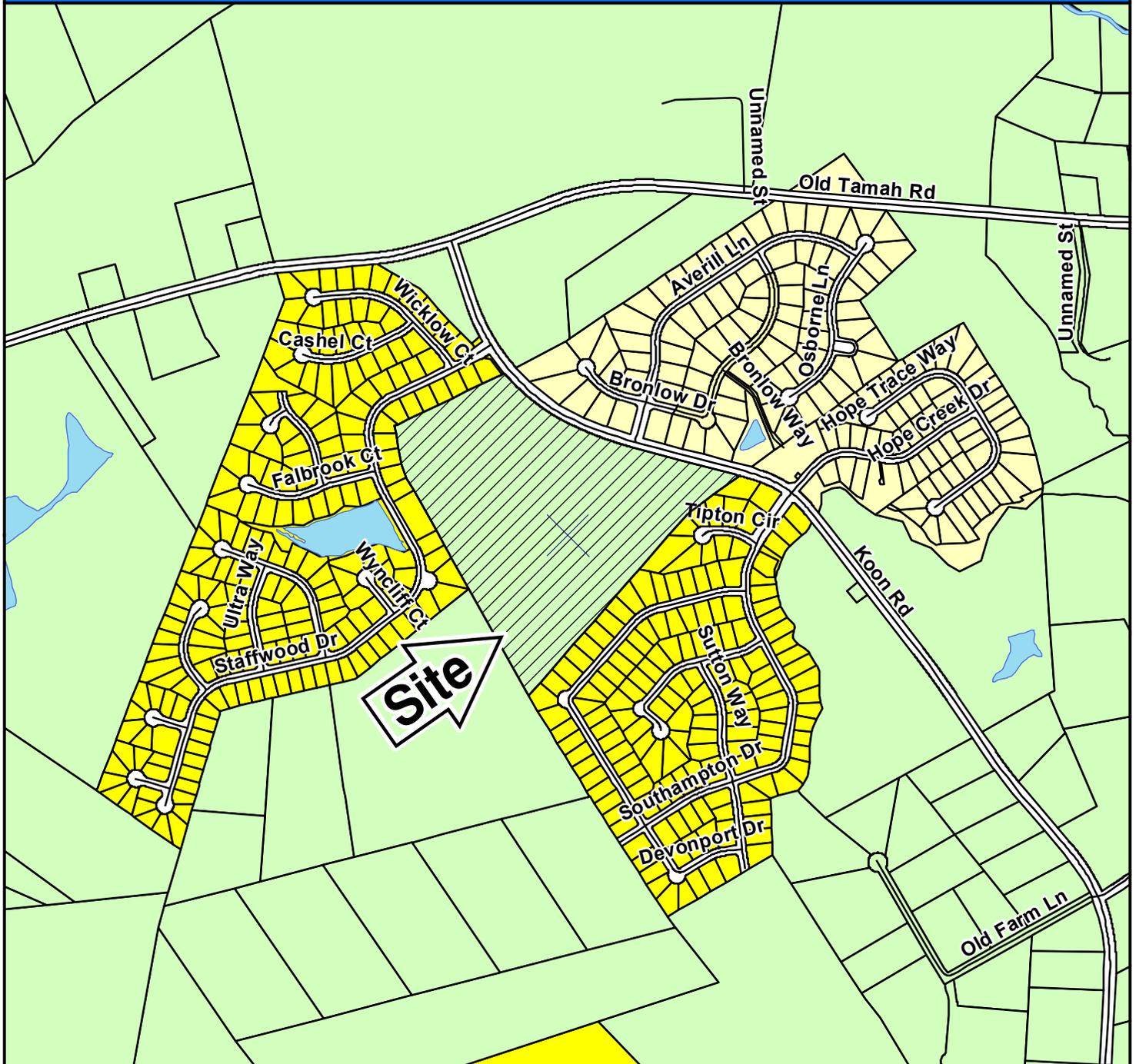
Planning Commission Action

At their **November 6, 2017** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-028 MA**.

Case 17-028 MA
RU to RS-LD
TMS R03400-02-56



Case 17-028 MA RU to RS-LD



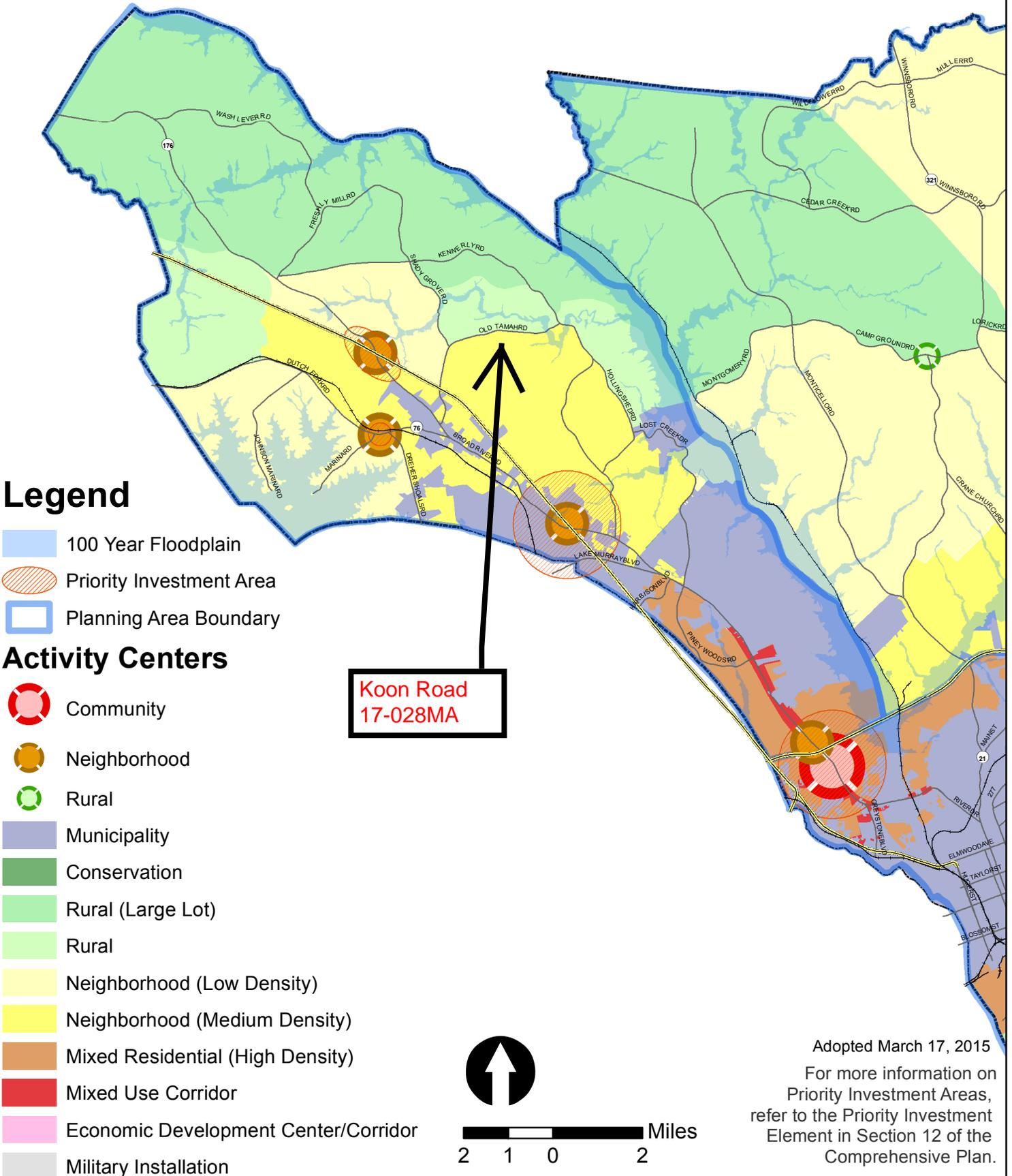
ZONING CLASSIFICATIONS

	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		



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 6, 2017
RC PROJECT: 17-033 MA
APPLICANT: Derrick J. Harris, Sr.

LOCATION: 7640 Fairfield Road

TAX MAP NUMBER: R12000-02-01
ACREAGE: 1.19 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: October 27, 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 north of the site 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 north of the site 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>	RU	Nonresidential Structure/ Residence
<u>South:</u>	M-1/RS-MD	Warehouse/Undeveloped
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU/RU	Residence/Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a residential 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 warehouse and undeveloped Residential Single-family Medium Density District (RS-MD) parcels. West of the subject parcel are residences. North of the site is a non-residential structure and residence.

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 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 2016 SCDOT traffic count (Station #189) located south of the subject parcel on Fairfield Road identifies 7,500 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 is 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 Comprehensive 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.

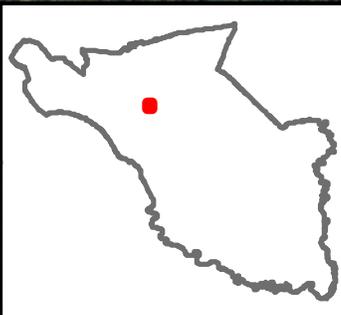
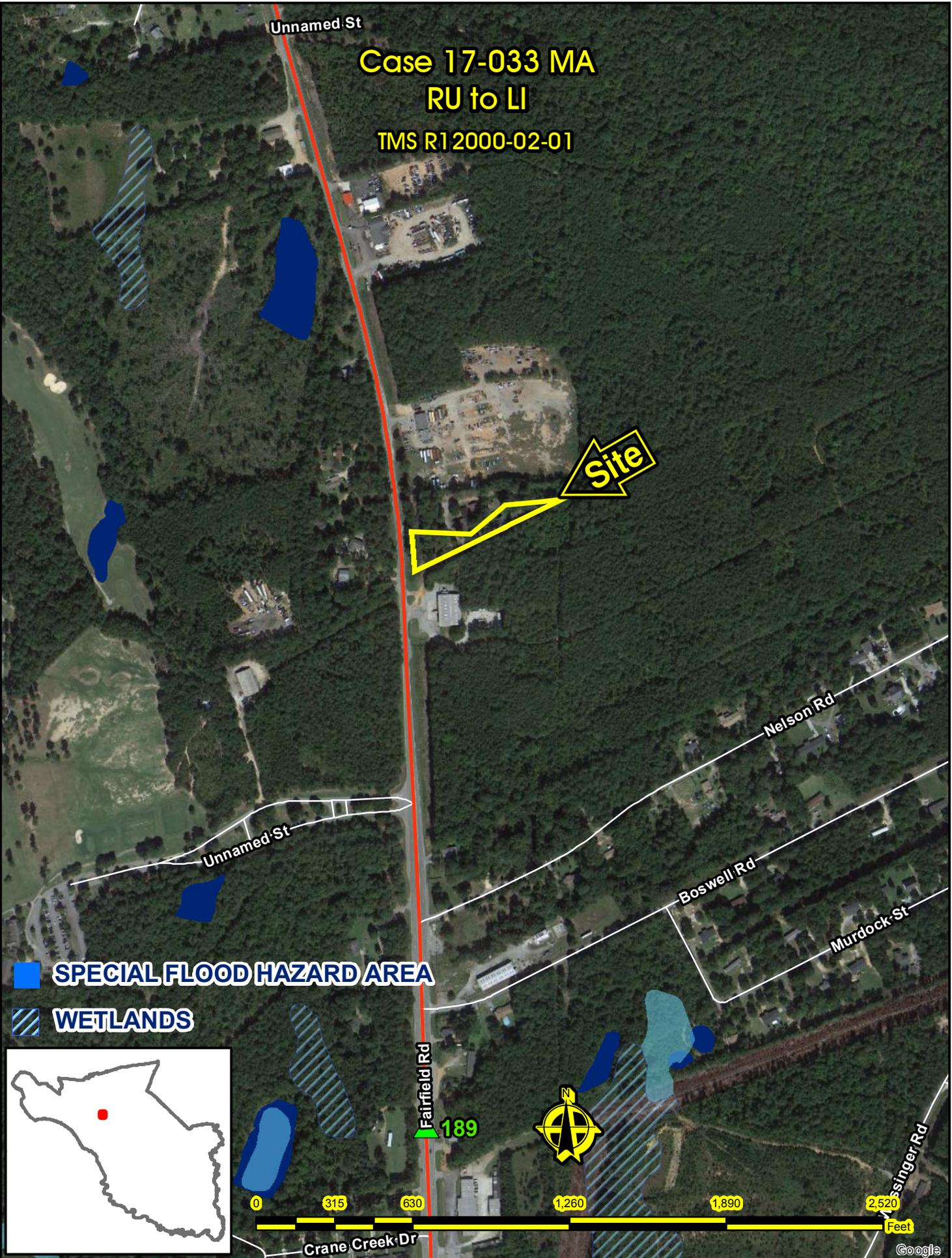
Planning Commission Action

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

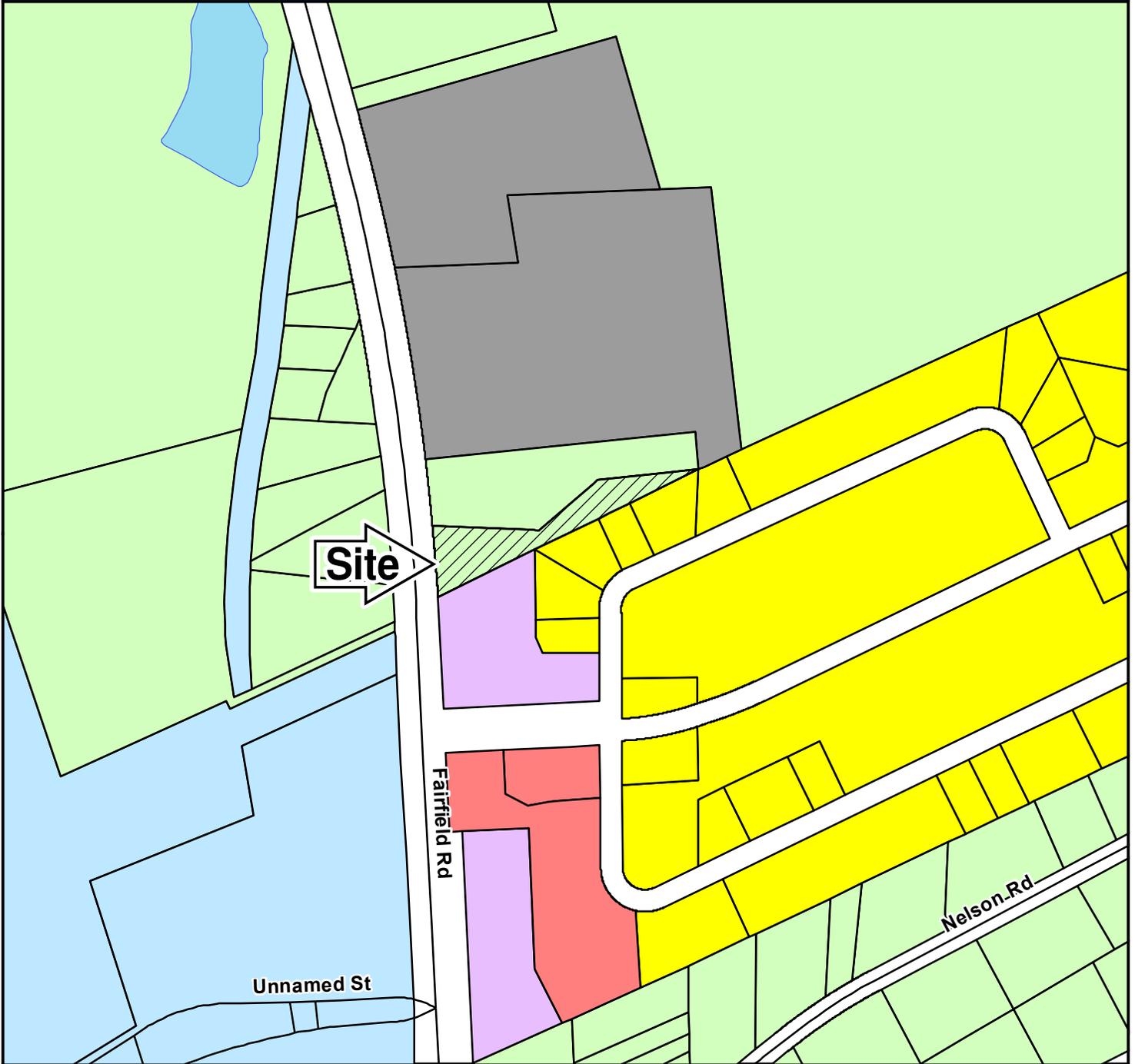
- The Comprehensive Plan fails in smaller areas where things are changing.
- The RU zoning does not match the surrounding industrial character of the area.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 17-033 MA**.

Case 17-033 MA
RU to LI
TMS R12000-02-01



Case 17-033 MA RU to LI



ZONING CLASSIFICATIONS

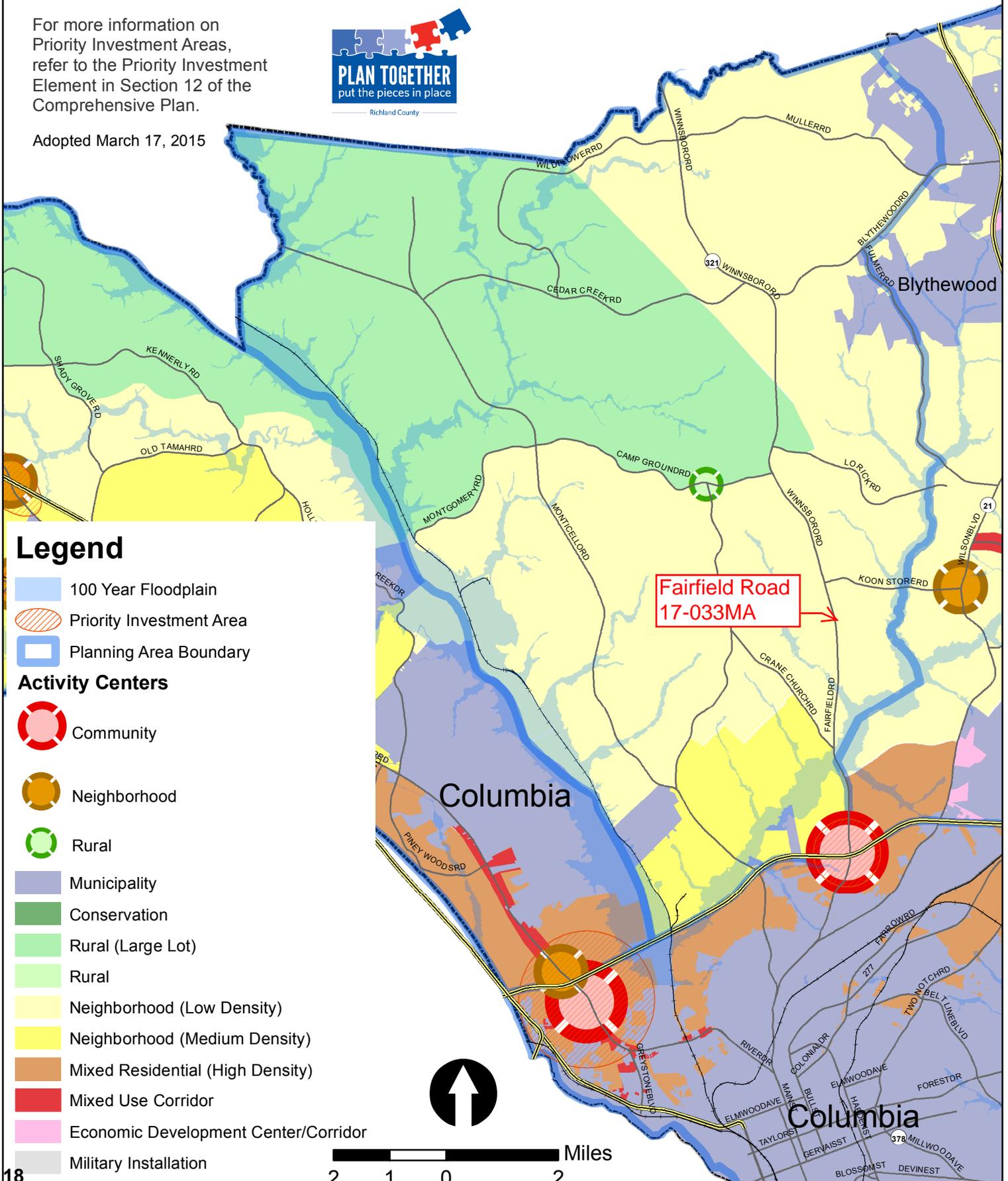
	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

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: November 6, 2017
RC PROJECT: 17-034 MA
APPLICANT: Cruddie Torian

LOCATION: 113 Barton Creek Court

TAX MAP NUMBER: R20206-03-03
ACREAGE: .56 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: October 27, 2017

Staff Recommendation

Approval

Background

Zoning History

The subject parcel is part of the Killian Station Planned Development District (PDD). The parcels north, west and south were rezoned under case number 04-047MA (Ordinance number 060-03HR).

Zoning History for the General Area

The adjacent Office and Institutional District (OI) parcels, northwest of the subject parcel were rezoned from Residential Single-family Medium Density District (RS-MD) to OI under case numbers 13-019MA and 15-026MA.

Zoning District Summary

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

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

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Barton Creek Court. The parcel contains an office structure. There are intermittent sidewalks along Barton Creek Court. The surrounding area is characterized by residential uses east and south. There are office and commercial uses within the PDD parcels along Barton Creek Court.

PDD Land Use Plan

The PDD land use designation for the subject parcel would be as follows:

- Graphic design
- Comic book design
- Environmental design / model production
- Production design
- Clothing design / production
- Movie concept design
- Tattoo design / tattooing
- Portraits / caricatures
- Acrylic, oil, watercolor paintings
- Magazine design
- Vehicle design / model production
- Gallery artworks / murals

Public Services

The subject parcel is within the boundaries of School District Two. The Killian Elementary School is located .34 miles west of the subject parcel. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.26 miles west of the subject parcel. Records indicate that the parcel is 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 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 #442) located west of the subject parcel on Clemson Road identifies 24,000 Average Daily Trips (ADT's). This section of Clemson Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Clemson Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Clemson Road through SCDOT. There are proposed bike-lane improvements (Longtown Rd to Brook Hollow Dr.) and sidewalk improvements (Longtown Rd. to Two Notch Rd.) through the County Penny Sales Tax program. The bike lane improvements are subject to change based on impacts and public input.

Conclusion

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed uses would be in character with the land uses and desired development pattern recommended in the 2014 Comprehensive Plan.

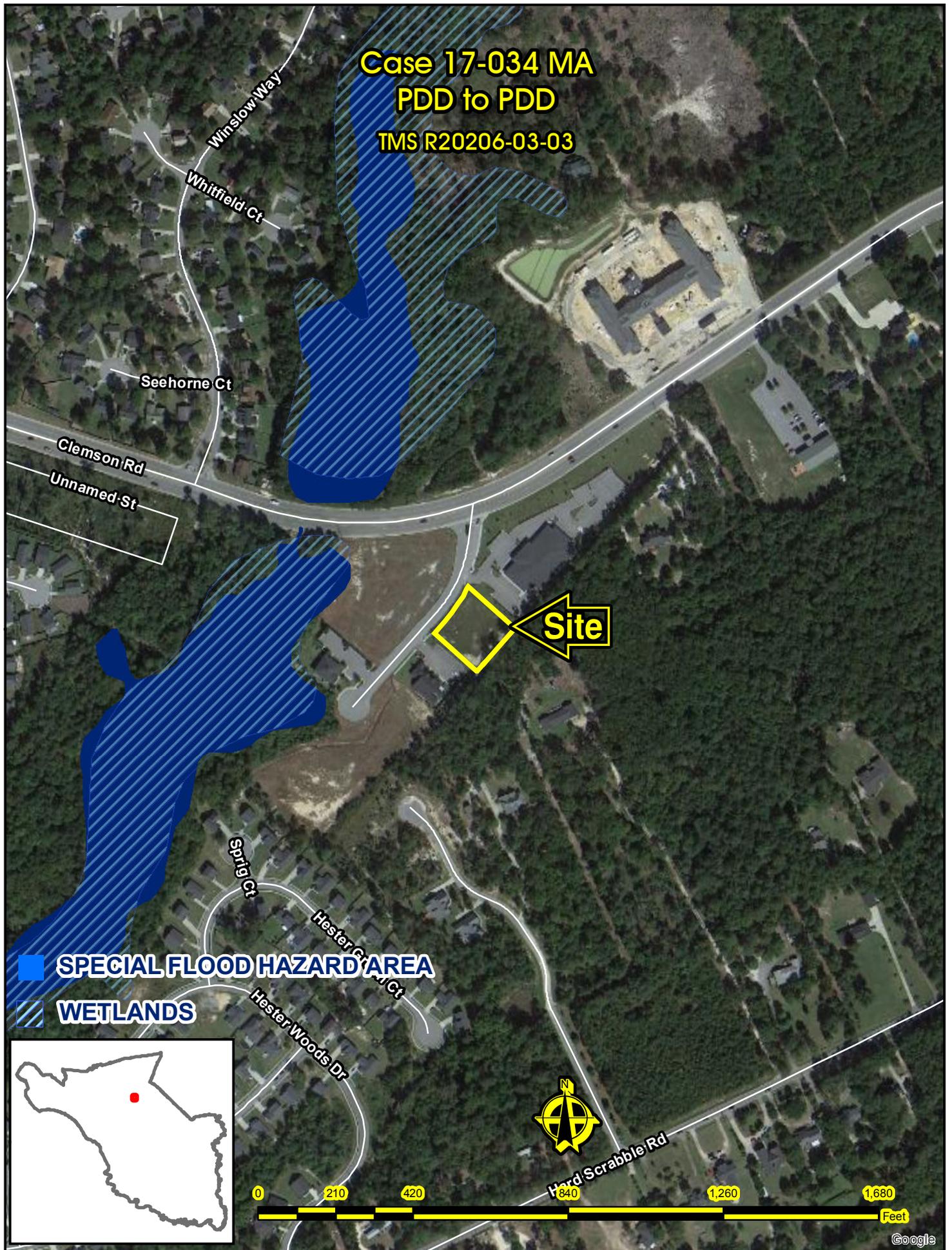
Further, approval of the rezoning request would be in character with the existing residential and commercial development patterns and zoning districts along this section of Clemson Road.

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

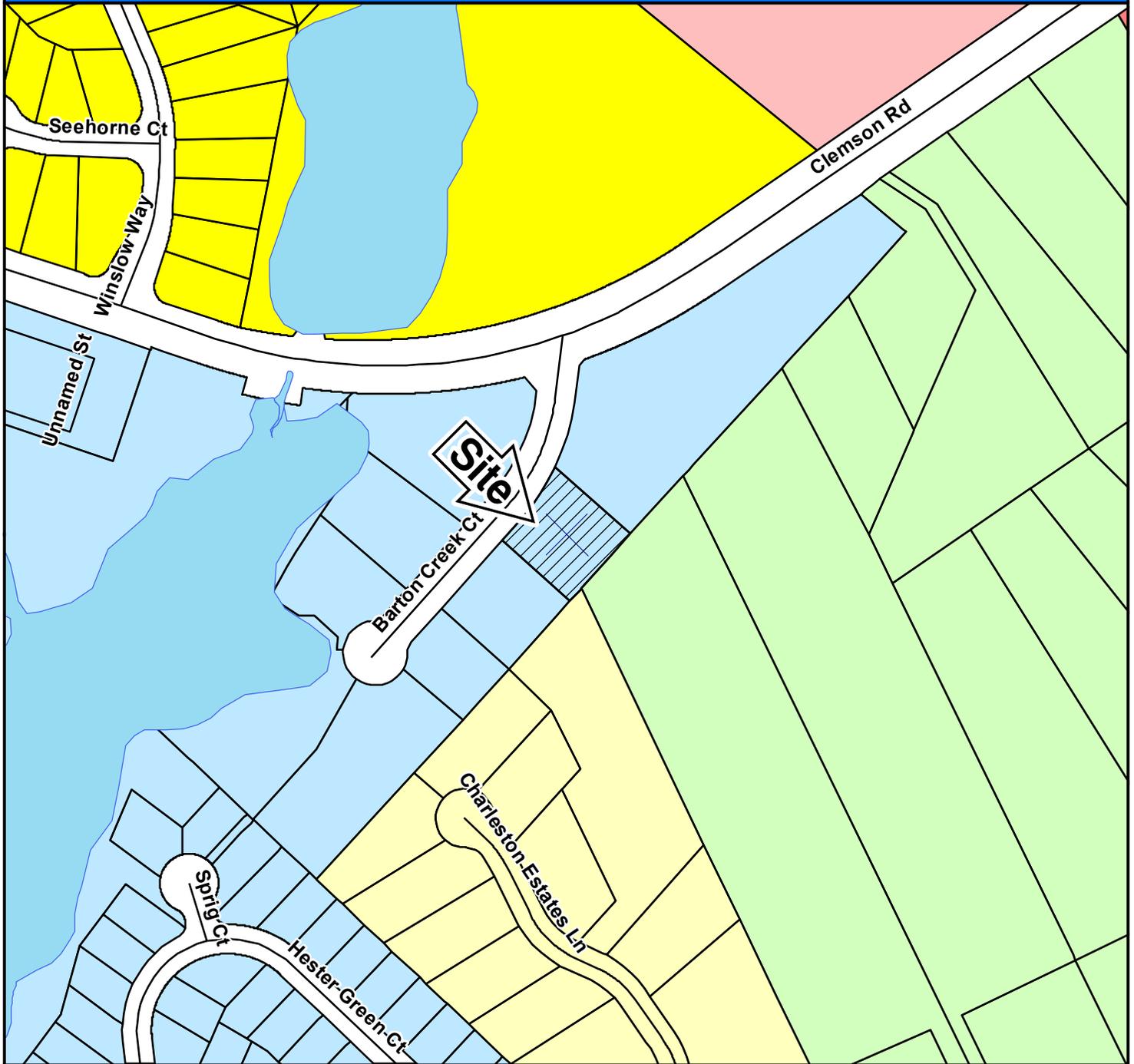
Planning Commission Action

At their **November 6, 2017** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # 17-034 MA.

Case 17-034 MA
PDD to PDD
TMS R20206-03-03



Case 17-034 MA PDD to PDD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

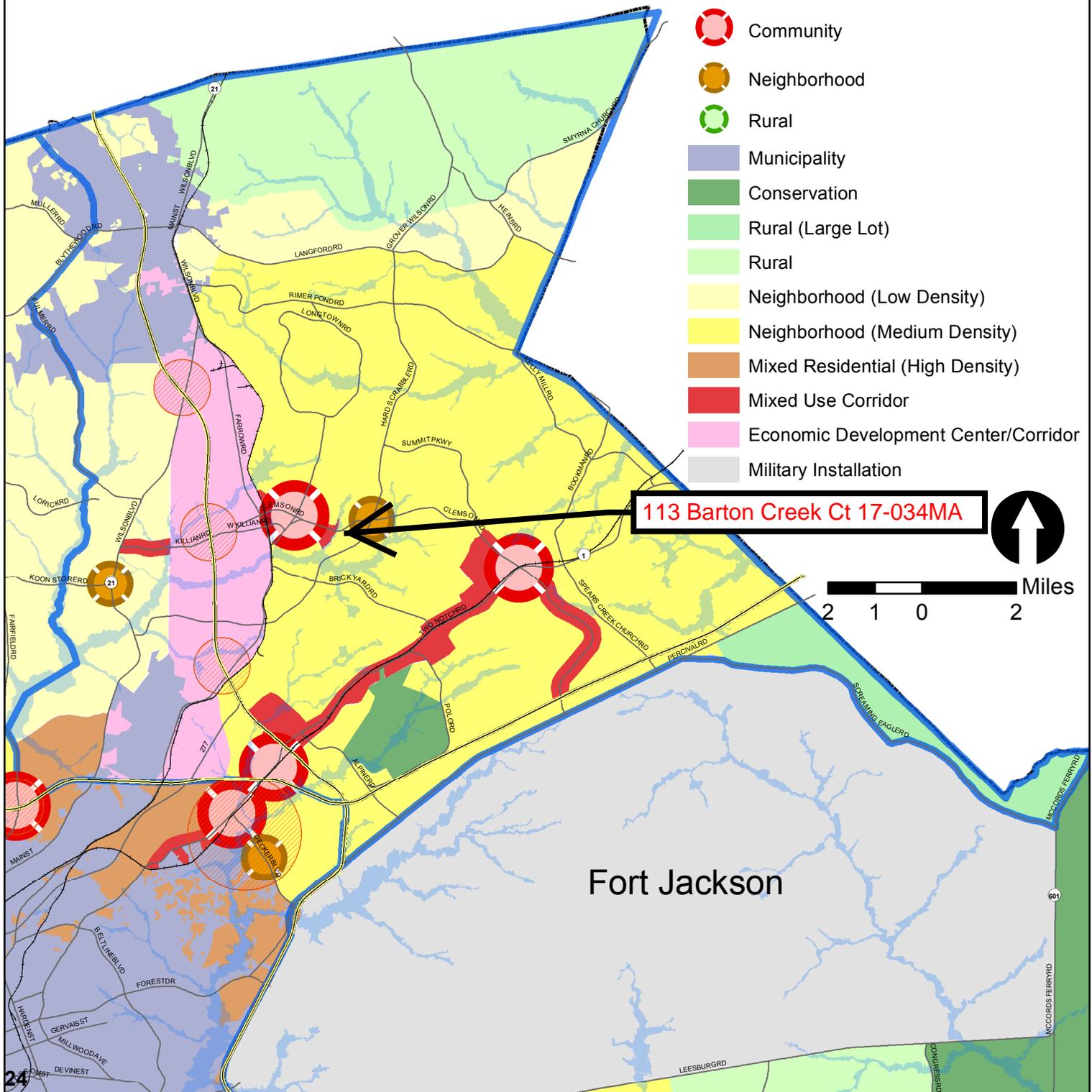


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



113 Barton Creek Ct 17-034MA



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 6, 2017
RC PROJECT: 17-035 MA
APPLICANT: Allen Ackerman

LOCATION: 7525 Fairfield Road

TAX MAP NUMBER: R12003-01-05
ACREAGE: 10.3 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: October 27, 2017

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

Two (2) Light Industrial District (M-1) parcels west of the site on Wessinger Road were part of four (4) previous map amendments. Case number 09-05MA proposed a change to RM-HD and was withdrawn. Case number 09-18MA proposed a change to RS-HD and was also withdrawn. Case 13-30MA proposed a change to RM-HD and was denied by County Council. Case number 14-012MA proposed a change to RM-HD and was denied by County Council.

The Planned Development District (PDD) parcels, northwest of the subject parcel was rezoned from Rural District (RU) to PDD under case number 94-003MA (Ordinance Number 057-94HR). The PDD was amended under case number 07-043MA (Ordinance Number 100-07HR).

Zoning District Summary

The Residential Single Family Low Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. 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: 37 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), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Mixed Use (currently undeveloped)
<u>South:</u>	RS-HD	Residence (Crane Creek Estates)
<u>East:</u>	RU/RU/RU	Residences
<u>West:</u>	RS-HD/PDD	Residences (Crane Creek Estates Subdivision)/ Mixed Use (currently undeveloped)

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site is undeveloped. 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 along Fairfield Road. The parcels east of the site are undeveloped. South of the site is a residential subdivision. West and north of the subject parcel is an undeveloped PDD. The approved PDD is 713.36 acres. The land use plan permits eight hundred and four (804) single-family units, two hundred and four (204) town homes, 30 acres of commercial uses, 28 acres for a retirement campus, 3 acres for “county services”, and 276 acres of open space (included golf course) and seven hundred and four (704) multifamily units.

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 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 2016 SCDOT traffic count (Station #189) located east of the subject parcel on Fairfield Road identifies 7,500 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 is not consistent with the objectives of the 2015 Comprehensive Plan. The proposed residential district does meet the desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Low-Density) are identified as Rural (RU), Rural Residential (RR) and Residential Single-family Estate (RS-E).

The request can be viewed as being inconsistent with the existing density south of the site and the proposed densities northwest of the site.

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

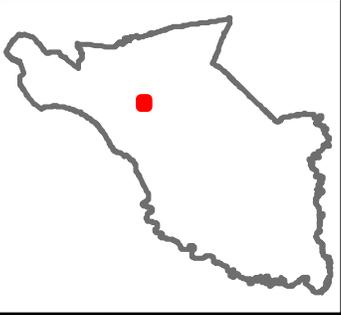
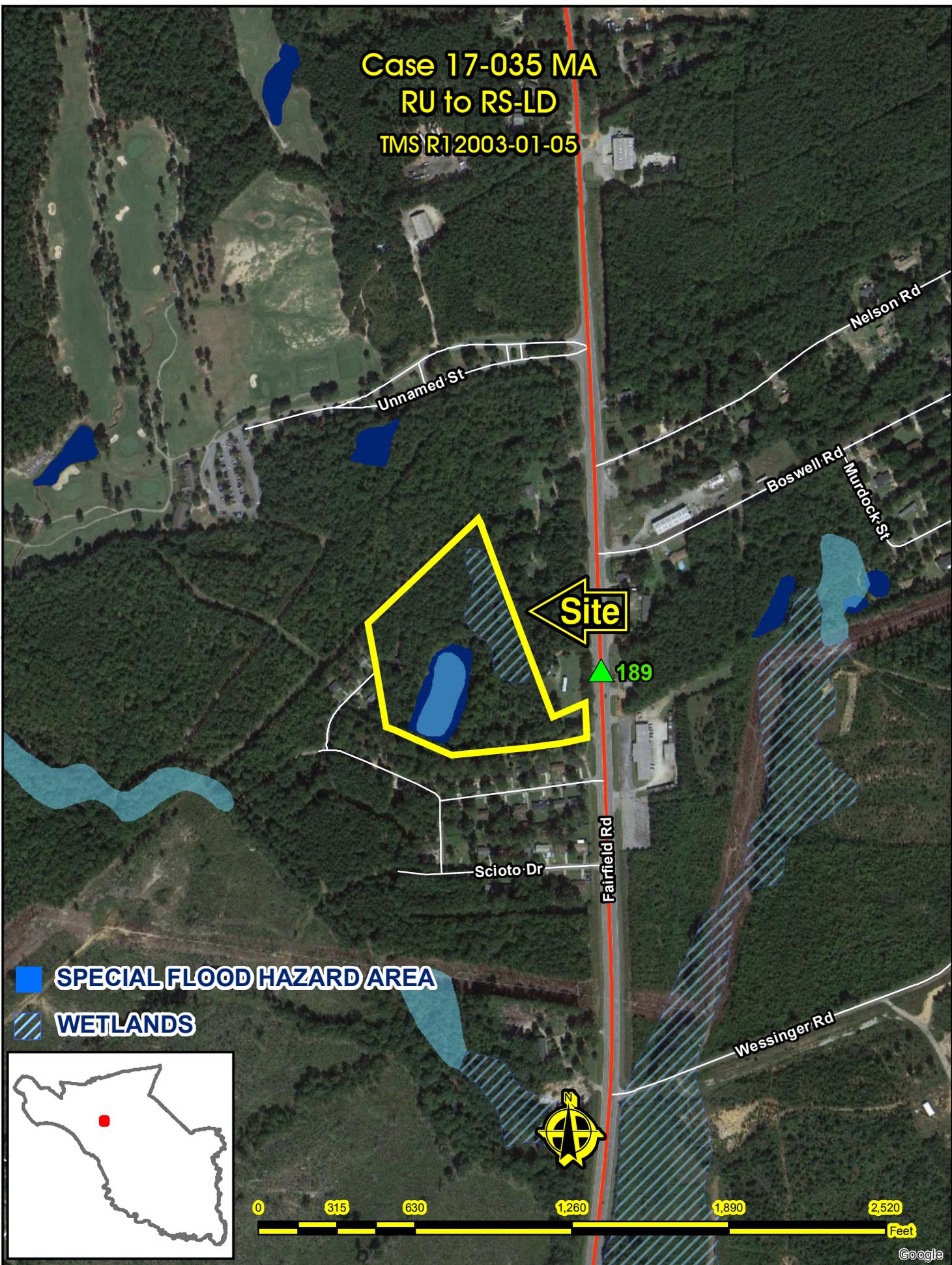
Planning Commission Action

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

- The request is consistent with the adjacent developments.

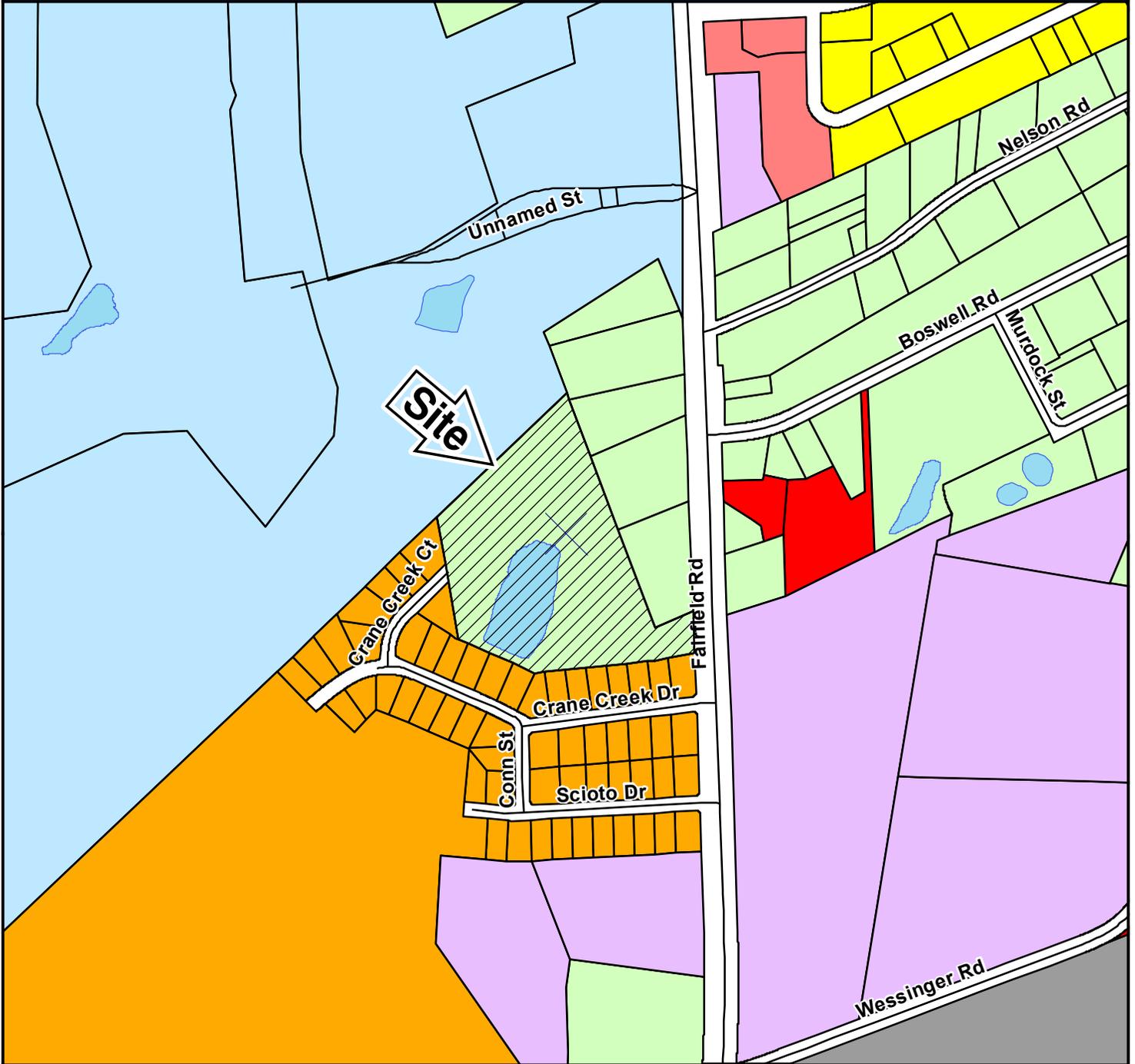
The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 17-035 MA**.

Case 17-035 MA
RU to RS-LD
TMS R12003-01-05



Case 17-035 MA

RU to RS-LD



ZONING CLASSIFICATIONS

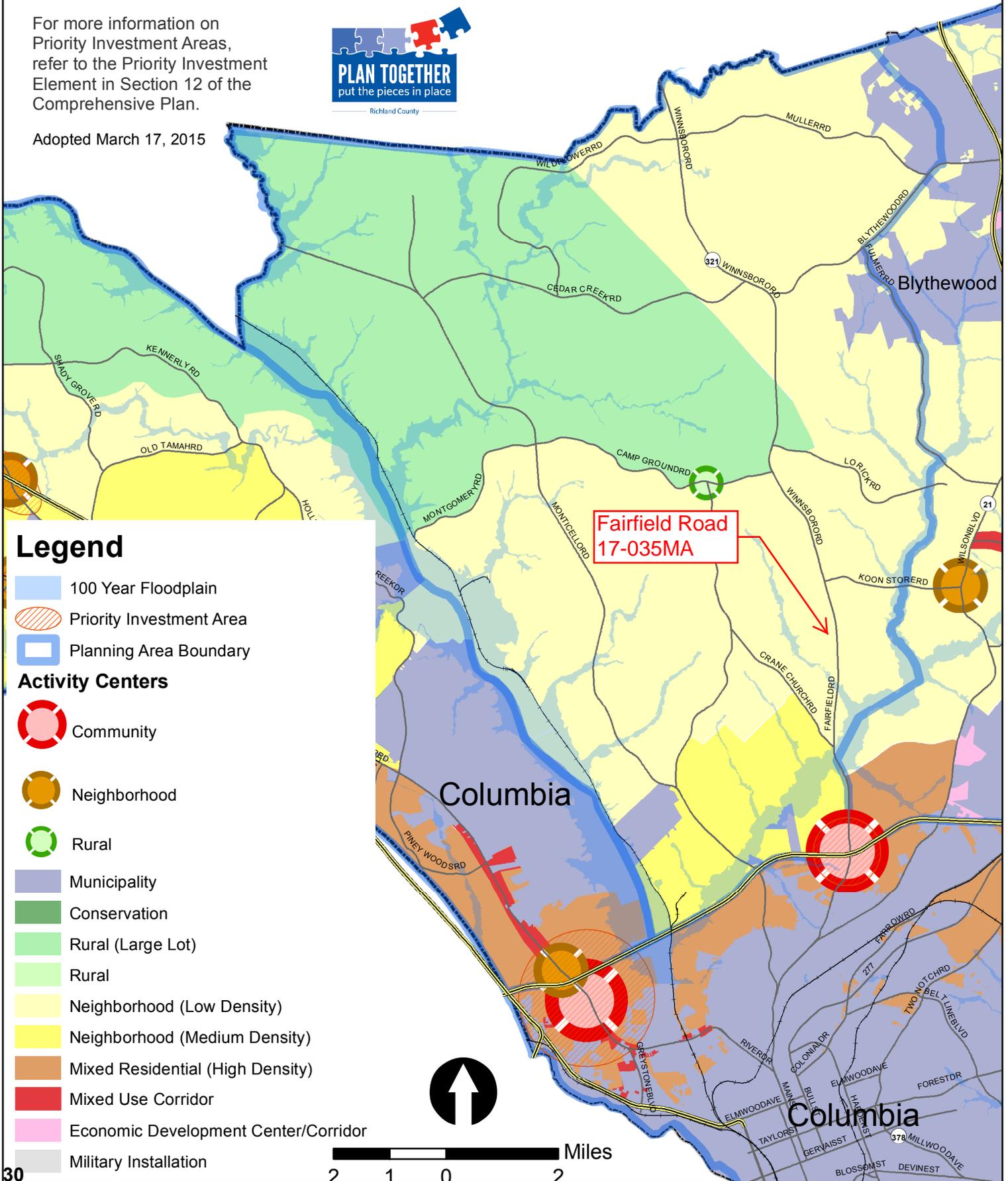
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		

NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 6, 2017
RC PROJECT: 17-036 MA
APPLICANT: Richland County

LOCATION: 1 Summit Parkway

TAX MAP NUMBER: R23000-03-07
ACREAGE: 2 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: October 27, 2017

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

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

A parcel northeast of the site was rezoned under case number 13-023MA to add office uses.

Further northeast of the site a parcel was rezoned under case number 16-044MA to add a telecommunication use.

Zoning District Summary

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

Direction	Existing Zoning	Use
North:	PDD	Offices
South:	PDD/RS-LD	Summit Common area/Single-family dwellings
East:	PDD	Single-family dwellings
West:	PDD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Summit Parkway and Summit Centre Drive. The parcel's access for ingress and egress is limited to Summit Centre Drive. The parcel contains a structure that was formerly used as a library (Richland Public Library). There are sidewalks and street lights along Summit Centre Drive and Summit Parkway.

The surrounding area is characterized by office uses north, residential uses to the south and east. West of the parcel is undeveloped, however, the PDD land use designation permits office uses.

Master Plan

The PDD land use designation for the subject parcel is Office (O) which permits office uses and specifically shows a library. The following additional use is proposed for the site:

Continued Care Retirement Communities	Places of Worship	Computer Systems Design and Related Services
Clubs or Lodges	Police Stations, Neighborhood	Clothing Alterations/Repairs; Footwear Repairs
Martial Arts Instructional Schools	Post Offices	Construction, Building, General Contracting, without Outside Storage
Physical Fitness Centers	Schools, Administrative Facilities	Employment Services
Ambulance Services, Emergency	Schools, Business, Computer and Management Training	Engineering, Architectural, and Related Services
Ambulance Services, Transport	Schools, Fine Arts Instruction	Exterminating and Pest Control Services
Community Food Services	Schools, Junior Colleges	Management, Scientific, and Technical Consulting Services
Day Care, Adult, Home Occupation	Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	Medical/Health Care Offices
Fire Stations	Schools, Technical and Trade (Except Truck Driving)	Medical, Dental or Related Laboratories
Government Offices	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	Office Administrative and Support Services, Not Otherwise Listed
Hospitals	Advertising, Public Relations, and Related Agencies	Packaging and Labeling Services
Libraries	Automatic Teller Machines	Picture Framing Shops
Museums and Galleries	Banks, Finance, and Insurance Offices	Professional, Scientific, and Technical Services, Not Otherwise Listed
Nursing and Convalescent Homes	Bed and Breakfast Homes/Inns	Real Estate and Leasing Offices
Art Dealers	Watch and Jewelry Repair Shops	Office Supplies and Stationery Stores
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	Weight Reducing Centers	Restaurant, Full Service (Dine-In Only)
Travel Agencies (without Tour Buses or Other Vehicles)	Rental Centers, without Outside	Restaurants, Limited Service (Delivery, Carry Out)
Utility Company Offices	Drugstores, Pharmacies, with Drive-Thru	Radio and Television Broadcasting Facilities (Except Towers)
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)		

Public Services

The subject parcel is within the boundaries of School District Two. The Summit Parkway Middle Elementary School is located .1 miles northeast of the subject parcel. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 1.58 miles northwest of the subject parcel. Records indicate that the parcel is within the City of Columbia's water service area. Records indicate that the parcel is within Palmetto Utilities service area.

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

Plans & Policies

The 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 #441) located south of the subject parcel on Clemson Road identifies 27,600 Average Daily Trips (ADT's). This section of Clemson Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Clemson Road is currently operating at Level of Service (LOS) "D".

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

Conclusion

Staff is of the opinion that the request is in compliance with the purpose statement of the proposed district to provide mixed uses. The request permits uses which are similar to those uses allowed in the adjacent Office land use designation.

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

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

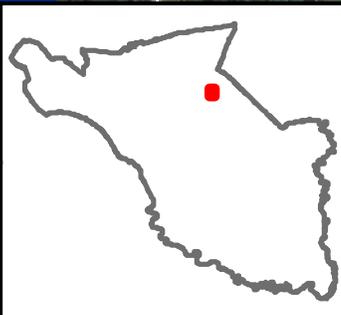
Planning Commission Action

At their **November 6, 2017** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # 17-036 MA.

Case 17-036 MA
PDD to PDD
TMS R23000-03-07



 **SPECIAL FLOOD HAZARD AREA**
 **WETLANDS**



Case 17-036 MA

PDD to PDD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

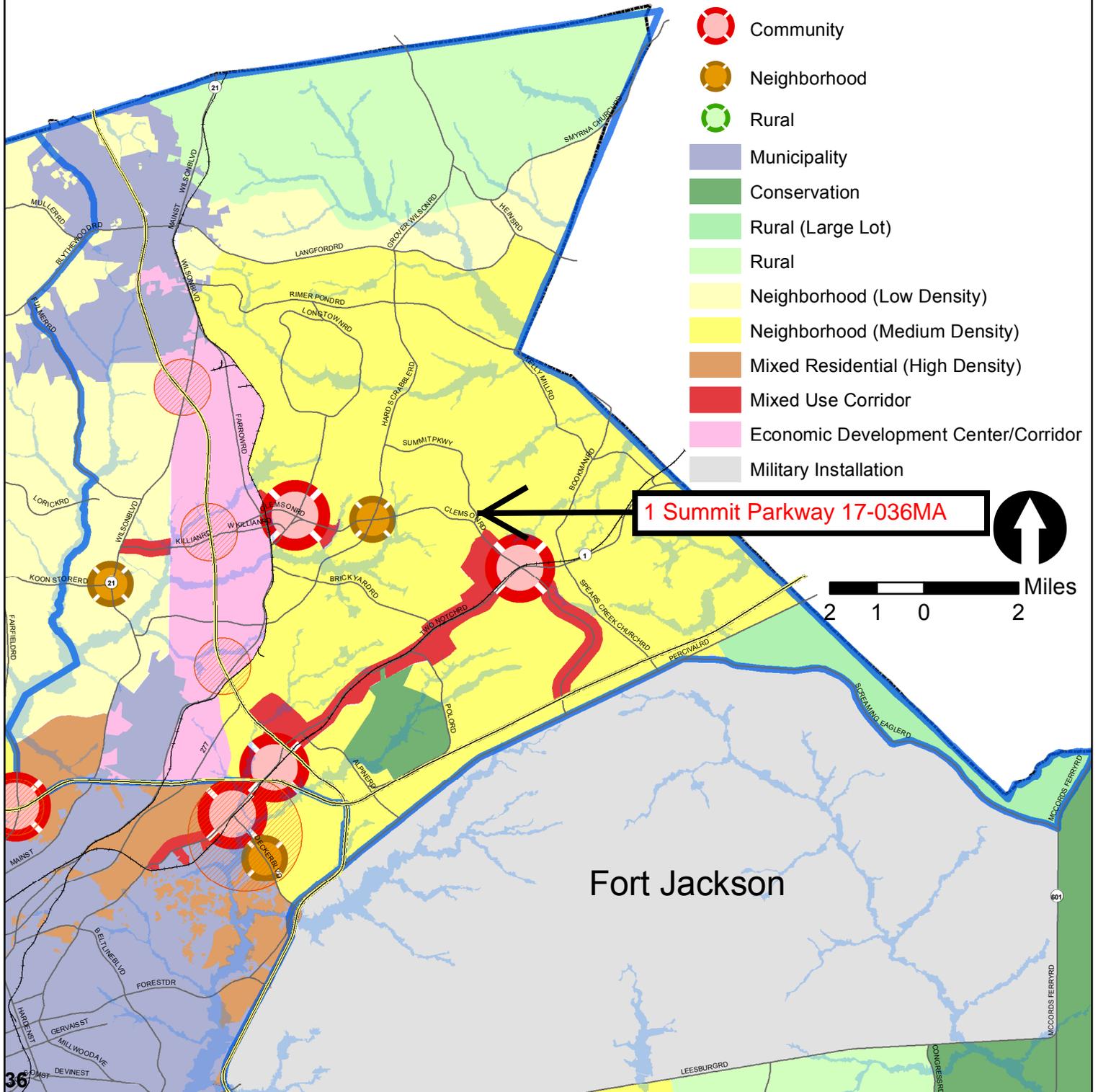


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 6, 2017
RC PROJECT: 17-037 MA
APPLICANT: Dave Moore IV

LOCATION: 7230 Hilo Street

TAX MAP NUMBER: R19202-07-29
ACREAGE: 1.09 acres total
EXISTING ZONING: RS-LD
PROPOSED ZONING: RM-HD

ZPH SIGN POSTING: October 27, 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. 1.

1. An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Single-family (RS-1). With the adoption of the 2005 Land Development Code the RS-1 District was designated Residential Single-family Low Density District (RS-LD).

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: 17 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD/RM-HD	Manufactured Homes/ Multi-Family
<u>South:</u>	RS-LD/RS-LD	Residence/Residence
<u>East:</u>	RS-LD	Residence
<u>West:</u>	RS-LD	Residence

Discussion

Parcel/Area Characteristics

One of the subject properties has road frontage along Hilo Street. Hilo Street is classified as a two lane undivided local road without sidewalks or street lights. The subject property is undeveloped. The immediate area is primarily characterized by residential uses. North of the site are manufactured homes and a multi-family development. South of the site are RS-LD parcels that contain single-family residences. East and west of the site are residential uses.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Annie Burnside Elementary School is located .6 miles southwest of the subject parcel on Patterson. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There is a fire hydrant located west of the site at the intersection of Hilo Street and Leesburg Road. The Atlas Road fire station (station number 8) is located on Atlas Road, approximately 1.32 miles southwest of the subject parcel.

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.

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 #255) located southwest of the subject parcel on Leesburg Road identifies 25,600 Average Daily Trips (ADT's). Leesburg Road is classified as a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADT's. This section of Leesburg Road is currently operating at Level of Service (LOS) "E".

There are planned improvements for a section of Leesburg Road east of the subject parcels through both SCDOT (road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements).

Conclusion

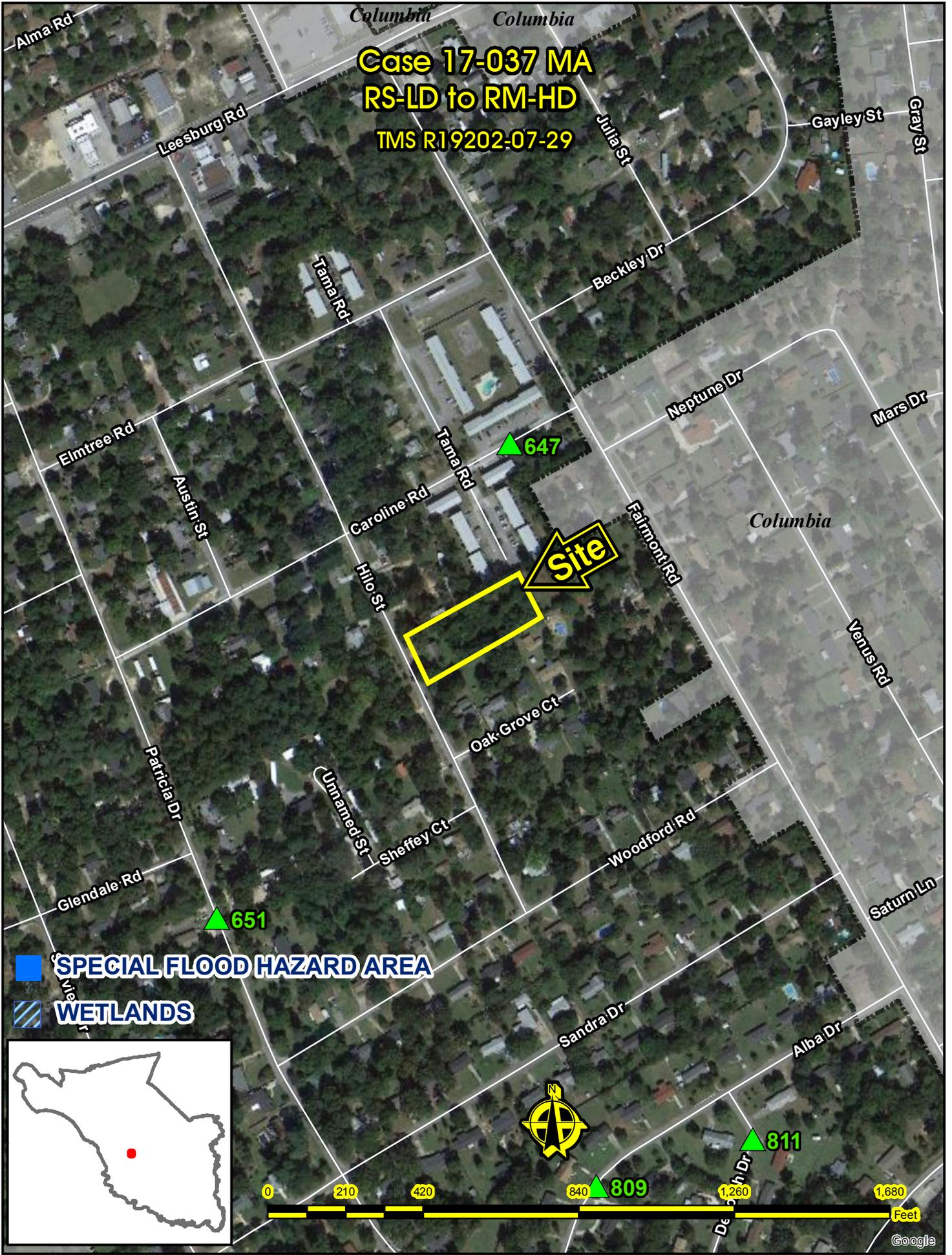
Staff is of the opinion that the proposed rezoning is not consistent with the objectives of the 2015 Comprehensive Plan. The proposed residential district does meet the desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as RS-LD, RS-MD, MH and PDD.

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

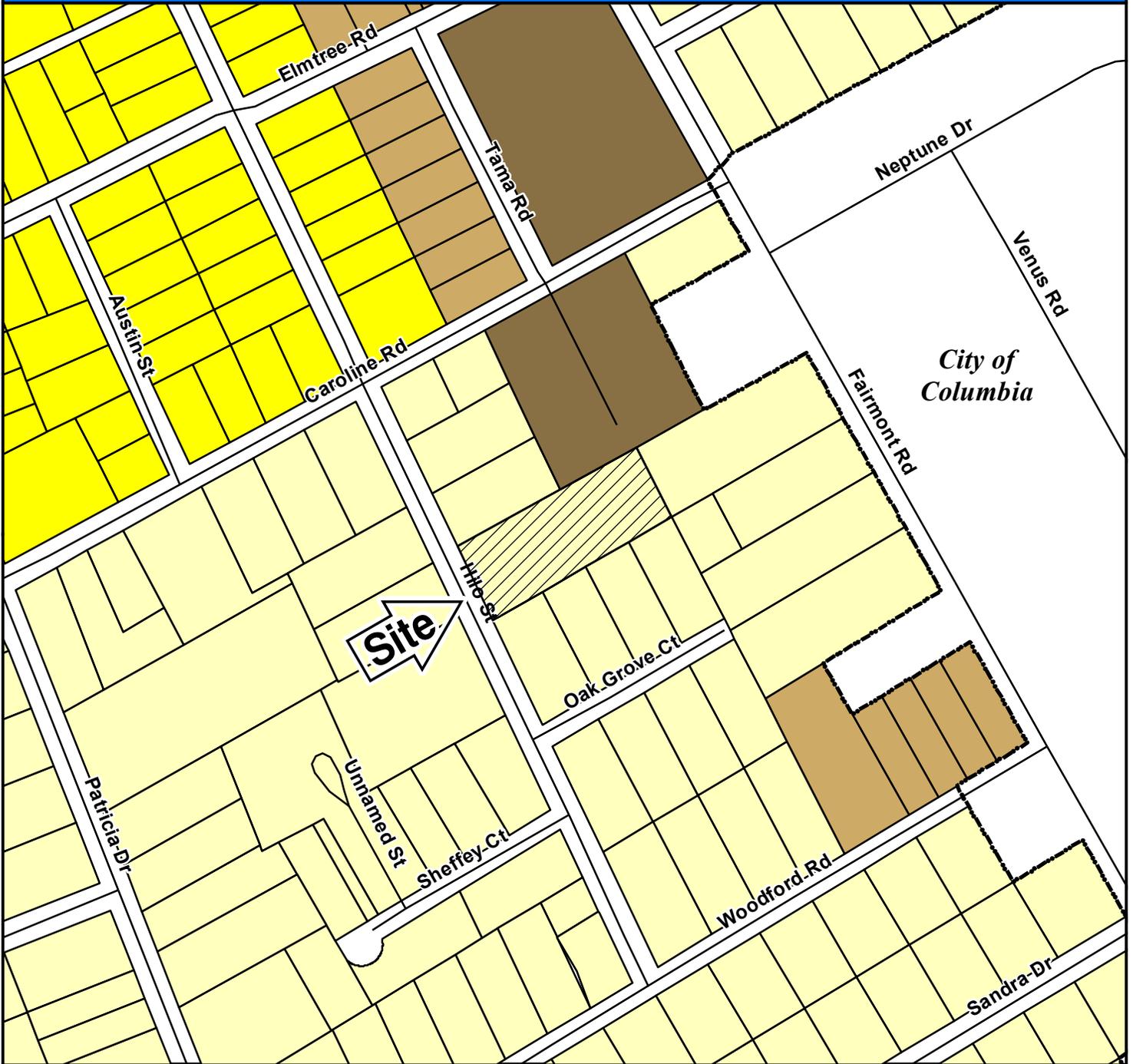
Planning Commission Action

At their **November 6, 2017** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **17-037 MA**.

**Case 17-037 MA
RS-LD to RM-HD
TMS R19202-07-29**



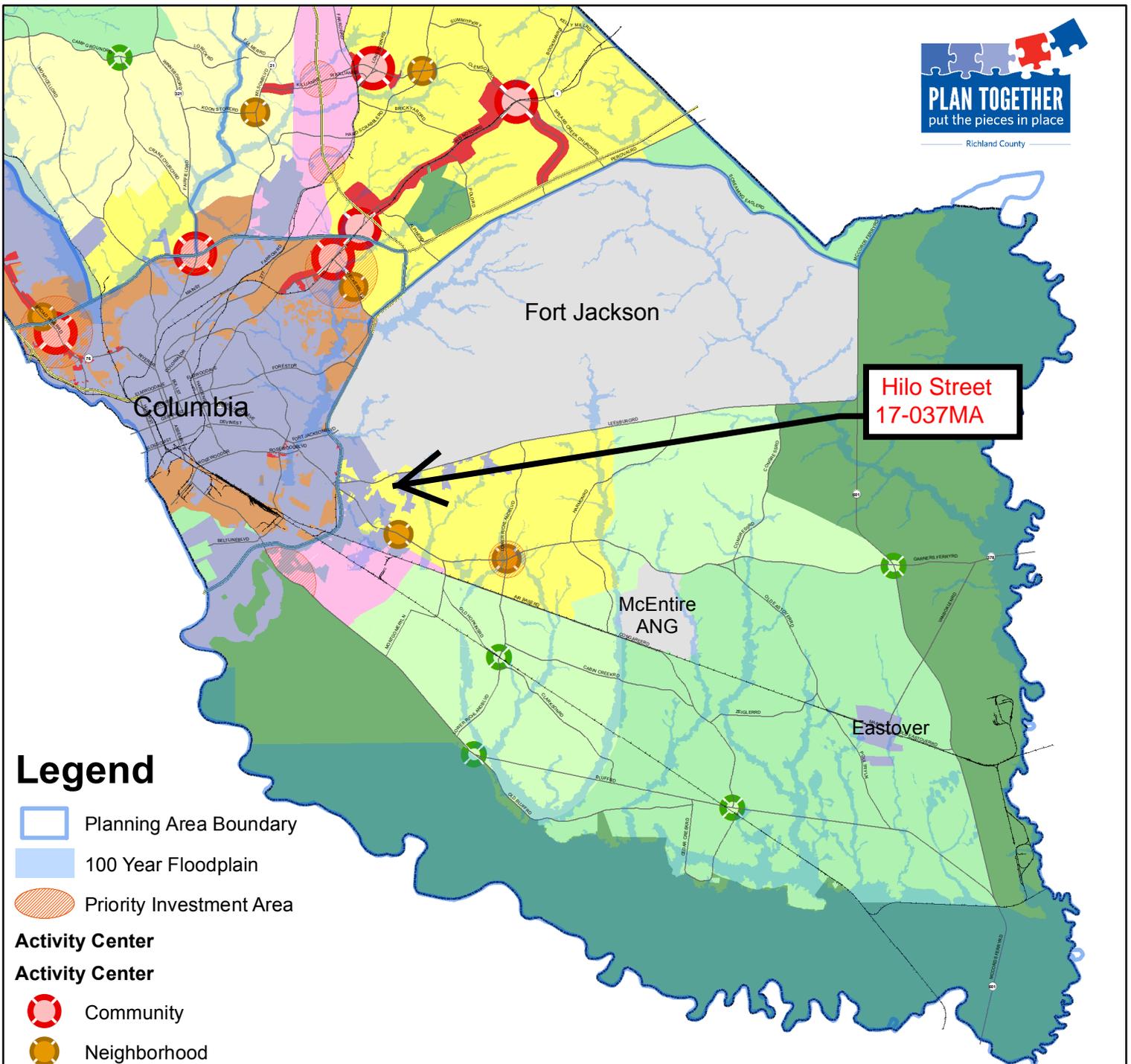
Case 17-037 MA RS-LD to RM-HD



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	





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
4 2 0 4 Miles

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-17HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-181, ROADS; SUBSECTION (B), DESIGN STANDARDS FOR PUBLIC OR PRIVATE ROADS; PARAGRAPH (4), CUL-DE-SACS; SUBPARAGRAPH (C), CUL-DE-SAC DESIGN; SO AS TO AMEND THE REQUIREMENT FOR A LANDSCAPED INTERIOR ISLAND

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-181, Roads; Subsection (b), Design standards for public or private roads; Paragraph (4) Cul-de-sacs; Subparagraph (C), Cul-De-Sac Design; is hereby amended to read as follows:

Cul-de-sac design. Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of at least one hundred (100) feet in diameter and a paved turnaround with a minimum outside diameter of eighty (80) feet, or other approved type of turn around, including T's, Y's or landscaped islands with a minimum right-of-way sufficient for county maintenance. In addition, all cul-de-sacs must have either a landscaped interior island; at least forty (40) feet in diameter or a minimum of 5,024 square feet or the area of the proposed cul-de-sac of natural land preserved to increase pervious area within the development. This preserved natural area cannot be wetlands, streams, buffers, already preserved lands, or other sensitive areas. The minimum pavement width around a cul-de-sac island shall be sixteen (16) feet, and this portion of the pavement shall be designated as a one-way for traffic purposes. A provision for adequate drainage must be designed for the island; and a provision for maintenance of landscaping on the island must be included in the recorded restrictive covenants for the subdivision.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2017.

RICHLAND COUNTY COUNCIL

BY: _____
Joyce Dickerson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2017

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing: November 16, 2017 (tentative)
First Reading: November 16, 2017 (tentative)
Second Reading: December 5, 2017 (tentative)
Third Reading: December 12, 2017 (tentative)



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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